

CONTACT INFORMATION

Here at the Lee County Property Appraiser's Office we strive to serve all taxpayers in a way that best suits their needs.

If you have access to the internet, please visit our website at www.leeepa.org. There you will find several methods to get in touch with us including "on-line chatting" and setting appointments for telephone call-backs or office visits. If you need to apply for an exemption, you can do that on-line as well.

If you are unable to visit our website or would prefer to talk with one of our representatives, please call us at (888) 721-0510 and select the appropriate option. You will be connected with the next available customer service representative. If all of our representatives are already on the telephone with other taxpayers, you will be prompted to leave a message. If you leave a message, our goal is to return your telephone call the same day.

If you choose to visit our office in-person, please be prepared for extended wait times as we receive quite a few visitors this time of year. Your wait may include standing and/or sitting in the office or we may ask you to return to your vehicle until you are called. We appreciate your patience and understanding.

Lee County Property Appraiser

Physical Address 2480 Thompson St, 4th Floor, Fort Myers FL

Mailing Address PO Box 1546, Fort Myers FL 33902-1546

Office Hours

Mon - Fri 8:30 a.m. to 5:00 p.m.

Website www.leeepa.org

Exemptions

Phone (888) 721-0510

Fax (239) 533-6038

Email exemptions@leeepa.org

Real Property

Phone (888) 721-0510

Fax (239) 533-6091

Email trim@leeepa.org

Tangible Personal Property

Phone (239) 533-6140

Fax (239) 533-6289

Email tpp@leeepa.org

Clerk of Courts

(239) 533-5000

www.leeclerk.org

Tax Collector

(239) 533-6000

www.leetc.com

NOTICE OF PROPOSED 2021 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 (888) 721-0510.

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.

A FEW WORDS FROM MATT



Dear Property Owner:

As your Lee County Property Appraiser, it is my duty to produce a fair and equitable tax roll each year in compliance with Florida law and Constitution.

One requirement of this process is to provide each property owner with an annual Notice of Proposed Property Taxes, known as a TRIM (Truth in Millage) Notice. The attached notice reflects the valuation of your property as of January 1, 2021 and the proposed ad valorem taxes for the 2021 tax year.

As Florida taxpayers, you benefit from a Property Owner Bill of Rights, as well as numerous potential exemptions and classifications. I encourage you to visit our website, www.leepa.org, and explore the rights and opportunities that accompany your property ownership in Lee County.

Our office is here to serve you. Please do not hesitate to contact us with any questions you may have about either this TRIM Notice or any other property related questions. Our door is always open.

Best Regards,

Matthew H. Caldwell
Lee County Property Appraiser

TAXPAYER INFORMATION

Website Services - www.leepa.org

On our website you can:

- View, save or print your TRIM Notice
- View the Property Owner Bill of Rights
- Change your mailing address
- Apply for property tax 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
- Chat with a customer service representative
- Set an appointment for a call-back or office visit



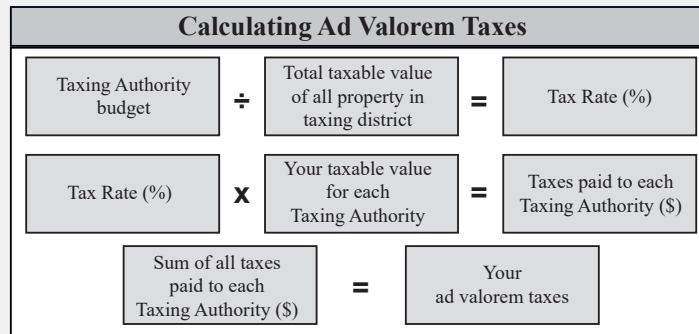
Personal Exemptions Available

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 EXEMPTION & 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 Homestead Exemption **up to 250,000**
Subject to prior year adjusted gross household income limitation **31,100**

Homestead Property Assessment Limitation **1.4%**
"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 **1.4%**
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.