

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 the Florida Constitution and applicable laws.

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, 2026 and the proposed ad valorem taxes for the 2026 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

PROPERTY OWNER RESOURCES

Website Services - www.leepa.org

On our website you can:

- [View, save or print your TRIM Notice](#)
- [Apply for property tax exemptions](#)
- [Update exemption information by entering your personalized code](#)
- [Change your mailing address](#)
- [Review property details including exemptions, sales, maps and photos](#)
- [Chat with a customer service representative](#)
- [File a tangible personal property tax return](#)
- [Complete a sales verifier or commercial questionnaire](#)
- [Update or report calamity damage](#)
- [View the Property Owner Bill of Rights](#)

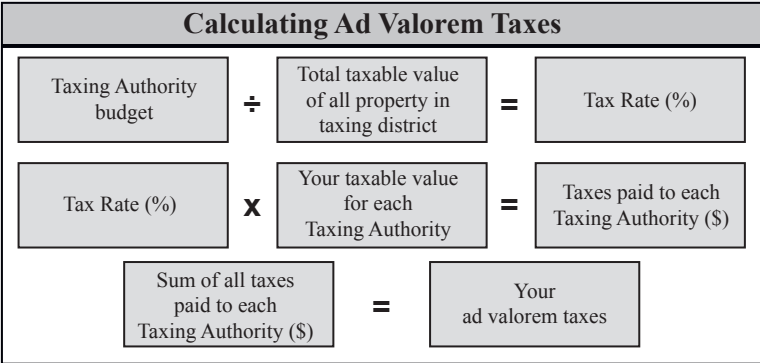
Exemptions Available

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 a tax based on the value of property. Taxing authorities are agencies that levy a millage (tax rate) for government or other public services. The taxing authorities use the value of property to determine the tax rate (millage) you pay based on money needed to fund their budgets. The diagram on the right illustrates the basic ad valorem tax calculation that produces the amount of taxes you pay each year. If you have questions regarding tax rates or the 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. The first \$25,000 exemption applies to all property taxes, including school district taxes. The additional exemption of \$25,000 plus an annual positive inflation adjustment based upon the [Consumer Price Index \(CPI\)](#) applies to assessed value over \$50,000 and only to non-school taxes. For 2026, the amount of that exemption is \$26,411.

Homestead Property Assessment Limitation 2.7%
“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.

Senior’s Homestead Exemption up to \$250,000
Subject to prior year adjusted gross household income limitation: \$38,686

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: 2.7%
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.

IMPORTANT INFORMATION – HELP US HELP YOU

If you find that the information on your Notice of Proposed Property Taxes (TRIM) is correct and there are no changes to report, please take a moment to [enter your personalized code](#) on our website, www.leepa.org, and verify or update your contact information. If you feel that we did not accurately reflect your value and/or exemptions, after you verify or update your contact information, you can provide information about your property and request that we contact you to discuss your concerns.

For property damaged in recent years' hurricanes or by other calamity, we still need your assistance to be sure your property's valuation and exemptions reflect the appropriate status as of January 1, 2026. The enclosed TRIM Notice reflects our efforts to account for the impact on your property. Please take a moment to [enter your personalized code](#) on our website and update your damage and exemption information. Thank you for your cooperation in ensuring your property record is accurate and up to date.

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 or use your [personalized code](#).

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](#).

NOTICE OF PROPOSED 2026 REAL ESTATE PROPERTY TAXES

DO NOT PAY
THIS IS NOT A BILL

CONTACT INFORMATION

Here at the Lee County Property Appraiser’s office we strive to serve all property owners in a way that best suits their needs.

If you have access to the internet, please visit our website at [www.leepa.org](#). There you will find several methods to get in touch with us including: using your personalized code found on your TRIM Notice, ["on-line chatting"](#), and [setting appointments for telephone call-backs or office visits](#).

If you are unable to visit our website or would prefer to talk with one of our representatives, please call us at (239) 533-6100 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 within 3 business days.

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. We appreciate your patience and understanding.

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
Mon - Fri 8:30 AM to 5:00 PM

Real Property
Phone (239) 533-6100
Fax (239) 533-6091
Email trim@leepa.org

Website [www.leepa.org](#)

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

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

Clerk of Court (239) 533-5000 [www.leeclerk.org](#)
Tax Collector (239) 533-6000 [www.leetc.com](#)

PROPERTY RECORD UPDATE

IMPORTANT INFORMATION ENCLOSED -- SEE REVERSE SIDE