



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

# 2023 Informational Supplement to Notice of Proposed Property Taxes

## A MESSAGE FROM YOUR PROPERTY APPRAISER

Dear Property Owner,

Your Notice of Proposed Property Taxes (also referred to as the TRIM Notice) has been mailed to you. This is not a bill, so payment is not needed. The TRIM Notice proposes what your property taxes may be when you receive your actual bill in November.

We are required by law to reassess property values every year at market value (considering allowable costs of sale) based on conditions as of January 1st of the tax year. We are prohibited by law from relying on sales that occur after the January 1st assessment date. Property sales that occur after the official assessment date of January 1, 2023 will be considered for the 2024 values.

This 2023 Informational Supplement is your guide to understanding property values, exemptions, portability, and more. You will find QR codes conveniently placed throughout this supplement for the purpose of providing you detailed information as quickly as possible. Simply scan them using your mobile device's camera.

My team of professionals are committed to helping you understand the valuation process and we will take whatever time is needed to explain our procedures. If you have questions, please contact our office by phone (772) 288-5608, email [info@pa.martin.fl.us](mailto:info@pa.martin.fl.us), or visit our award-winning website at [www.pa.martin.fl.us](http://www.pa.martin.fl.us) and take advantage of the Live Chat feature.

We promise to treat you with respect and understanding, and to deliver the outstanding customer service you deserve and expect.

Sincerely,

Jenny Fields, CFA

### Connect with us!



(772) 288-5608  
Call



[www.pa.martin.fl.us](http://www.pa.martin.fl.us)  
Live Chat



[info@pa.martin.fl.us](mailto:info@pa.martin.fl.us)  
Email

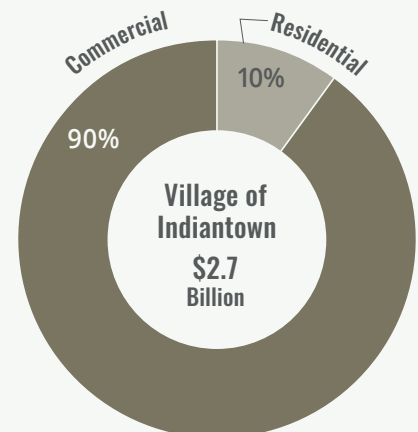
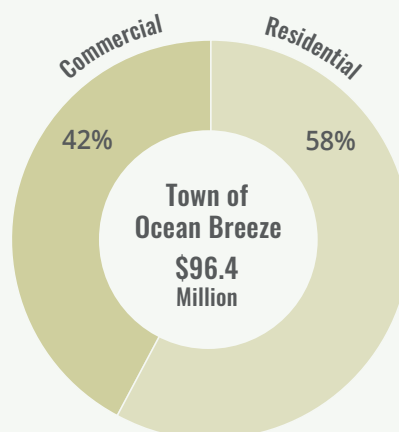
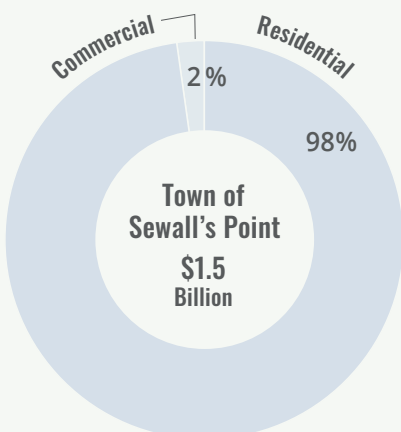
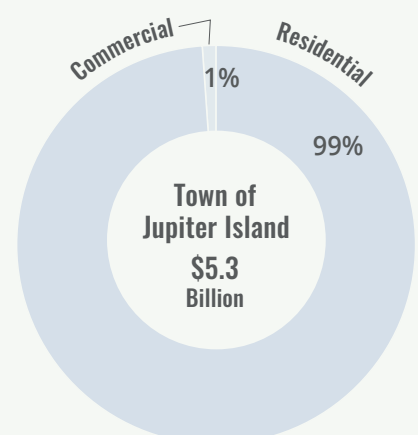
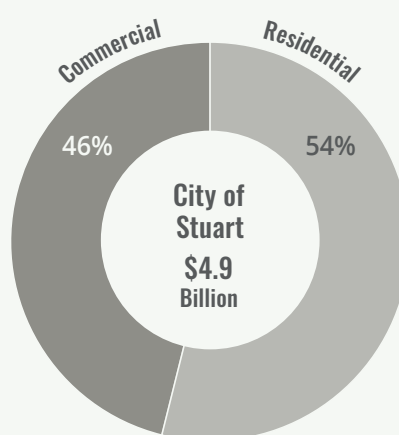
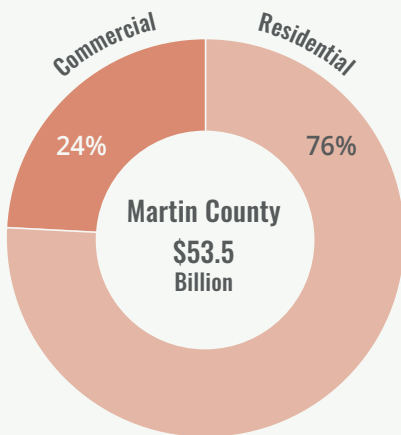


Monthly Newsletter  
Sign-up

# PROPERTY VALUES

Taxing Districts	# of Real Property Parcels	New Construction Taxable Value	Total Market Value	Total Taxable Value	% Increase from 2022	
					Market	Taxable
Martin County	96,454	\$580.3 Million	\$53.5 Billion	\$31.7 Billion	19.35%	12.48%
City of Stuart	9,558	\$162.6 Million	\$4.9 Billion	\$3.2 Billion	19.29%	16.96%
Town of Jupiter Island	689	\$9.2 Million	\$5.3 Billion	\$3.4 Billion	23.70%	10.34%
Town of Ocean Breeze	149	\$13.4 Million	\$96.4 Million	\$84.1 Million	32.03%	26.30%
Town of Sewall's Point	1,041	\$13.6 Million	\$1.5 Billion	\$920.9 Million	19.59%	11.10%
Village of Indiantown	2,324	\$8.0 Million	\$2.7 Billion	\$2.3 Billion	13.24%	13.23%

## Market Value by Property Type



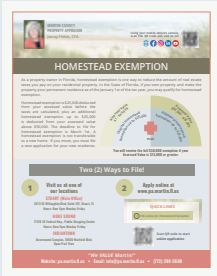
Residential includes condominiums  
Commercial includes industrial and tangible personal property

Values as of 1/1/23  
Released for 7/1/23 preliminary tax roll

# EDUCATIONAL RESOURCES

## Printable Handouts

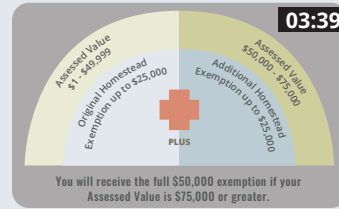
## YouTube Videos



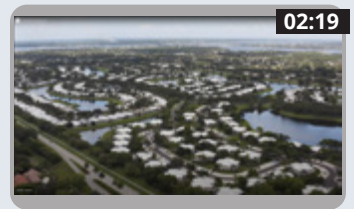
Homestead Exemption,  
Save Our Homes & Portability



Married? Divorced? Widowed?



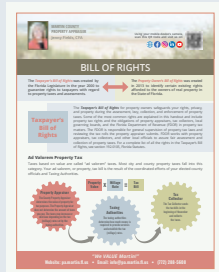
Homestead Exemption



Residential Appraisals



Difference Between a Property  
Appraiser and Tax Collector



Bill of Rights



TRIM Notice



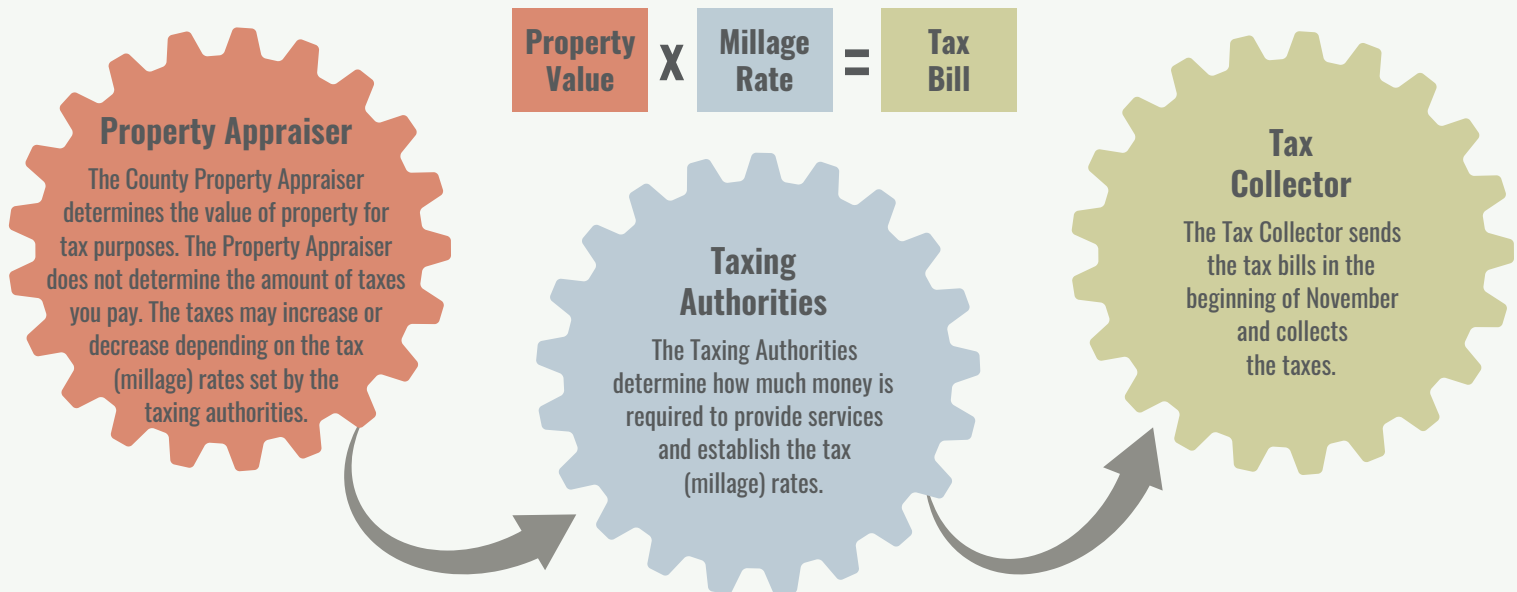
Website Tools and Resources



Scan QR Codes or visit the "Tools & Resources" Section of our website  
[www.pa.martin.fl.us](http://www.pa.martin.fl.us)



## PROPERTY TAX CYCLE



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

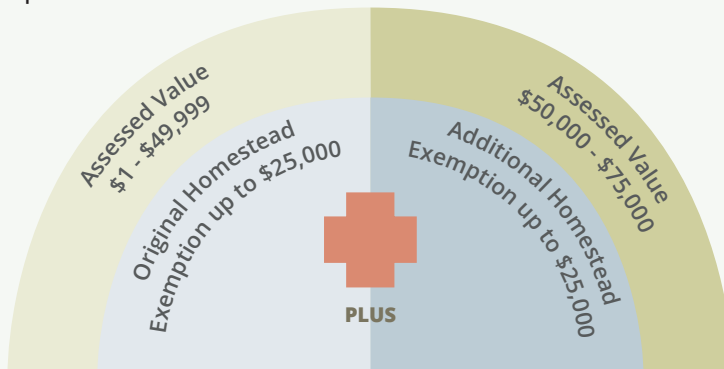


# HOMESTEAD EXEMPTION

Homestead is one way to reduce the amount of real estate taxes you will have to pay on your residential property. In the State of Florida, if you own property, and make the property your permanent residence, as of January 1st of the tax year, you may qualify for the \$25,000 homestead exemption. An additional \$25,000 homestead exemption is automatically applied to the assessed value above \$50,000.

By law, a homestead exemption is not transferable to your new home. If you move, you must file a new application for your new residence.

File your homestead application by coming into the office or online at [www.pa.martin.fl.us](http://www.pa.martin.fl.us).



You will receive the full \$50,000 exemption if your Assessed Value is \$75,000 or greater.

## Other Exemptions Available for

### HOMESTEADED PROPERTY OWNERS



- Limited Income Senior for Persons 65 and Older
- » Your total household adjusted gross income did not exceed \$35,167 in 2022.
- Disabled Veterans
- Active Duty Military
- Widow/Widower
- Disability
- 30+ other exemptions

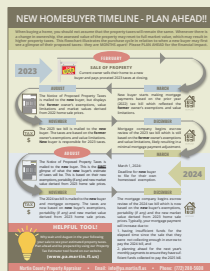
## Attention New Homebuyers!

We see a concerning trend where the seller's property taxes are being used to estimate what the buyer's taxes will be. Due to Florida's complicated property valuation and tax laws, a transfer in property ownership may cause a significant change in ad valorem taxes for the new buyer. If the property is mortgaged, this can lead to an underfunded escrow balance in the first year of ownership. When this occurs, the lender will rebalance the escrow payment which can be a significant increase in the overall monthly mortgage payment. If you have a mortgage, we recommend that you review your lender's escrow estimate to ensure that it was not based on the previous owner's taxes.

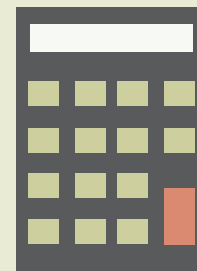
We offer a *New Homebuyer Timeline* handout and a *3-minute educational* video which explains this scenario in more detail. If you purchased in 2023, you won't see your estimated taxes until the TRIM notice is mailed to you in August 2024. This is why we recommend using our *Property Tax Estimator* to determine what your taxes will be. This easy-to-use calculator will generate an estimate using your purchase price. While your purchase price may not represent the exact market value of the property next year, it will provide the best available estimate of taxes at this time.

All three (3) tools are available under the "Tools & Resources" section of our website at [www.pa.martin.fl.us](http://www.pa.martin.fl.us).

*New Homebuyer Timeline* Handout



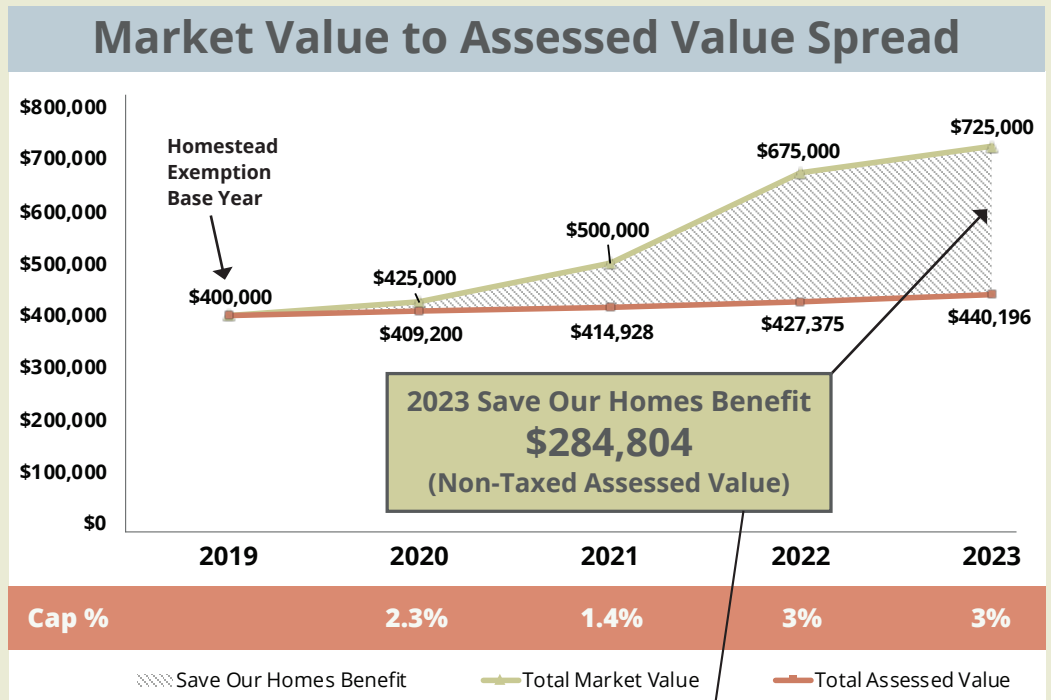
*New Homebuyer Timeline* video



*Property Tax Estimator*

# SAVE OUR HOMES BENEFIT (SOH)

In the State of Florida, once an owner files for the homestead exemption, in all subsequent years, the assessed value is limited from increasing more than three percent (3%) or the change in the Consumer Price Index (CPI), whichever is lower. For 2023, the CPI was 6.5%, therefore 3% is the assessed value cap. This limitation applies only to property value, not property taxes, and does not apply to new construction such as a new pool. This accumulated "non-taxed" assessed value is known as the Save Our Homes benefit.



## "PORTING" the SOH BENEFIT (AKA: Portability)

The homestead exemption is not transferable, but you can "move" the accumulated SOH benefit to a new home, 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, which will come off the market value of your new home. This is known as "portability." Please contact our office for your actual upsize or downsize portability estimate or you can use the Property Tax Estimator tool available on our website.

Scan QR code to use *Property Tax Estimator*



MARTIN  
COUNTY

### STUART (Main Office)

3473 SE Willoughby Blvd • Suite 101, Stuart, FL  
Hours: 8am-5pm Monday-Friday

### HOBE SOUND

11726 SE Federal Hwy. • Publix Shopping Center  
Hours: 8am-5pm Monday-Friday

### INDIANTOWN

Government Complex • 16550 SW Warfield Blvd.  
By Appointment. Please call.

# QA

## Q Do I have to live in my home for 6 months to be eligible for homestead exemption?

**A** There is no particular amount of time you have to be physically present on the property to qualify for homestead exemption. However, your homestead property must be considered your primary residence. This means that your official identification documents must reflect your homestead property address.

## Q How do I avoid losing my homestead exemption?

**A** Your homestead may be affected by any of the following actions:

- Add someone to your deed
- Put property into a trust
- Rent your property
- Change your marital status
- Change your mailing address

## Q Can I lose my agricultural classification if I conduct agritourism activities in the buildings on my property?

**A** An agritourism activity does not include buildings primarily used to accommodate the general public. In order to maintain agricultural classification on the land beneath the buildings, they must be used as an integral part of the agricultural operation.



## Q I disagree with my property value or exemptions. What are my next steps?

**A** We welcome the opportunity to conduct an informal review. Our professional, knowledgeable team will answer your questions and find the information you need.

If we are unable to resolve the matter, you may file a petition with the Value Adjustment Board. There is a non-refundable \$15 filing fee. Please see the petition filing deadline shown on your Notice of Proposed Property Taxes. Petitions are available at the Property Appraiser's Office and can be downloaded from our website.

## Q Why are my taxes higher than my neighbors? We have the exact same house.

**A** The "Save Our Homes" (SOH) tax benefit limits the amount your homestead property's assessed value can increase to 3%. Accumulation of "non-taxed" assessed values can cause this disparity. Your neighbor has enjoyed the benefit of an increasing "capped" differential over time, whereas, you just purchased your home. Once you file for your homestead exemption, in all subsequent years, your assessed value will be subject to this same cap.

### 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

**"We VALUE Martin!"**

**Website: [pa.martin.fl.us](http://pa.martin.fl.us) • Email: [info@pa.martin.fl.us](mailto:info@pa.martin.fl.us) • (772) 288-5608**