

Friday August 29th

TRIMS MAILED AUGUST 22rd (Truth In Millage Notices)

2014 TRIM notices have been mailed. This notice contains property values and millage rates proposed by your local taxing authorities.

The notice is mailed to the address currently on file in our office as of July 1st. If you have moved or do not receive your notice, please contact us to be sure we have correct information in our system.

As Property Appraiser, it is my duty to establish market value and administer exemptions/classifications. After establishing market value, the assessed value is determined by assessment caps that apply under state law, such as the 3% save our homes cap; 10% non-homestead assessment limitation cap; and/or conservation or agricultural classification.

If you believe the market value shown on this notice does not reflect the fair market value of your property as of January 1, 2014, contact our office and ask to speak to an appraiser.

The deadline to correct most value issues or to file a value petition with the Jefferson County Value & Adjustment Board is **Tuesday, September 16, 2014.**

Contact us at 997-3356 or visit **www.jeffersonpa.net**.



Angela Gray
Property Appraiser

Friday, September 5th

Truth In Millage (TRIM) FAQ's

Q: Why did my assessed value increase when my market value declined this year?

A: If you had a homestead exemption for several years, your property's Assessed Value has been capped at the lesser amount of the Consumer Price Index (CPI*) or at a maximum 3% Save Our Homes Cap.



Angela Gray
Property Appraiser

For 2014, the Save Our Homes Cap is 1.5%. Even though the Market Value of a property continues to increase or even decrease according to market conditions, the requirements of the Save Our Homes Amendment states: "your assessed Value must increase by the annual cap up to 3% until it reaches the Market Value" In a declining market, the reduction is seen in your save our homes discount. For example.....

2012	2013	
\$225,000	\$190,000	Market Value
<u>(\$ 75,000)</u>	<u>(\$ 37,750)</u>	<u>Save Our Homes Discount</u>
\$150,000	\$152,250*	Assessed Value <i>*increased 1.5% per state law</i>
<u>(\$ 50,000)</u>	<u>(\$ 50,000)</u>	<u>Exemptions</u>
\$100,000	\$102,250	Taxable Value Non-school

It is my goal as your elected Property Appraiser to provide fair assessments for all property. We are here to serve you.

Contact us at 997-3356 or visit **www.jeffersonpa.net**.

Friday September 12th

Truth In Millage (TRIM) FAQ's

Q: What are my options if I disagree with the Market/Just Value of my property?

A: The "Property Tax Bill of Rights" assures owners have three options, which are summarized as follows:



Angela Gray
Property Appraiser

Option 1: Contact our office.

Our staff will conduct a review. Although our appraisers are professionals who research the market and track values – we can miss something and we will make every effort to verify your assessment is correct and representative of the property's value as of **January 1, 2014.**

Option 2: Value Adjustment Board Petition.

After you have contacted our office, if we do or do not make a change to the value and you still believe our value is incorrect, you will have 25 days after the date the notices were mailed (**Deadline: Tues., September 16th 5:00 PM at the Clerk of Court's Office**) to file a "Formal Protest Petition" with the Jefferson County Value adjustment Board (VAB).

Option 3: You may file a civil Action in the Circuit Court.

Civil action may be filed under section 194.171 of Florida Statutes. This can be filed whether or not you file a petition. However, contact legal counsel to determine the appropriate filing deadlines and other important information before finalizing your decision.

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