# **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 typical purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes-- they are MONTHS apart! This does not reflect every sale scenario.

## **FEBRUARY**





### SALE OF PROPERTY

Current owner sells their home to a new buyer and pays prorated 2024 taxes at closing.

#### AUGUST

**NOVFMBFR** 

The Notice of Proposed Property Taxes is mailed to the **new** buyer, but displays the **former** owner's exemptions, value limitations and market values derived from 2023 home sale prices.

The 2024 tax bill is mailed to the new

buyer. The taxes are based on the former

owner's exemptions and value limitations.

New buyer is responsible for 2024 taxes.

#### MARCH

New buyer starts making mortgage payments based on the prior year (2023) tax bill which reflected the former owner's exemptions and value limitations.

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MORTGAGE	

#### DECEMBER

Mortgage company begins escrow review of the 2024 tax bill which is still based on the former owner's exemptions and value limitations, likely resulting in a minimal mortgage payment adjustment.



2025

MARCH

March 1, 2025: Deadline for **new** buyer to file for their own homestead exemption.

## DECEMBER

The mortgage company begins escrow review of the 2025 tax bill which is now based on the new buyer's exemptions, portability (if any) and the new market value derived from 2024 home sale prices. Typically, your mortgage payment will increase due to:



1. having insufficient funds for the elapsed time since the sale that they were not collecting enough in escrow to pay the 2025 bill, and

2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2026 bill.



TAX

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TAX

## AUGUST

The Notice of Proposed Property Taxes is mailed to the new buyer. This is the FIRST glimpse of what the new buyer's estimate of taxes will be. This is based on their new exemptions, portability (if any) and new market value derived from 2024 home sale prices.

#### **NOVEMBER**

The 2025 tax bill is mailed to the **new** buyer and mortgage company. The taxes are now based on new buyer's exemptions, portability (if any) and new market value derived from 2024 home sale prices.

## **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

Martin County Property Appraiser Email: info@pa.martin.fl.us • Phone: (772) 288-5608