

A Guide to Your 2022 Proposed Property Tax Notice

A Message from Your Property Appraiser, David Johnson



The following information has been provided to assist you with your 2022 Notice of Proposed Property Taxes. Commercial and residential property values throughout Seminole County have shown significant gains over 2021. The real estate market grew at an exponential pace throughout the year with properties appreciating nearly 1.5 - 2% each month.

While reviewing your notice, it is important to remember:

Tax Bill

Taxable Value X **Millage Rate**
 = Controlled by Market Forces as Interpreted by the Property Appraiser

Millage Rate
 Controlled by Taxing Authorities

Why is January 1st important?

- It is the date of assessment and we must recognize sales data that occurred prior to January 1, 2022
- It is the date determining entitlement to exemptions

If you have additional questions, please do not hesitate to contact me via email at davidjohnson@scpafl.org. Our public service agents are also available to assist at **407-665-7506** or on our website's live chat feature at www.scpafl.org.

Sincerely,
 David Johnson, CFA, Seminole County Property Appraiser

2021 Median Sales Price

in Seminole County



134,735 Residential Parcels
 15,162 Residential Condos

39,897 Apartment Units

6,886 Commercial Parcels

Contact SCPA



(407) 665-7506



www.scpafl.org



davidjohnson@scpafl.org



1101 E. First Street
 Sanford, FL 32771

**Our office is open
 Monday through Friday
 8:00am - 5:00pm**

Scan the QR Code found on your TRIM notice to view your property on our website

Helpful Property Information

My Property is Our Current Homestead – What Benefit Does that Provide?

State law allows Florida homeowners to claim up to a \$50,000 Homestead Exemption on their primary residence. The first \$25,000 of this exemption applies to all taxing authorities. The second \$25,000 excludes School Board taxes and applies to properties with assessed values between \$50,000 and \$75,000. The year after a property is granted the exemption, its assessed value cannot increase more than 3% or the CPI. For 2022, the CPI is 7.0%, therefore the 'Save Our Homes' cap is 3%. The deadline to file for homestead exemption is March 1st.

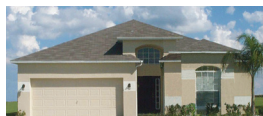
If you believe you qualify for an exemption for 2022, please contact our office via email at exemptions@scpafl.org or call us at 407.665.7512 by September 16, 2022.

Save Our Homes Comparison

"Why Are My Taxes Higher than My Neighbor? We have the exact same house!"

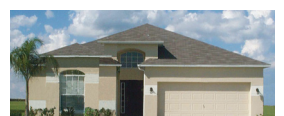
The purpose of the "Save Our Homes" Amendment was to prevent homestead property owners from being taxed out of their homes during a period when sales prices are rapidly increasing. Accumulation of non-taxed values can cause this disparity. Your neighbor enjoyed the benefit of an increasing "capped" differential over a period of time.

EXAMPLE: My Home



Built: Same Year
 Lot/Model: Same
 Purchased: Last Year
 Taxes: \$ 5,845

EXAMPLE: My Neighbor's Home



Built: Same Year
 Lot/Model: Same
 Purchased: 10 Years Ago
 Taxes: \$ 3,975

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Our office is the proud recipient of the International Association of Assessing Officer's Certificate of Excellence in Assessment Administration (CEAA)



What If I Disagree With The January 1, 2022 Value On My Notice?

Option 1: Contact our office. Should you disagree with the value listed on your Proposed Tax Notice, our staff will discuss it with you and conduct an informal review. Although our appraisers are professionals who research the market and track values, we can miss something and we will make every effort to make sure your assessment is correct and reflects the property's value as of January 1, 2022.

Option 2: Value Adjustment Board Petition. After you have contacted our office, if we do not make a change to the value and you still think our value is incorrect, you will have 25 days after the date the notices were mailed (**Deadline: September 16, 2022**) to file a "Formal Protest Petition" with the Seminole County Value Adjustment Board (VAB). Petitions are available in our office or online at www.scpafl.org. The deadline date to file is prominently displayed on your Proposed Tax Notice and you may file up to the deadline.

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

Visit Our Website



www.scpafl.org

Our website is available to you 24 hours a day, 7 days a week with information at your fingertips. Available on your desktop or mobile devices.

- PROPERTY DETAILS
- EXEMPTION INFORMATION
- INTERACTIVE MAPS
- SEMINOLE COUNTY DATA
- SALES COMPARISONS
- TAX ESTIMATOR
- ONLINE EXEMPTION FILING
- LIVE CHAT

Register For Property Fraud Alerts

The Clerk of the Circuit Court and Comptroller of Seminole County is pleased to offer a **free** service to alert property homeowners to potential fraud. Property Fraud Alert is an online subscription service FREE to the public that allows you to have a name or names monitored with the Official Records office in order to track possible fraudulent recordings that affect your property.

To learn more about this program, visit www.seminoleclerk.org/online-services/property-fraud-alert/ or scan the QR Code to sign-up.



2022 Notice Of Proposed Property Tax Sample

The Property Appraiser does not set millage (tax) rates. The individual Taxing Authorities (listed on your notice) set these rates.

TAXING AUTHORITY TAX INFORMATION							YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
TAXING AUTHORITY	PRIOR (2021) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2021)		CURRENT (2022) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 7 RATE	COLUMN 8 TAXES
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES		
COUNTY	240,500	4.8751	1,172.46	249,215	4.4276	1,103.43	4.8751	1,214.95
PUBLIC SCHOOLS: BY STATE LAW	265,500	3.5770	949.69	274,215	3.1600	866.53	3.5770	980.87
PUBLIC SCHOOLS: BY LOCAL BOARD	265,500	2.2480	596.84	274,215	1.9860	544.58	2.2480	616.44
SANFORD	240,500	7.3250	1,761.66	249,215	6.4999	1,619.86	7.3250	1,825.50
WATER MANAGEMENT DISTRICT	240,500	0.2189	52.65	249,215	0.1989	49.58	0.2189	54.55
TOTAL AD-VALOREM PROPERTY TAXES			4,533.31			4,183.98		4,692.30

PROPERTY APPRAISER VALUE INFORMATION - AS OF JANUARY 1			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2021)	335,000	290,500	290,500
CURRENT YEAR (2022)	375,000	299,215	299,215

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE (2021)	CURRENT VALUE (2022)
SAVE OUR HOMES BENEFIT	ALL TAXES	44,500	75,785
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE (2021)	CURRENT VALUE (2022)
FIRST HOMESTEAD	ALL TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	25,000	25,000
LIMITED INCOME SENIOR	COUNTY OPERATING TAXES	0	0
LIMITED INCOME SENIOR	CITY OPERATING TAXES	0	0
OTHER	ALL TAXES	0	0
OTHER	CITY OPERATING TAXES		

PLEASE NOTE:
The numbers used in this sample are for illustrative purposes and do not reflect actual taxes on your property.

The blue column will be the most likely rate and taxes for your property. Final rate and taxes may be lower on your November 1st tax bill; they will not be higher than these numbers. Questions regarding the "tax rate" should be addressed to the Taxing Authority listed on your notice.

Should you have additional questions regarding your value, please contact our office at 407.665.7506.

Refer to the reverse side of your notice for explanation of columns

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2022, or if you are entitled to an exemption or classification that is not reflected, please contact the Seminole County Property Appraiser's Office at:

**1101 E First Street • Sanford, FL
Customer Service (407) 665-7506**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at www.scpafl.org

****Petitions must be filed on or before September 16, 2022****