



Laurel Kelly, CFA
Martin County
Property Appraiser

Serving you since 1993

2018 Informational Supplement to Notice of Proposed Property Taxes

A MESSAGE FROM YOUR PROPERTY APPRAISER

Dear Property Owner,

This informational supplement is provided to give you an understanding of how the Florida appraisal and assessment process works. If you need more information or clarification after reading this supplement, please call our office at (772) 288-5608 or visit our website at www.pa.martin.fl.us for more details.

I care about the property owners I represent and it's important to me that everyone is treated fairly. That is why I have my Open Door Policy:

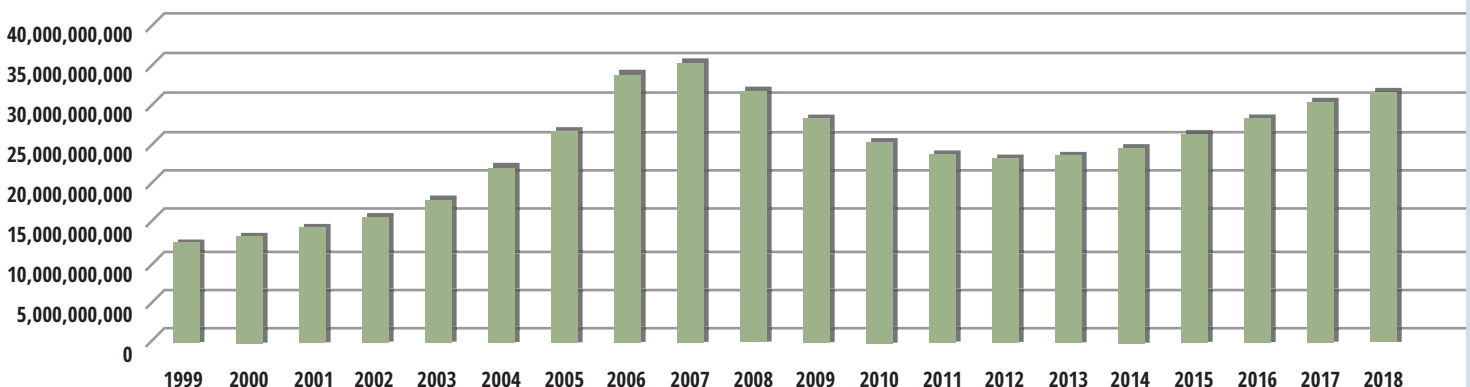
- Fairly appraise all properties, so you pay only your required share of taxes.
- Treat everyone with courtesy, honesty and respect.
- Our public records are always open for inspection and we will give you the time necessary to explain our methods and procedures.
- The Property Appraiser's Office belongs to the people of Martin County.
- My door is always open for questions, comments and concerns.

Sincerely,

Laurel Kelly, CFA



A 20-year History of the Martin County Market Values



The Property Appraiser is not a taxing authority and does not set any tax rates. Budgets and tax rates are set by the county, city, school board and the other taxing authorities listed on the last page of this supplement. Each will hold budget hearings soon and the date, time and place for each hearing is on the Notice of Proposed Property Taxes.

HOMESTEAD EXEMPTION



You may benefit from additional tax savings if you meet all of the following:

- You are 65 years or older on January 1st.
- You have or qualify for a homestead exemption.
- Your total household adjusted gross income did not exceed \$29,454 in 2017. Social Security income may or may not apply depending upon amount and filing status.

This exemption is not automatically renewed. Each year you must sign and submit an income verification form sent to you by our office. Seniors who meet the requirements for the Limited Income Senior Exemption, and who have lived in their current home 25 years or more, may qualify for additional savings on top of the Limited Income Senior Exemption if their property has a just or market value less than \$250,000 at the time of application.

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 applied to the assessed value above \$50,000. This additional exemption does not apply to school taxes.

If your Assessed Value is...	Your Homestead Exemption will be...
\$75,000 and up	Original \$25,000 Homestead Exemption plus full \$25,000 additional Homestead Exemption
\$50,000 - \$75,000	Original \$25,000 Homestead Exemption plus additional Homestead Exemption equal to the assessed value over \$50,000.
\$1 - \$50,000	Original \$25,000 Homestead Exemption and NO additional Homestead Exemption

This can result in substantial savings on your property tax bill. You must file an application with the Property Appraiser's Office for the homestead exemption. You can also file online at www.pa.martin.fl.us. **If you missed the March 1st homestead exemption filing deadline, you may file a late application with our office until 25 days after the enclosed Notice of Proposed Property Taxes was mailed.**

Protect Your Homestead

A change in your property ownership or ownership status may affect your eligibility for homestead exemption. It is your responsibility to notify our office of any change in ownership or ownership status on your homestead property to avoid possible penalties. Examples of changes include property placed in a trust, marriage, divorce, death, no longer residing at the property, or no longer a permanent resident of Florida. **If you inherit a homestead property from a family member, you must notify our office of the death to avoid a possible lien for an ineligible exemption.**

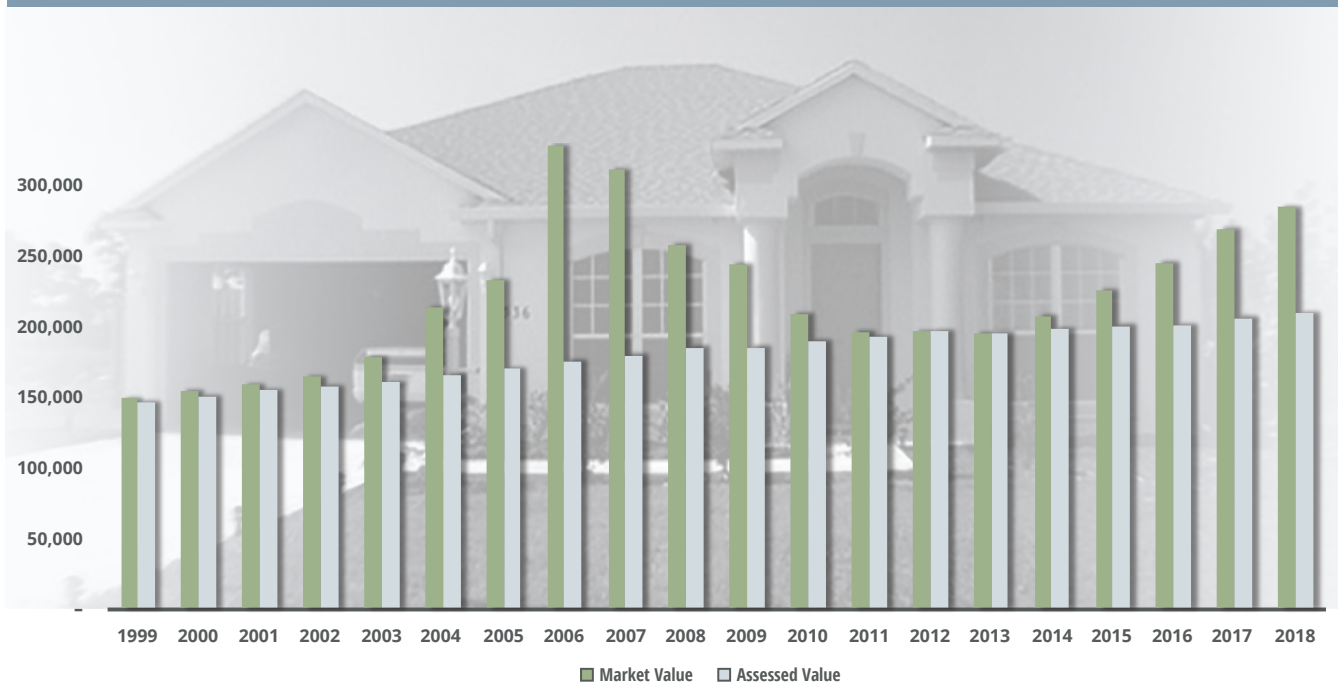
Non Homestead Properties

Constitutional Amendment No. 1 limits increases in assessed value for non homestead properties to 10% per year (does not apply to value applicable to school taxes). When a property is sold or transferred, the assessment cap is removed and the assessed value is reset to equal the market value. **Note: If you make an addition to your property, the value of the addition will be added to your assessed value regardless of the cap.**

SAVE OUR HOMES BENEFIT

Florida voters approved a state constitutional amendment in 1992 referred to as the Save Our Homes (SOH) amendment. This law limits the annual rise in assessed value for properties with a homestead exemption to 3% or the percent change in the Consumer Price Index (CPI) whichever is less. For 2018, the assessed value for homestead properties will rise no more than 2.1%. Note: If you make an addition to your property, the value of the addition will be added to your assessed value regardless of the cap. When a property is sold or transferred, the assessment cap is removed and the assessed value is reset to equal the market value.

Market Value to Assessed Value Spread



The Save Our Homes (SOH) benefit spread is the amount that Market Value exceeds Assessed Value. The SOH benefit is not subject to being taxed. While real estate values can fluctuate over time, the SOH assessment cap restricts the annual rise in assessed value to 3% or the percent change in the Consumer Price Index, whichever is less.

In the example above, in 2018, the Market Value for this property increased to \$284,854 from \$268,730. However, the 2018 Assessed Value only increased by 2.1% to \$209,442 from \$205,135, due to the Save Our Homes assessment cap.

In this case, the 2018 SOH benefit is \$75,412 (\$284,854 Market Value less \$209,442 Assessed Value). **The SOH tax saving benefit is portable and can be transferred from one homestead to another, anywhere in Florida. You have from January 1st of the year you move, until January 1st two years later, to re-establish homestead and retain the SOH benefit.**

Martin County, FL Property Appraiser's Office

1111 SE Federal Hwy., Suite 330 • Stuart, FL 34994 • 772-288-5608 • www.pa.martin.fl.us



How can the assessed value of my house increase if the market value decreased?

While an increase in the assessed value may appear to be an error, the assessed value can increase even while the market value decreased due to what is known as the "recapture" rule.

Florida law requires the assessed value of your homestead to increase as long as the assessed value is below the market value. Even though the market value may have declined, under Florida law, the assessed value could still increase 2.1% this year.

My neighbor and I own identical homes. Both were built in the same year and sit on identical lots. My neighbor bought his house fifteen years ago and I just purchased my home last year. My estimated tax bill this year is higher than my neighbor's bill. There must be a mistake. Why are my taxes so much higher?

No mistake. The intent of the Save Our Homes amendment was to prevent homestead property owners from being taxed out of their homes in the face of rapidly increasing real estate sale prices by allowing for the accumulation of a "capped difference" over time. This accumulation of non-taxed value, also known as the Save Our Homes benefit, causes the disparity. This is the scenario impacting your neighbor's property, mainly due to the fact that they have owned their home for fifteen years and you just purchased yours last year. They have enjoyed the benefit of a "capped difference" over time, and especially during the real estate "boom" years.

I don't understand my property value or exemptions. What are my next steps?

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

If you disagree with your value or exemptions, and 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 also can be downloaded from our website at www.pa.martin.fl.us.

Why is January 1st an important Date?

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 January 1st assessment date.

Property sales that occur after the official assessment date of January 1, 2018 will be considered for the 2019 tax roll.



QUESTIONS?

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

OTHER EXEMPTIONS AVAILABLE FOR

HOMESTEADED PROPERTY OWNERS

INDIVIDUAL AND FAMILY EXEMPTIONS:

- Limited Income Senior Exemption for Persons 65 and Older
- Limited Income Seniors Who Have Lived in Their Current Home for 25 Years or More
- Widows & Widowers
- Granny Flats
- Paraplegics, Hemiplegics, Legally Blind or Totally and Permanently Disabled Wheelchair Bound Disabilities
- Disability
- Blind Disability
- Quadriplegics Disability

VETERANS AND ACTIVE DUTY MILITARY EXEMPTIONS:

- Disabled Veteran & Veteran's Widow/ Widower
- Total & Permanent Disability for Veterans & Veteran's Widow
- Veterans 65 or Older with Combat-Related Disabilities
- Deployed Military Exemption
- Surviving Spouse of Military Veteran Who Died in the Line of Duty

OTHER

- Total & Permanent Disability for First Responders
- Surviving Spouse of First Responders

For a complete list of exemptions, please visit www.pa.martin.fl.us

What you need to do if you have moved.

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

If you purchased your property after January 1st of this year, you may have inherited the previous owner's exemption and Save Our Homes (SOH) benefit for this year only. This exemption and SOH benefit will be removed for next year. You must file for your own homestead exemption.

If you are not sure if you have a current homestead exemption, please call or visit our office and we will be glad to verify that for you.

While your homestead exemption is not transferable, you can transfer the accumulated SOH benefit (as defined by law) from one homestead to another homestead, anywhere in Florida. You have from January 1st of the year you move, until January 1st two years later, to re-establish homestead and retain the SOH benefit. This is known as "Portability" of your SOH tax savings benefit.

IAAO - Certificate of Excellence

The Martin County Property Appraiser's Office has earned the prestigious International Association of Assessing Officers (IAAO) Certificate of Excellence in Assessment Administration.



MAIN OFFICE

1111 SE Federal Highway
Suite 330, Stuart, FL
772-288-5608
Office Hours: 8am-5pm
Monday-Friday

HOBE SOUND

11726 SE Federal Hwy.
Publix Shopping Center
772-546-1309
Office Hours: 8am-5pm
Monday-Friday

INDIANTOWN

Government Complex
16550 Warfield Blvd.
Open Part Time
call 772-288-5608
for office hours



Who determines the amount of taxes I pay?

While the county Property Appraiser determines the value of the property for tax purposes, the local taxing authorities decide how much money is required to provide services and establish the tax (millage) rates. The Property Appraiser does not determine the amount of taxes you pay. The taxes may increase or decrease depending on the tax (millage) rates set by the taxing authorities. The taxable value provides the base for the equation used by the taxing authorities when they set their tax (millage) rates.

There are three major phases of the real property taxation process:

- Property appraisal & assessment (Property Appraiser)
- Budget and tax levy (Taxing Authorities)
- Tax billing and collection (Tax Collector)

The Property Appraiser is not the Tax Collector and the Property Appraiser has nothing to do with the total amount of taxes collected. However, as a property owner, you are not only interested in what value the Property Appraiser places on your property, but also in the way the amount of taxes you pay is determined.

Example:

Assume the Property Appraiser has found the taxable value of your home to be \$100,000. Let's assume that the total tax rate in your community has been set by the taxing authorities at 17 mills. That's \$17.00 of taxes per \$1,000 of taxable value.

- Divide the taxable value of your property by 1,000 (\$100,000/1,000 = 100)
- Now, multiply the answer (100) by the tax rate \$17.00 (100 x \$17.00 = \$1,700)

This is the amount of ad valorem tax due on your property. You can reduce this amount somewhat by observing the early payment discounts noted on your property tax bill.

If you are concerned about rising taxes, you are encouraged to:

- Attend budget hearings.
- Call or write the taxing authorities.
- Decide what services you are willing to do without to keep taxes low.
- Work for efficiency in government.

Who are the Martin County Taxing Authorities?

Taxing authorities conduct public hearings on their proposed budgets for the upcoming fiscal year. Decisions made at these hearings regarding proposed spending are a determining factor as to how much tax you will pay. The dates, times and locations for the hearings are printed on the Notice of Proposed Property Taxes. You should contact the taxing authority directly for additional information.

Martin County **772-288-5939** **tkryzda@martin.fl.us**

Provides county wide general services including general government activities, recreational activities, road maintenance, and rescue services.

Public Schools by State Law and Local Board **772-219-1200 x30273**
curtsa@martin.k12.fl.us

Operates and maintains Martin County's public school system, including academic instruction, administration, construction and support services. Amounts shown on notice are split into state mandate and local option taxing levels.

City/Town Provides residents with services which include law enforcement, emergency services, general government activities and recreational facilities. Maintain city/town infrastructure.

City of Stuart **772-288-5310**
jboglioli@ci.stuart.fl.us or hvath@ci.stuart.fl.us

Town of Sewall's Point **772-287-2455 x12**
pwalker@sewallspoint.org

Town of Ocean Breeze **772-334-6826**
townclerk@townofoceanbreeze.org

Village of Indiantown **772-597-9900**
tsarno@indiantown.org

Town of Jupiter Island **772-545-0104**
mventura@tji.martin.fl.us

Children's Services Council Of Martin County **772-288-5758**
gguido@cscmc.org or fkaleta@cscmc.org

The Council and its staff provide grants to not for profit agencies for local children's programs enhancing the lives of Martin County residents.

South Florida Water Management District (SFWMD) **561-686-8800**
(Florida Only) 800-432-2045

Manages water resources in a 16 county area. **www.SFWMD.gov**

Florida Inland Navigation District (FIND) **561-627-3386**
gscambler@aicw.org

Primary purpose is to buy land for depositing material dredged in the maintenance of the Atlantic Intracoastal Waterway.