



A Guide To Your 2024 Proposed Property Tax Notice



A MESSAGE FROM YOUR PROPERTY APPRAISER DAVID JOHNSON

The following information has been provided to assist you with your 2024 Notice of Proposed Property Taxes (TRIM Notice). The Seminole County real estate market remains healthy despite a decline in total sales volume in 2023, a consequence of elevated interest rates which typically hinder transaction numbers. However, residential, commercial, and industrial properties have displayed notable price appreciation in 2024. My office analyzes market data and has provided relevant Seminole County statistics below.

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.

TAX BILL = Taxable Value X Millage Rate

The Property Appraiser does not set the millage (tax) rates.

THE IMPORTANCE OF JANUARY 1

It is the date of assessment and we must recognize sales data that occurred prior to January 1, 2024

It is the date determining entitlement to exemptions

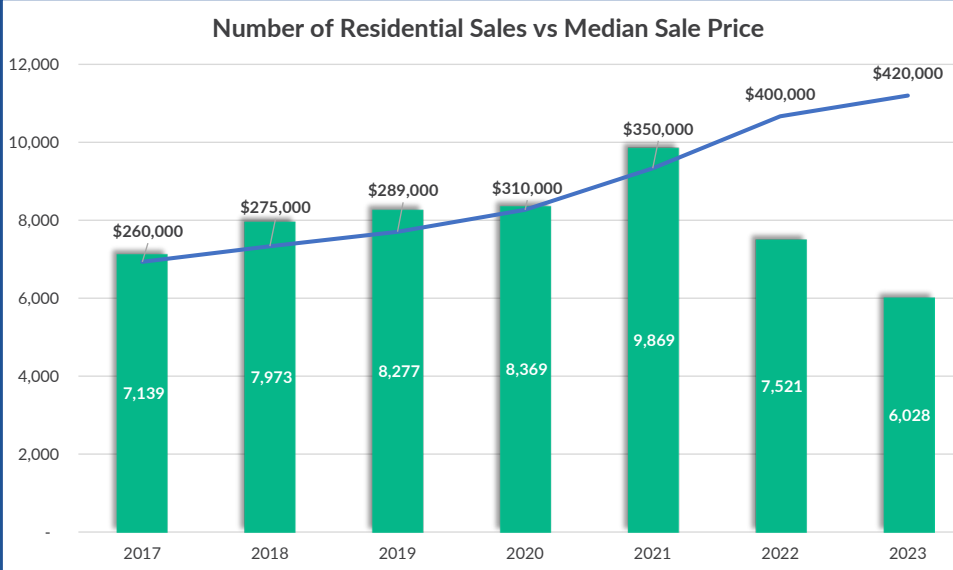
Sincerely,

David Johnson, CFA

Seminole County Property Appraiser

SEMINOLE COUNTY STATS

Number of Residential Sales vs Median Sale Price



136,292
RESIDENTIAL PARCELS



16,425
RESIDENTIAL CONDOS



42,525
APARTMENT UNITS



6,885
COMMERCIAL PARCELS



\$54B
TAXABLE VALUE



\$84B
MARKET VALUE

ATTENTION 2023 HOMEBUYERS

When you purchase your home, Florida law requires our office to reassess the property and remove exemptions and caps from the previous owner. **If you purchased your home in 2023, your value was reset for 2024, which can lead to an increase in property taxes.**

BENEFITS OF HOMESTEAD EXEMPTION



SAVES TAX DOLLARS:

up to a \$50,000 reduction in taxable value (the second \$25,000 excludes School Board taxes)



VALUE INCREASES CAP AT 3%:

the year after a property is granted the exemption, its assessed value cannot increase more than 3% or the CPI



PORTABILITY:

allows homeowner to transfer their Save Our Homes adjustment to their new homestead

If you believe you qualify for an exemption for 2024, please contact our office via email at exemptions@scpafl.org or call our exemptions department at (407) 665-7512 no later than September 16, 2024.

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.

My Home



Built: Same Year
Lot/Model: Same
Purchased: 2023
Taxes: \$5,845

My Neighbor's Home



Built: Same Year
Lot/Model: Same
Purchased: 2014
Taxes: \$3,975



(407) 665-7506



1101 E. 1st Street
Sanford, FL 32771



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CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

2024 NOTICE OF PROPOSED PROPERTY TAX SAMPLE



NOTICE OF PROPOSED PROPERTY TAXES
SEMINOLE COUNTY TAXING AUTHORITIES
2024 REAL ESTATE

DO NOT PAY
THIS IS NOT A BILL

**** This property has homestead exemption for 2024 ****

August 14, 2024

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



01-01-20-123-0000-0000
SEMINOLE COUNTY PROPERTY OWNER
1101 E. FIRST ST
SANFORD, FL 32771

PROPERTY ADDRESS:
1101 E. FIRST ST
SANFORD, FL 32771

LEGAL DESC:
LOTS 1 TO 10+

TAXING AUTHORITY TAX INFORMATION							YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
TAXING AUTHORITY	PRIOR (2023) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023)			CURRENT (2024) TAXABLE VALUE		YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	225,000	4.8751	1,096.90	233,250	4.5587	1,063.32	4.8751	1,137.12
PUBLIC SCHOOLS: BY STATE LAW							3.1300	808.32
BY LOCAL BOARD							2.2480	580.55
SANFORD	225,000	7.3250	1,648.13	233,250	6.8097	1,588.36	7.3250	1,708.56
WATER MANAGEMENT DISTRICT	225,000	0.1793	40.34	233,250	0.1677	39.12	0.1793	41.82
TOTAL AD-VALOREM PROPERTY TAXES			4,129.87			4,007.10		4,276.37

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 (2023)	350,000	275,000	275,000
CURRENT YEAR (2024)	375,000	283,250	283,250

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE (2023)	CURRENT VALUE (2024)
SAVE OUR HOMES BENEFIT	ALL TAXES	75,000	91,750
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 (2023)	CURRENT VALUE (2024)
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	0	0

SEE REVERSE FOR TAXING AUTHORITY HEARING INFORMATION AND EXPLANATIONS OF THE COLUMNS ABOVE.

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

Scan the QR code on your notice to view your property record card on our website.

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.

WHAT IF I DISAGREE WITH THE JANUARY 1, 2024 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, 2024.

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, 2024**) to file a "Formal Protest Petition" with the Seminole County Value Adjustment Board (VAB). Petitions are available in our office or online at scpafl.org.

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.

REGISTER FOR PROPERTY FRAUD ALERTS

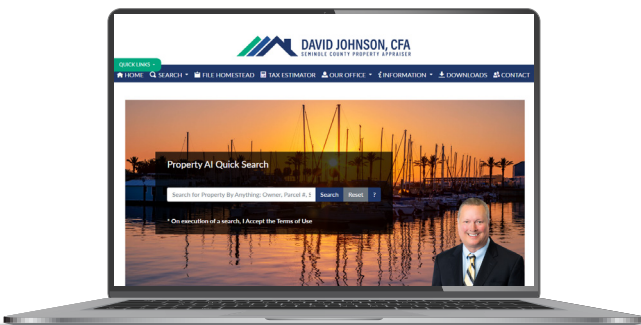
The Clerk of the Circuit Court and Comptroller of Seminole County is pleased to offer a free service to alert property homeowners to potential fraud. Property Fraud Alert is an online subscription service FREE to the public that allows you to have a name or names monitored with the Official Records office in order to track possible fraudulent recordings that affect your property. To learn more about this program or to sign up, scan the QR Code or visit seminoleclerk.org/online-services/property-fraud-alert/



VISIT OUR WEBSITE AT SCAFL.ORG

Explore our newly redesigned website, available around the clock, with information at your fingertips. Accessible on both desktop and mobile devices.

- Property Details
- Exemption Information
- Interactive Maps
- Seminole County Data
- Sales Comparisons
- Tax Estimator
- Online Exemption Filing
- Historic Tax Roll Statistics



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