



DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER



Scan here to
visit our TRIM
FAQ page online

A Guide To Your 2025 Proposed Property Tax Notice

A MESSAGE FROM YOUR PROPERTY APPRAISER DAVID JOHNSON



The following information has been provided to assist you with your 2025 Notice of Proposed Property Taxes (TRIM Notice). We're committed to transparency and making property taxes easier to understand. Below is a quick overview of our responsibilities and those of the local taxing authorities, so you know who to contact with your questions. My job is to ensure your property is valued fairly and equitably. 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 scpafl.org.

Sincerely,

David Johnson, CFA | Seminole County Property Appraiser

Taxable Value

X

Millage (Tax) Rate

=

Your Tax Bill

↓
as determined by the
Property Appraiser

↓
as determined by the
Taxing Authorities

↓
collected by the
Tax Collector

Roles of the Property Appraiser

- ✓ Assessing your property's value
- ✓ Applying exemptions, such as homestead
- ✓ Ensuring fair and accurate assessments

Roles of the Taxing Authorities

- ✓ Setting the millage (tax) rates
- ✓ Holding public budget hearings
- ✓ Determining how tax dollars are spent

Roles of the Tax Collector

- ✓ Mailing out tax bills by November 1
- ✓ Collecting tax payments
- ✓ Distributing taxes to taxing authorities

Questions about your TPP value or exemption? Contact our office:

Seminole County Property Appraiser (407) 665-7506 scpafl.org 1101 E. First Street
Sanford, FL 32771

Questions about tax rates? Contact the Taxing Authorities:

Seminole County	(407) 665-0000	seminolecountyfl.gov	1101 E. First Street, Sanford, FL 32771
School Board	(407) 320-0052	scps.k12.fl.us	400 East Lake Mary Blvd., Sanford, FL 32773
Altamonte Springs	(407) 571-8094	altamonte.org	225 Newburyport Ave., Altamonte Sprgs., FL 32701
Casselberry	(407) 262-7700	casselberry.org	95 Triplet Lake Dr., Casselberry, FL 32707
Lake Mary	(407) 585-1402	lakemaryfl.com	100 N. Country Club Rd., Lake Mary, FL 32746
Longwood	(407) 260-3440	longwoodfl.org	175 West Warren Ave., Longwood, FL 322750
Oviedo	(407) 971-5541	cityofoviedo.net	400 Alexandria Blvd., Oviedo, FL 32765
Sanford	(407) 688-5020	sanfordfl.gov	300 N. Park Ave., Sanford, FL 32771
Winter Springs	(407) 327-1800	winterspringsfl.org	1126 State Road 434, Winter Springs, FL 32708
St. John's Water Management	(386) 329-4500	sjrwmd.com	4049 Reid Street, Palatka, FL 32177

WHAT IF I DISAGREE WITH THE JANUARY 1, 2025 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. **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 12, 2025**) to file a "Formal Protest Petition" with the Seminole County Value Adjustment Board (VAB).

Option 3: You may file a Civil Action in the Circuit Court under section 194.171 of Florida Statutes.

2025 NOTICE OF PROPOSED PROPERTY TAX SAMPLE



NOTICE OF PROPOSED PROPERTY TAXES SEMINOLE COUNTY TAXING AUTHORITIES 2025 TANGIBLE PERSONAL PROPERTY

DO NOT PAY
THIS IS NOT A BILL

**** Petitions must be filed on or before September 12, 2025 ****

August 18, 2025

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

Please refer to enclosed notice.

012345
SEMINOLE COUNTY PROPERTY OWNER
1101 E. FIRST ST
SANFORD, FL 32771

YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE

COLUMN 7 RATE	COLUMN 8 TAXES
5.3751	456.88
3.1300	266.05
2.2480	191.08
7.3250	622.63
0.1974	15.24
	1,551.88

Tax bills are mailed by the Tax Collector
November 1st.

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 and a listing of public budget hearings for your taxing authorities.

SEE REVERSE SIDE FOR EXPLANATIONS OF THE COLUMNS ABOVE.

****Petitions must be filed on or before
September 12, 2025****

TANGIBLE PERSONAL PROPERTY (TPP) FAQs

What is Tangible Personal Property?

Tangible Personal Property is everything other than real estate that has value in itself. It includes items such as furniture, fixtures, tools, machinery, equipment, signs, leasehold improvements and any other property held outside the owner's primary residence.

Are There Exemptions Available for Tangible Personal Property?

The voters passed an Amendment in January 2008 that included an exemption from property taxes of \$25,000 in assessed value for tangible personal property. In addition, there are charitable and educational exemptions available; please contact our office for further information.

Is This a New Tax?

No, Tangible Personal Property became taxable in 1845, when Florida became a State. It is taxed in every county in the state.

Do I Need to File an Annual Return?

All new businesses must file an initial return in order to qualify for the \$25,000 exemption. Any business that adds or deletes Tangible Personal Property must file a return so that our records are updated annually.

I Terminated My Business Activities Prior to January 1st - Am I Still Required to File?

Yes, we need to update our records. Failure to provide information could delay removing the property from the tax roll. However, you must no longer have possession of the property in order for our office to remove it from the tax roll. Property held in storage must also be reported.

If I Sold the Business Prior to January 1st - Am I Required to File?

Yes, we need to update our records. Failure to provide the information from the sales contract could delay the change in ownership, and that could cost you in penalties, court filing fees, etc.

How is My Market Value Determined?

Your market value is determined by applying the cost and depreciation schedules developed by the Florida Department of Revenue (DOR) to the asset information you provided on your return.

What Taxing Authorities Tax My Property?

Your Taxing Authorities are listed on your Proposed Tax Notice along with dates, times and locations of public hearings set to consider proposed budgets and tax rates.

(407) 665-7506

1101 E. 1st Street
Sanford, FL 32771

SCPAFL.ORG