



Martin County Property Appraiser
Jenny Fields, CFA



INTERACTIVE CALENDAR

[Searches](#)[Homestead Exemption](#)[Tools & Downloads](#)[Forms](#)[Learn More](#)[News](#)[Our Office](#)

"We VALUE Martin!"

We are committed to helping you understand the valuation process by delivering the outstanding customer service you deserve and expect.

A handwritten signature in black ink that reads "Jenny".

Jenny Fields, CFA

[MEET JENNY >](#)[E-NEWS SIGN UP >](#)[OUTREACH CALENDAR >](#)[SCHEDULE A SPEAKER >](#)

INTERACTIVE CALENDAR

«

September

▼

2023

▼

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 iCareCommunity Magazine	2
3	4 Office Closed - Labor Day	5 Out2News	6 Martin County Business Exchange	7	8 Weichert Realtors Integrity Group	9
10	11 Petition Filing Deadline for the Value Adjustment Board	12	13 One Luxe Realty One Group International	14 Martin County Realtors of the Treasure Coast	15	16
17	18 Premier Realty Group	19	20	21 MCTV (MARTIN COUNTY TELEVISION)	22	23
24	25	26	27	28	29	30

- Presentations
- Publications
- Important Dates
- Videos
- Mailings
- Volunteering

INTERACTIVE CALENDAR

Martin County Realtors of the Treasure Coast



Property Appraiser Jenny Fields will be presenting to the members of the Martin County Realtors of the Treasure Coast on September 14th at 12pm.

Event Information

Event Date	September 14, 2023
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[Back](#)

New Homebuyer Post It Notes



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

CONGRATULATIONS!

YOUR NEXT STEPS

Scan the QR Codes with your mobile device for quick access.



**File for Homestead
Exemption & Portability**



**Review New Homebuyer
Timeline Handout**



**Estimate Your Property
Taxes**



**Sign Up for
Monthly Information**



"We VALUE Martin!"

Website: pa.martin.fl.us • Email: info@pa.martin.fl.us • (772) 288-5608

New Handouts

Martin County
Property Appraiser
Jenny Fields, CFA

Phone: 772-288-5608
Email: info@pa.martin.fl.us
Website: www.pa.martin.fl.us

How Millage Rates Affect Your Taxes

On August 17th, the Notice of Proposed Property Taxes (Also referred to as TRIM Notices) were mailed to Martin County property owners. The acronym TRIM stands for "Truth in Millage." The following illustration explains your TRIM Notice and how local government budget and millage decisions impact your individual property taxes. Please follow the illustration below and scan the QR code to watch this educational video.

Use QR code to watch this educational video.

	PRIOR YEAR (2022)	CURRENT YEAR (2023)
PROPERTY APPRAISER FAVORABLE VALUE	① \$28,168,620,707	② \$31,684,540,581 (+12.48% increase)
TAXING AUTHORITIES MILLAGE RATES	③ 5.0000	④ When taxable value increases from prior year, the millage tax rate decreases. This is called the Rollback Back-Slide . Any increase above this rate is defined as a tax increase by the Florida Department of Revenue. Requires Major Vote Up to 4.8715 (+2.87%)
REVENUE (TAXES)	⑤ \$140,843,104	⑥ If taxing authorities want the millage rate to increase, they must receive the same revenue as prior year. ⑦ Revenue goes up as tax rate goes up \$140,843,104

⑧ The rate of Florida annually calculates a maximum millage rate using the change in per capita Florida personal income (2022 = +2.84%). Taxing Authorities request rates on top of the maximum millage rate. The illustration below is for conceptual purposes only and does not depict an actual rate or rates.

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WHY YOUR TAX NOTICE WOULD LOOK LIKE												
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⑧ HOW THE RATE AND TAXES WOULD LOOK LIKE

|--|

New Educational Videos



[How Millage Rates
Affect Your Taxes](#)



[Proposed Housing
Developments](#)



[Calamity Refund of
Taxes](#)



Homestead Exemption & Benefits

HOMESTEAD EXEMPTION

How to Qualify

Own & reside in the home
on or before January 1st

Claim the home as your
primary residence

There is NO maximum required
days to live in your home – It
could be one day

REQUIRED DOCUMENTS

All Owners Who Reside in the Home:

Florida Driver's
License

Florida Vehicle
Registration

Florida Voter's
Card

Social Security
Number

HOMESTEAD EXEMPTION

Benefits



Saves hundreds
of tax dollars\$\$

SAVE ANNUAL TAX DOLLARS

EXAMPLE: REDUCTION ON YOUR ANNUAL PROPERTY TAXES

Property Taxes	WITH Homestead Exemption	WITHOUT Homestead Exemption
Assessed Value	\$400,000	\$400,000
Less Homestead Exemption	<u>- \$50,000</u>	<u>- \$0</u>
Taxable Value	\$350,000	\$400,000
Millage Rate	<u>x 17% (.017)</u>	<u>x 17% (.017)</u>
Taxes Due	\$5,950	\$6,800

EXAMPLE: \$850 SAVINGS



HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

Eligible for other
Exemptions

OTHER COMMON EXEMPTIONS

ELIGIBILITY FOR OTHER PROPERTY EXEMPTIONS

INDIVIDUAL AND FAMILY EXEMPTIONS

- Limited Income Senior Exemption for Persons 65 and Older
- Widow / Widower
- Disability

VETERAN AND ACTIVE DUTY MILITARY EXEMPTIONS

- Combat or Service-related Disability
- Deployed Military
- Surviving Spouse

PLUS 30+ OTHER EXEMPTIONS



Scan QR code for
information about
*Other Property
Exemptions*

HOMESTEAD EXEMPTION

Benefits

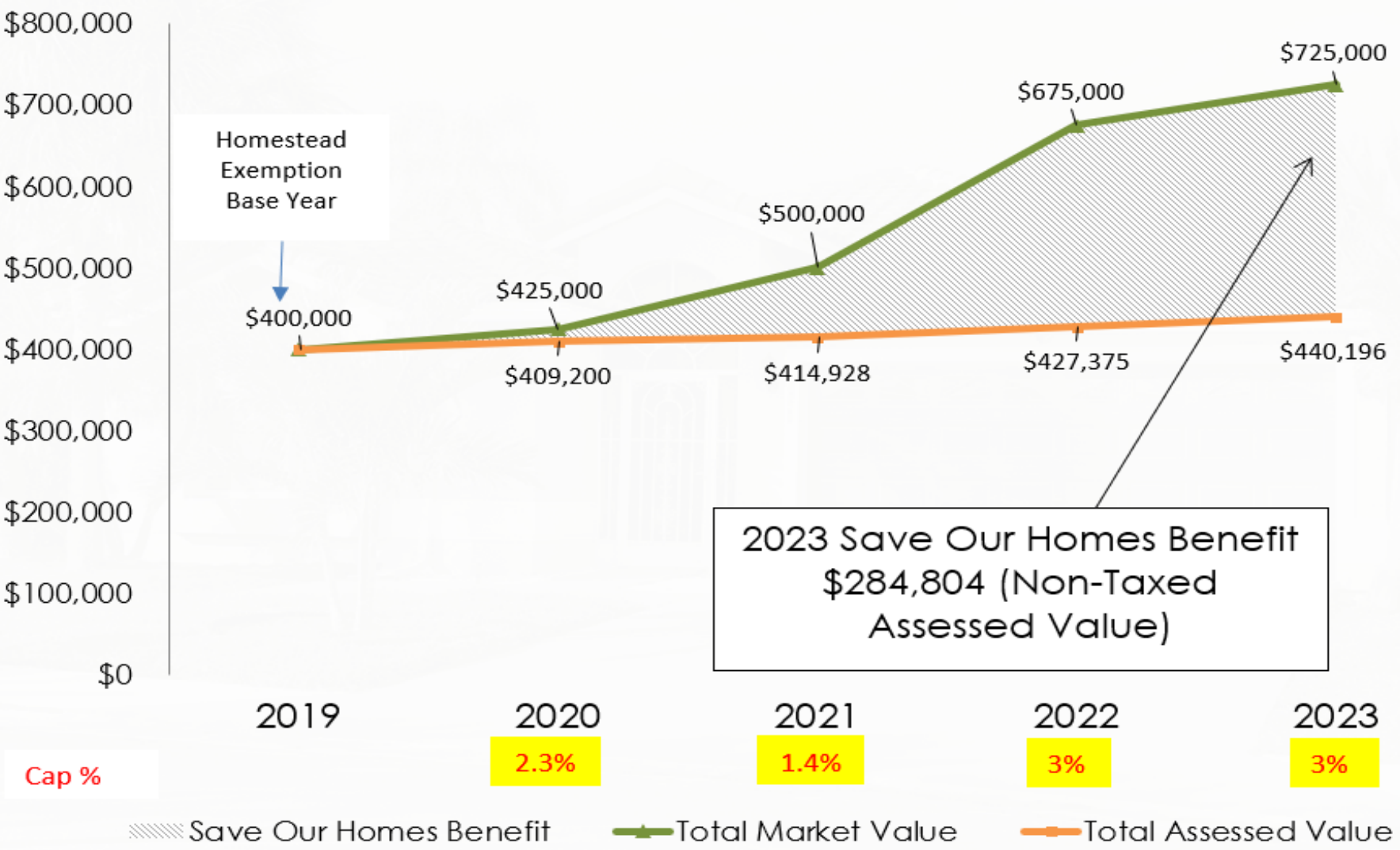
Saves hundreds
of tax dollars\$\$

Save our
Homes

Eligible for other
Exemptions

SAVE OUR HOMES BENEFIT

Market Value to Assessed Value Spread



- The Save Our Homes Benefit limits annual increases in assessed value of property with Homestead Exemption to three percent (3%) or the change in the Consumer Price Index (CPI), whichever is lower.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool

SAVE OUR HOMES BENEFIT

Why are my taxes higher than my neighbors when we have the exact same house?

My Home



Market Value: Same Value
Year Built: Same Year Built
Purchased: Last Year
Taxes: \$3,910

My Neighbor's Home



Market Value: Same Value
Year Built: Same Year Built
Purchased: 10 Years Ago
Taxes: \$2,940

HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

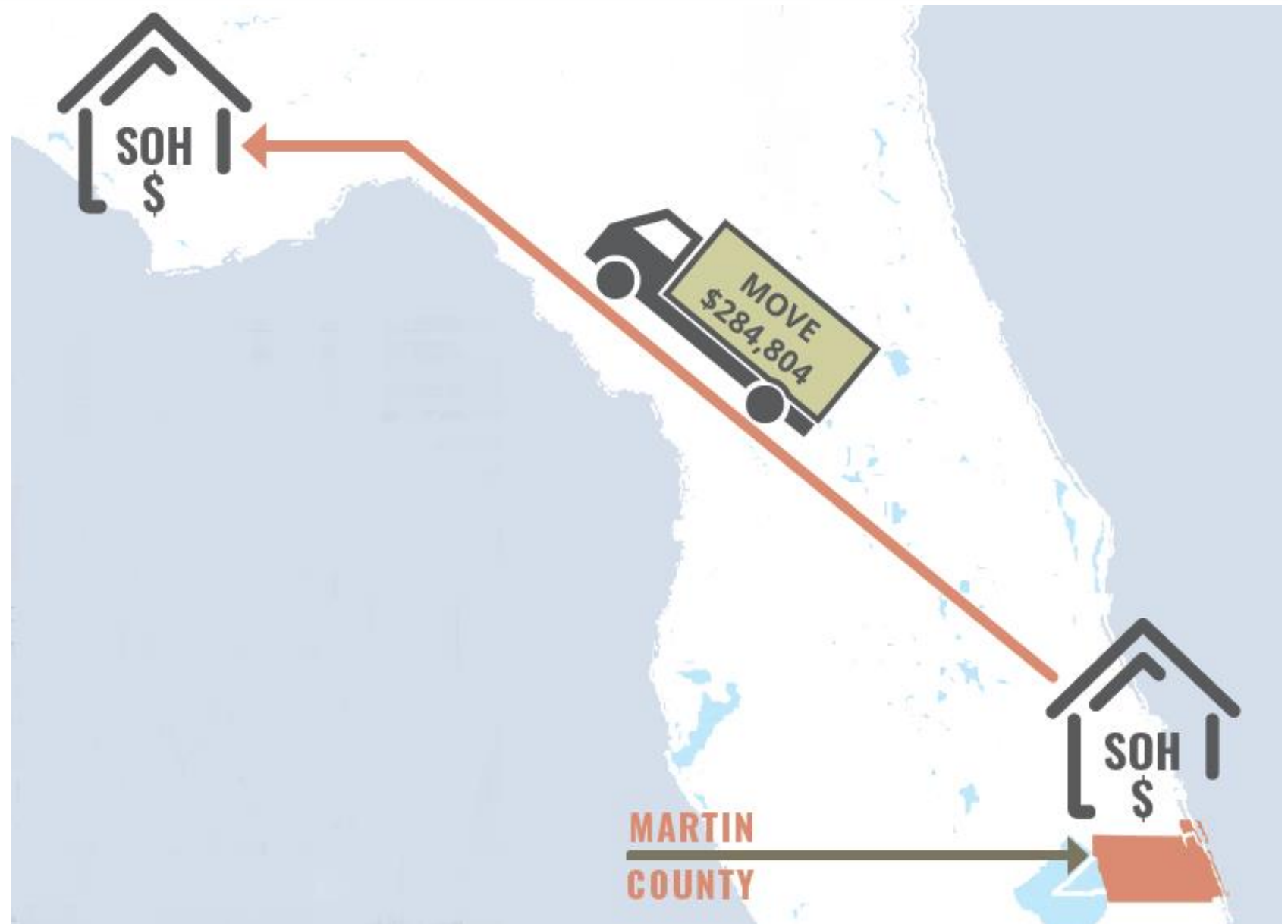
Save our
Homes

Eligible for other
Exemptions

Portability

PORTABILITY OF SAVE OUR HOMES

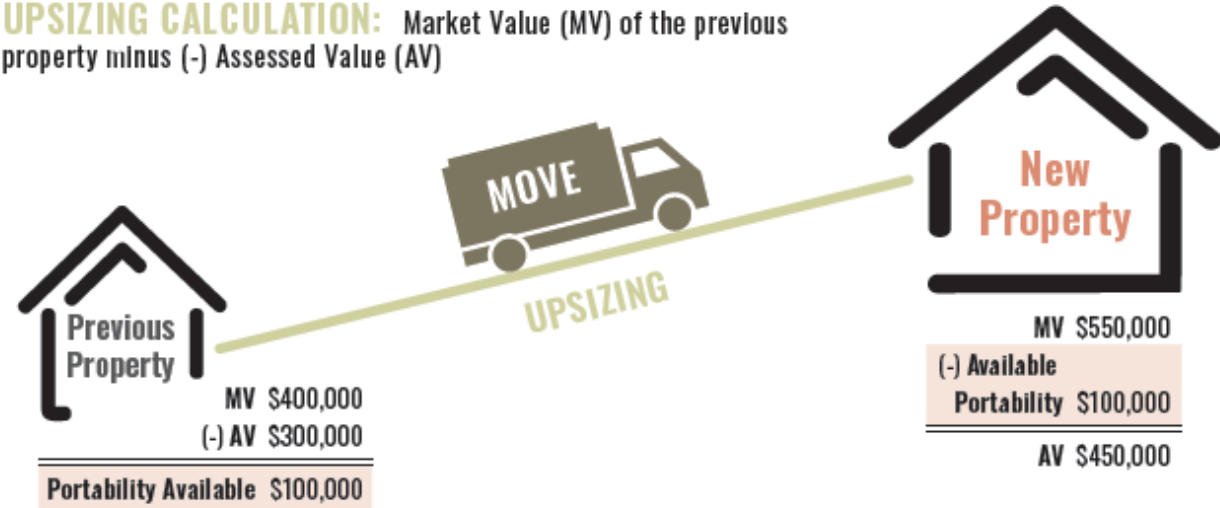
- While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida.
- You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit.



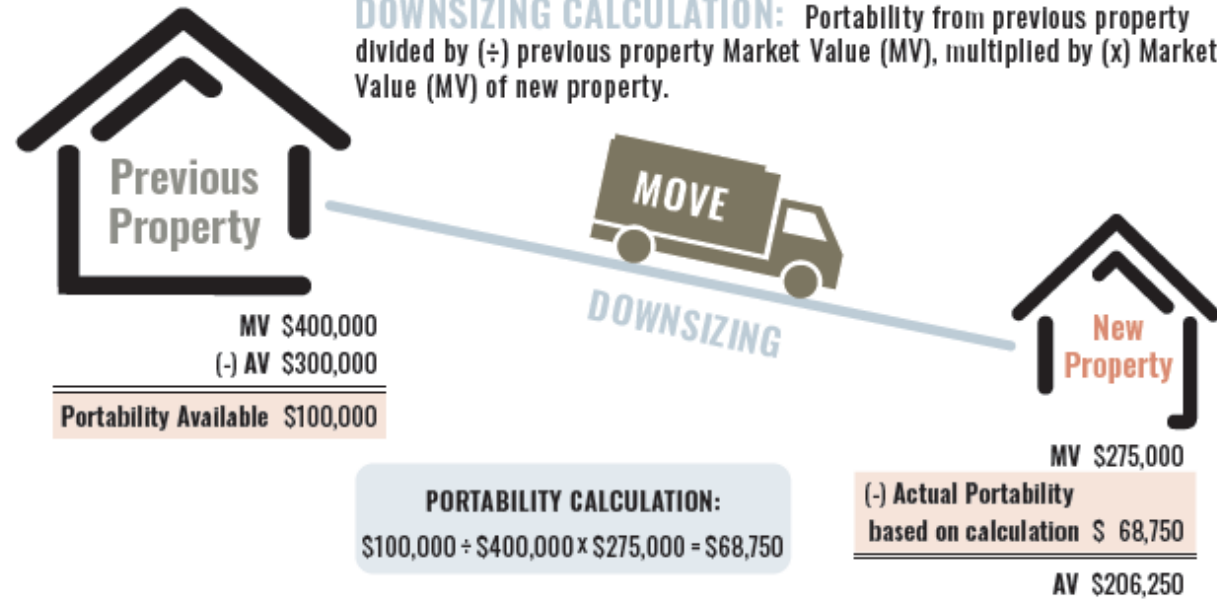
UPSIZE VS DOWNSIZE

- Compare Value to Value NOT Sale Price
- Use the *Property Tax Estimator* tool available on our website.

UPSIZING CALCULATION: Market Value (MV) of the previous property minus (-) Assessed Value (AV)



DOWNSIZING CALCULATION: Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.



**This form must be
submitted to the
Property Appraiser
before you apply
for homestead on a
new property**



**DESIGNATION OF OWNERSHIP SHARES
OF ABANDONED HOMESTEAD**

Section 193.155(8), Florida Statutes

DR-501TS
R. 12/20
Rule 12D-16.002, F.A.C.
Eff. 12/20

File this form if you and your spouse (or former spouse) are current or former joint owners of qualifying property and want to designate shares of the homestead assessment difference. The designated shares can transfer to each of your new homesteads when you each apply for the homestead exemption on your properties.

Before either of you submits a Form DR-501T, Transfer of Homestead Assessment Difference, for a new homestead, submit this form to the property appraiser in the county where the abandoned homestead is located. If you apply for a new homestead exemption and want to transfer your designated share of the homestead assessment difference, attach a copy of this statement to your completed Form DR-501T in the county where the new homestead is located. Percentages must total 100 percent.

Abandoned Homestead				
County	Select County	Address		
Parcel ID				
Date abandoned				
Spouse 1 name as it appears on the joint title		Designated % ownership	Spouse 2 name as it appears on the joint title	Designated % ownership
		0%		0%

At the time the homestead was abandoned, we were married and jointly owned this property.

We designate the percentages above to each owner for transferring the homestead assessment difference when that owner establishes a new homestead.

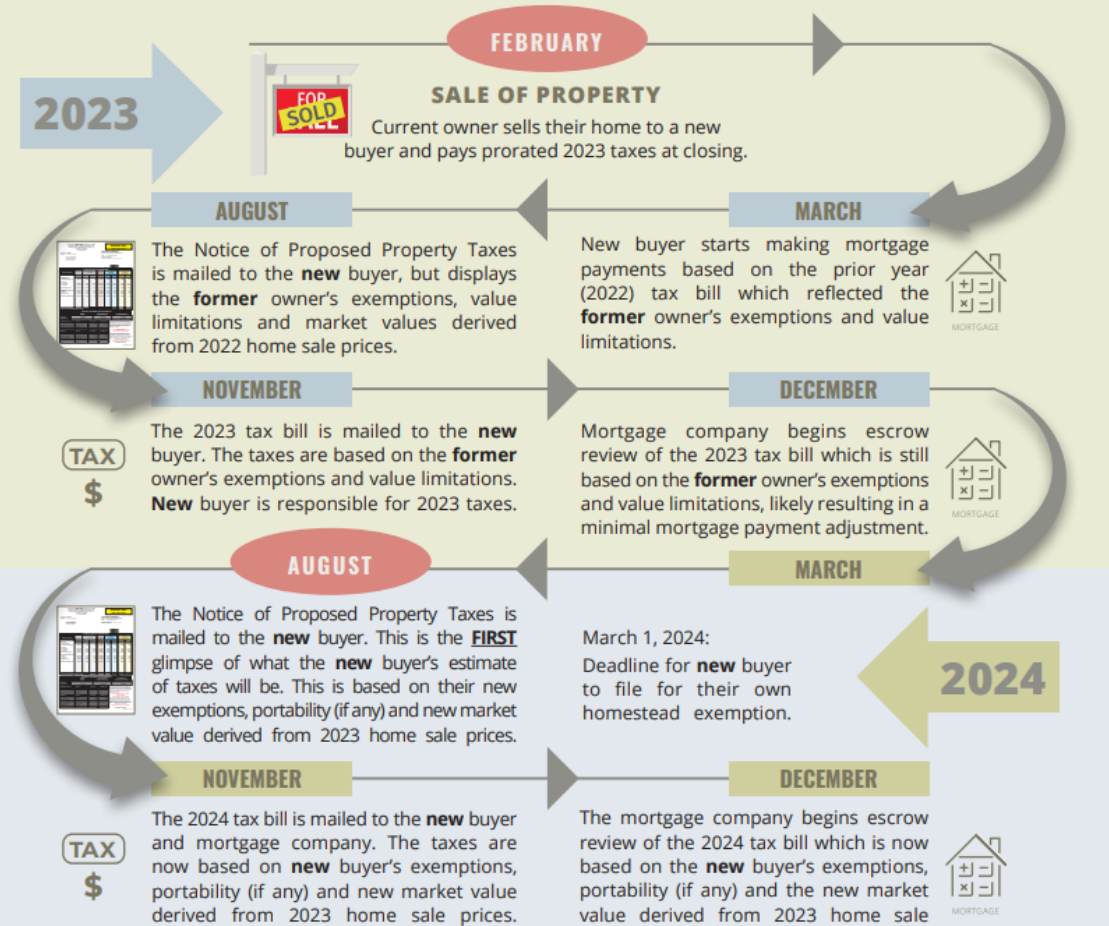
We understand that when we file this designation with the property appraiser, it is irrevocable.

Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.	Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.
<hr/> Spouse 1 signature	<hr/> Spouse 2 signature

New Homebuyer Timeline

NEW HOMEBUYER TIMELINE - PLAN AHEAD!!

When buying a home, you should not assume that the property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which may result in higher property taxes. This flowchart illustrates the purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes-- they are MONTHS apart! Please PLAN AHEAD for the financial impact.



HELPFUL TOOL!

Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website.

(www.pa.martin.fl.us)

Married? Divorced? Widowed?



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Using your mobile device's camera,
scan this QR Code and visit us on:



MARRIED? DIVORCED? WIDOWED?

**If you got married, divorced, or are newly widowed,
please contact our Office to avoid losing your homestead exemption!**

MARRIED?



- Married couples can claim only **one** Homestead Property Tax Exemption or residency based exemption.
- If both of you currently own a homesteaded property, either in Florida or anywhere else in the United States, one of the exemptions will need to be removed no later than **January 1** after you are married.
- Failure to notify our Office could cause you to not only lose your Homestead Exemption, but also you may be subject to back assessment liens, penalties, and interest.

DIVORCED?



- A Final Judgement for Dissolution of Marriage automatically changes your property ownership from "*tenants by the entirety*" to "*tenants in common*." This means each spouse owns 50% interest in the property.
- A divorce can affect the amount of your homestead exemption as well as who benefits from the accumulated Save-Our-Homes benefit, also known as portability.
- Please contact our Office if you anticipate a divorce so that all parties may understand the different scenarios and portability calculation consequences.

WIDOWED?



- If you currently benefit from homestead exemption and have become widowed, you may qualify for an additional \$5,000 exemption off your property's assessed value. This equates to approximately \$100 in annual tax savings.
- To apply for this exemption, please visit our Stuart or Hobe Sound office and provide your Florida driver's license, social security number, and a copy of the death certificate.
- Once you qualify and receive this exemption, you are required to notify our Office if you re-marry as the exemption will need to be removed.

"WeVALUEMartin!"

Website: pa.martin.fl.us • Email: info@pa.martin.fl.us • (772) 288-5608



Treasure Coast Real Estate Date (2023 Certified Tax Rolls)

TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

162,006

Total Population

543.7

Sq. Miles

96,454

Real Property Parcels

11,111

Personal Property
Records

167,352

Total Population

502.8

Sq. Miles

93,799

Real Property Parcels

10,329

Personal Property
Records

358,704

Total Population

571.7

Sq. Miles

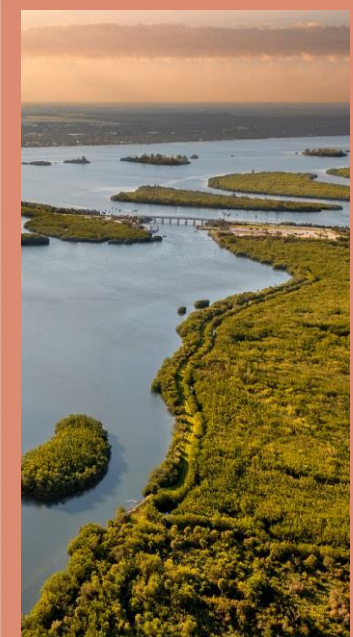
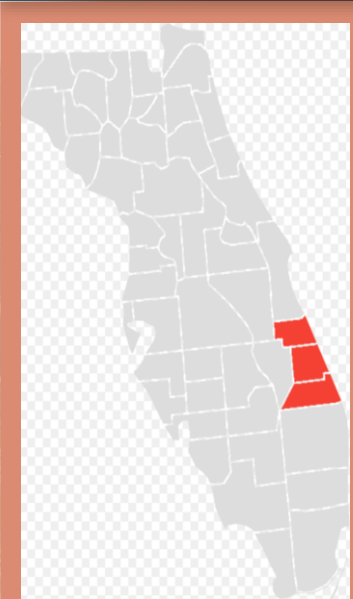
183,465

Real Property Parcels

14,408

Personal Property
Records

TREASURE COAST REAL ESTATE DATA 2022



Parcel Counts	MARTIN	INDIAN RIVER	ST. LUCIE
Total Real Property	96,454	93,799	183,465

Total Residential	74,641	85,335	165,391
Single Family	50,490	58,042	118,740
Condominiums	15,007	15,037	14,619
Mhome/Coop/Misc	4,763	2,661	7,317
Vacant	4,381	9,595	24,715

Multi Family	1,138	790	1,587
Commercial/Industrial	3,494	3,354	5,667
Agricultural	2,043	1,903	2,499
Inst./Gov't/Misc.	8,708	2,282	7,179
Vacant Acreage	6,416	139	1,124

SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

53.4B

Total Market
Value

19.35%

22-23 Percent
Increase

31.6B

Total Taxable Value

12.48%

22-23 Percent
Increase

45.7B

Total Market
Value

21.84%

22-23 Percent
Increase

26.5B

Total Taxable Value

13.51%

22-23 Percent
Increase

66.2B

Total Market
Value

18.58%

22-23 Percent
Increase

35.4B

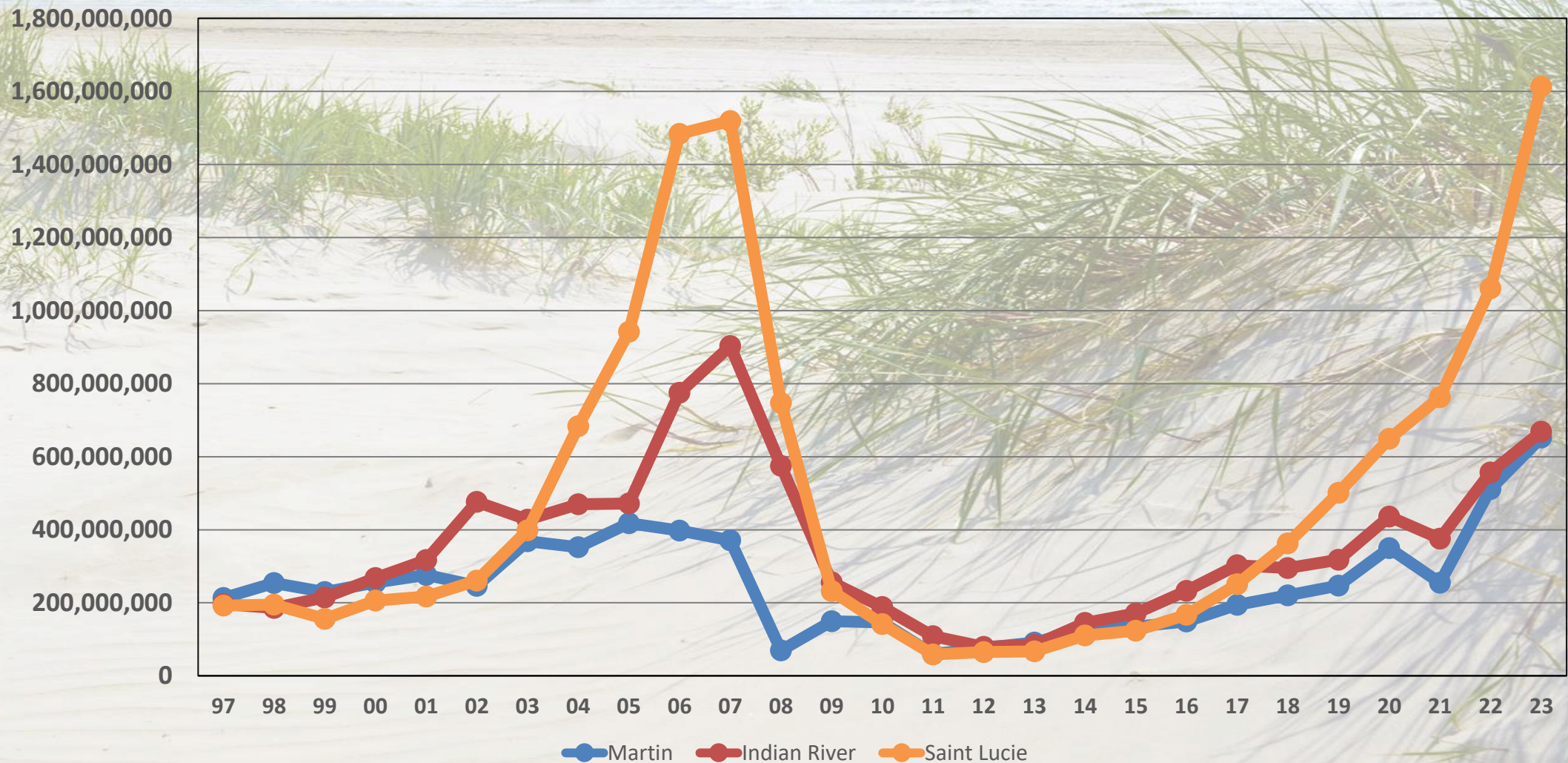
Total Taxable Value

17.67%

22-23 Percent
Increase

TREASURE COAST REAL ESTATE DATA

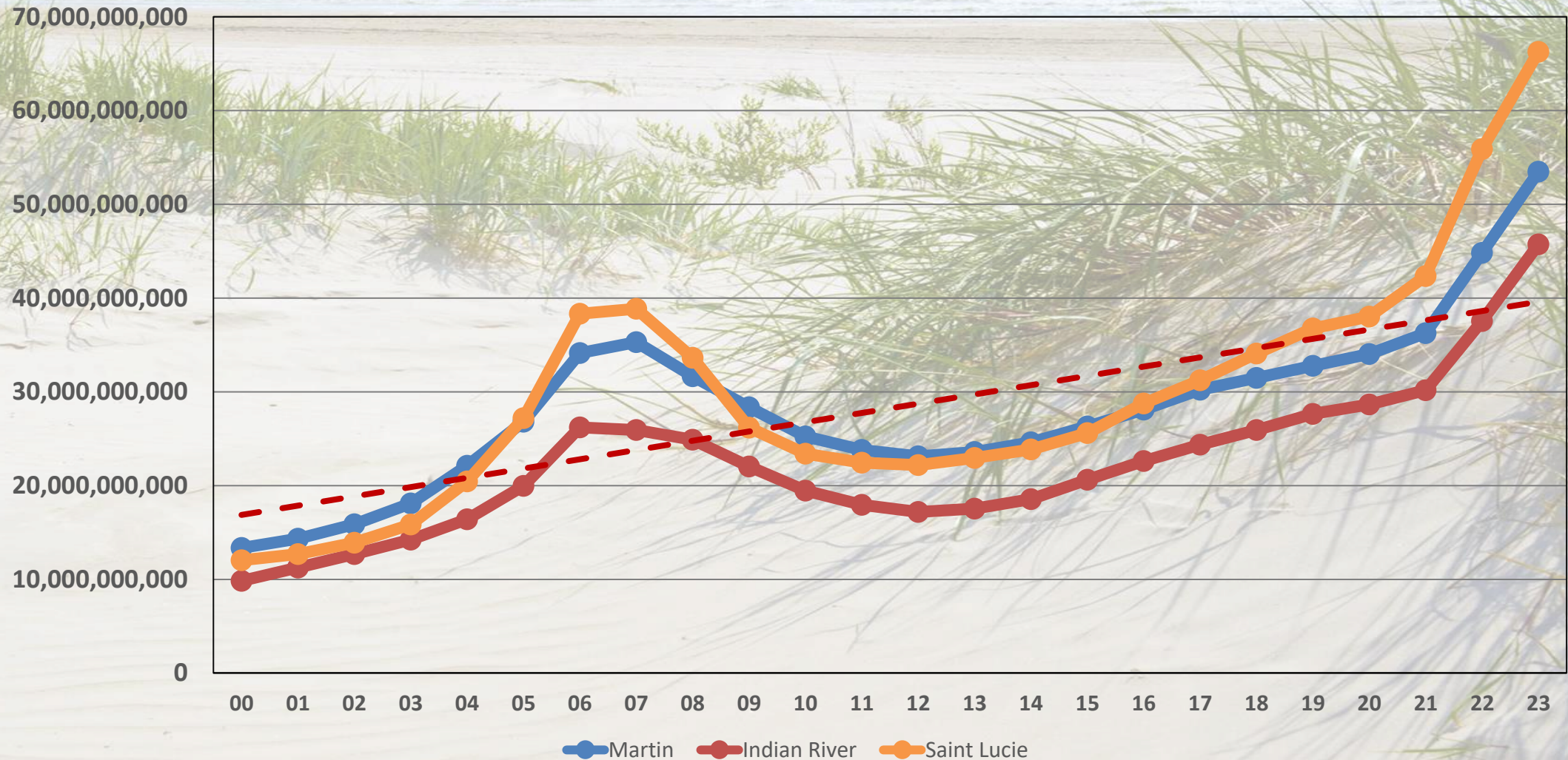
Historical 25 Year New Construction Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

TREASURE COAST REAL ESTATE DATA

Historical 22 Year Market Value Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

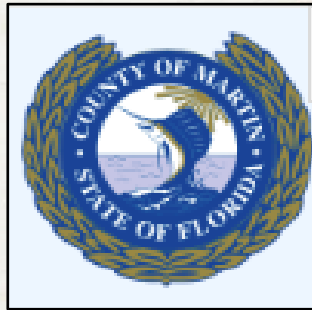


New Construction & Development

Martin County Metropolitan Planning Organization (MPO)



Martin County BOCC Proposed Development Map





New Website Features and Enhancements