



## A FEW WORDS FROM KEN

### Dear Property Owner:

As your Lee County Property Appraiser, it is my duty to ensure this office produces a fair and equitable tax roll each year in compliance with Florida Statutes. A requirement of this process is to provide you with an annual Notice of Proposed Property Taxes, referred to as a TRIM (Truth in Millage) Notice. The accompanying notice reflects your property's valuation as of January 1, 2017, and your proposed ad valorem taxes for 2017.

My staff and I are at your service to answer any questions you have concerning your annual notice, the supplemental information provided, and to address any other questions you have about the Property Appraiser's office. Feel free to contact us, our door is open.

Best Regards,

Kenneth M. Wilkinson, CFA  
Lee County Property Appraiser

## TAXPAYER SERVICES



[www.leepa.org](http://www.leepa.org)

Visit our website to learn more about the services provided by our office. Our website offers many valuable features, benefits and user friendly services. By simply creating an account and logging on you have the ability to:

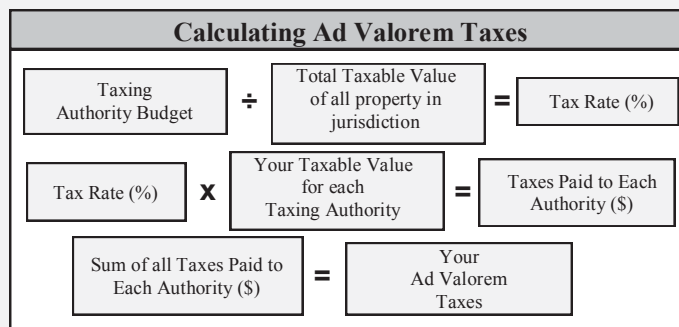
- Change your mailing address
- Apply for property tax exemptions
- Upload photos of your property
- File a tangible personal property tax return
- Complete a sales verifier, commercial income and expense questionnaire, or reaffirmation of exemption
- Download and save a copy of your TRIM Notice

Our website also offers many great mapping and reporting tools and a wide range of information available at no cost.

Our mission is to provide prompt, professional, courteous service and be attentive to our customers' needs, whether that be in person, on the phone or electronically. Our goal is that every person who does business with our office says, "Wow, what a great experience!"

## AD VALOREM TAXATION

An ad valorem tax is a tax that is based on the value of a property. Taxing authorities determine the tax rate, or millage, you pay based on money needed to fund their budgets. Below is a diagram that illustrates the basic tax calculation. Should you have a question regarding the tax rate or amount of taxes you are paying, please contact the appropriate authority listed on the front page of your notice.



## PROPERTY EXEMPTION & ASSESSMENT LIMITATIONS

Every person who owns real property in Florida on January 1, and makes the property his or her permanent residence, is eligible to receive a homestead exemption up to 50,000. The first 25,000 applies to all property taxes, including school district taxes. The additional 25,000, applies to the assessed value between 50,000 and 75,000 and only applies to non-school taxes.

**Homestead Exemption** up to **50,000**  
**Senior's Homestead Exemption** up to **250,000**

**2017 "Save Our Homes" Cap Assessment Limitation for Homestead Properties** **2.1%**

Based on the Consumer Price Index (CPI) - Assessed values for most homestead exempt properties may not increase more than 3% or the current CPI whichever is less.

**Non-Homestead Property Assessment Limitation** **10%**  
 Assessed values for most non-homestead or non-special use properties may not increase more than 10%.

**Tangible Personal Property Exemption** up to **25,000**  
 The TPP exemption is granted with a timely filing of a DR-405 tax return.

### What Is Recapture?

In instances where a property's market value exceeds the assessed value, property appraisers must increase the assessed value by the current CPI or 3%, whichever is less, until market value and assessed value are equal.

Recapture for Homestead Properties **2.1%**  
 Recapture for Non-Homestead Properties **10%**

## CONTACT INFORMATION

### Lee County Property Appraiser

#### Physical Address

2480 Thompson St., 4th Floor  
Fort Myers, FL 33901

#### Mailing Address

P.O. Box 1546  
Fort Myers, FL 33902

#### Office Hours

Monday - Friday  
8:30am to 5:00pm

#### Directions

Downtown Fort Myers  
Corner of Dr. Martin Luther King  
Jr. Blvd. & Fowler St.

#### Real Property

Phone (239) 533-6100

Fax (239) 533-6091

Email [trim@leepa.org](mailto:trim@leepa.org)

#### Tangible Personal Property

Phone (239) 533-6140

Fax (239) 533-6289

Email [tpp@leepa.org](mailto:tpp@leepa.org)

#### Exemptions

Phone (239) 533-6100

Fax (239) 533-6038

Email [exemptions@leepa.org](mailto:exemptions@leepa.org)

Website [www.leepa.org](http://www.leepa.org)

### Municipalities and Other Government Agencies

City of Bonita Springs (239) 949-6262 [www.cityofbonitasprings.org](http://www.cityofbonitasprings.org)

City of Cape Coral (239) 574-0401 [www.capecoral.net](http://www.capecoral.net)

City of Fort Myers (239) 321-7000 [www.cityftmyers.com](http://www.cityftmyers.com)

City of Sanibel (239) 472-3700 [www.mysanibel.com](http://www.mysanibel.com)

Town of Fort Myers Beach (239) 765-0202 [www.fortmyersbeachfl.gov](http://www.fortmyersbeachfl.gov)

Village of Estero (239) 221-5035 [www.estero-fl.gov](http://www.estero-fl.gov)

County Government (239) 533-2111 [www.leegov.com](http://www.leegov.com)

Clerk of Courts (239) 533-5000 [www.leeclerk.org](http://www.leeclerk.org)

Tax Collector (239) 533-6000 [www.leetc.com](http://www.leetc.com)

Lee County Taxing Authorities  
P.O. Box 1270  
Fort Myers, Florida 33902-1270

## NOTICE OF PROPOSED 2017 REAL ESTATE PROPERTY TAXES

**DO NOT PAY  
THIS IS NOT A BILL**

## ASSESSMENT APPEALS INFORMATION

You, the property owner, are the single best source of information as it relates to your property. If you have questions about the valuation, exemptions, classification or characteristics of your property, we encourage you to contact our office to discuss your concerns.

If you disagree with the current market value of your property or believe you qualified for an exemption or property classification not reflected on your TRIM Notice, you may:

- Request an informal conference with our office.
- File a petition with the Value Adjustment Board.
- File a lawsuit in circuit court.

#### Set up an Informal Conference

An informal conference with the property appraiser's office, while not required, is encouraged as a first step in addressing your concerns. By having an informal conference, you may be able to settle the issue without going to a hearing or going to court.

At this informal conference, you may:

- Provide documentation that may support a change to the assessment or eligibility for an exemption or property classification.
- Request facts that support the current assessment of the property and/or denial of an application for an exemption or property classification.

Please be aware that an informal conference does not extend your deadline to file a petition with the Value Adjustment Board.

**To set up an informal conference please call the Lee County Property Appraiser's office at (239) 533-6100.**

#### Petition the Value Adjustment Board

For information on filing a petition with the Value Adjustment Board please visit the Lee County Clerk of Court's website at [www.leeclerk.org](http://www.leeclerk.org).