

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, 2019, and your proposed ad valorem taxes for 2019.

In other important news, Governor DeSantis signed the Property Owner Bill of Rights into law requiring each property appraiser to post that information on their websites effective July 1, 2019. Please take a moment to visit our website for more information.

As always, my staff and I are at your service to answer any questions you may have concerning your annual notice, the supplemental information provided, and to address any other questions you have about our office. Feel free to contact us, our door is open.

Best Regards,

Kenneth M. Wilkinson, CFA
Lee County Property Appraiser

TAXPAYER INFORMATION

Website Services - www.leepa.org

On our website you can:

- View, save or print a copy of your TRIM Notice
- View the Property Owner Bill of Rights
- Change your mailing address
- Apply for property tax exemptions
- Reaffirm institutional exemptions
- File a tangible personal property tax return
- Complete a sales verifier or commercial income and expense questionnaire
- Review property details including exemptions, sales, maps and photos



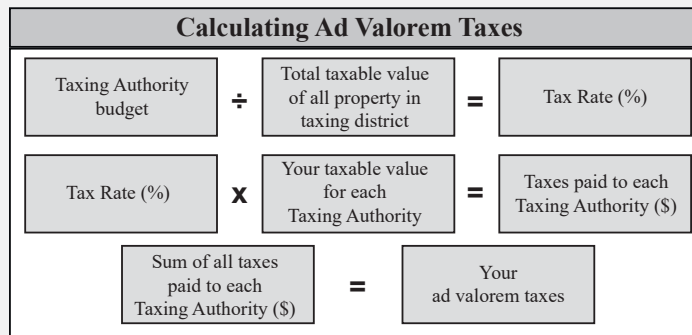
Personal Exemptions Available

Visit our website or contact our office for more information regarding:

- Homestead
- Homestead on contiguous parcels
- Additional homestead for persons 65 and older (income limits apply)
- Additional homestead for deployed servicemembers
- Widows/widowers
- Blind persons
- Disabled persons
- Disabled veterans and surviving spouses
- Disabled first responders and surviving spouses

AD VALOREM TAXATION

An ad valorem tax 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 taxing authority listed on the front page of your notice.



PROPERTY EXEMPTIONS & ASSESSMENT LIMITATIONS

Every person who owns real property in Florida on January 1, and makes the property his or her permanent residence, may be 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 (65+) Homestead Exemption up to **\$250,000**
Subject to prior year adjusted gross household income limitation. **\$30,174**

Homestead Property Assessment Limitation **1.9%**
"Save Our Homes"

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. Additions and new construction are not subject to the limitation.

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

Recapture

If market value exceeds assessed value, property appraisers must increase the assessed value by the recapture rate until market and assessed values are equal.

Recapture rate for homestead properties **1.9%**
Recapture rate for non-homestead properties **10%**

Tangible Personal Property Exemption up to **\$25,000**
Granted with a timely filing of a DR-405 tax return.

CONTACT INFORMATION

Lee County Property Appraiser

Physical Address

2480 Thompson St, 4th Floor
Fort Myers FL 33901

Mailing Address

PO Box 1546
Fort Myers FL 33902-1546

Office Hours

Monday - Friday
8:30 a.m. to 5:00 p.m.

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

Tangible Personal Property

Phone (239) 533-6140
Fax (239) 533-6289
Email tpp@leepa.org

Exemptions

Phone (239) 533-6100
Fax (239) 533-6038
Email exemptions@leepa.org

Website www.leepa.org

Municipalities and Government Offices

City of Bonita Springs	(239) 949-6262	www.cityofbonitasprings.org
City of Cape Coral	(239) 574-0401	www.capecoral.net
City of Fort Myers	(239) 321-7000	www.cityftmyers.com
City of Sanibel	(239) 472-3700	www.mysanibel.com
Town of Fort Myers Beach	(239) 765-0202	www.fortmyersbeachfl.gov
Village of Estero	(239) 221-5035	www.estero-fl.gov
County Government	(239) 533-2111	www.leegov.com
Clerk of Courts	(239) 533-5000	www.leeclerk.org
Tax Collector	(239) 533-6000	www.leetc.com

NOTICE OF PROPOSED 2019 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.

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.