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SEMINOLE COUNTY PROPERTY APPRAISER

NEW FLORIDA HOMEOWNER

Welcome to Homeownership in Florida!

As a new homeowner, it is important to be fully informed about Florida's property tax laws and how they apply to your property.

FLORIDA'S PROPERTY TAX SYSTEM

Our office is required by Florida law to assess all real property in Seminole County as of January 1 each year. Each August, we mail every property owner a Notice of Proposed Property Taxes showing the property's valuation determined by our office, the proposed millage (tax) rates from the taxing authorities, and the estimated taxes due.

The Tax Collector's office mails tax bills out by November 1st and taxes become due by March 31st.

PROPERTY VALUES

Every parcel of real property has a(n):

- ✓ just value (market value)
- ✓ assessed value (just value minus any assessment limitations)
- ✓ taxable value (assessed value minus exemptions/the value used to calculate the taxes due)

HOMESTEAD EXEMPTION

The homestead exemption can result in exempting up to \$50,000 of your home's assessed value from tax liability, saving up to \$800 annually on property taxes. The home must be the owner's primary residence and the deadline to apply is March 1st. The quickest way to apply is online at scpafl.org.

 **(407) 665-7506**

**1101 E. 1st Street
Sandford, FL 32771**

SCPAFL.ORG



CERTIFICATE OF EXCELLENCE IN
ASSESSMENT ADMINISTRATION

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SAVE OUR HOMES (SOH) BENEFIT

After the first year a home receives the homestead exemption, its assessed value for each following year cannot increase more than the Consumer Price Index (CPI) or 3 percent, whichever is less. The accumulated difference between the just value and the assessed value is considered the SOH benefit or SOH assessment limitation.

NEW OWNER TAXES vs. PRIOR OWNER TAXES

When a property changes ownership, Florida law requires our office to remove any exemptions and assessment limitations from the property and reassess it so the assessed value equals the just value. This can result in substantial increases in future tax bills. Utilizing our online tax estimator is recommended.

IMPORTANT DATES

JANUARY 1

Date of assessment
Annual mailing of exemption receipts

MARCH 1

Deadline to file for an exemption you may qualify for

MID-AUGUST

TRIM Notices are mailed

SEPTEMBER

Deadline to file petition with the Value Adjustment Board (check TRIM notice for exact date)

NOVEMBER

Tax bills are mailed by the Tax Collector

ONLINE TOOLS

Visit scpafl.org or scan the QR code below to:

- ✓ File for homestead exemption
- ✓ Utilize the online tax estimator
- ✓ Learn more about other exemptions
- ✓ Look up property information
- ✓ Change your mailing address



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