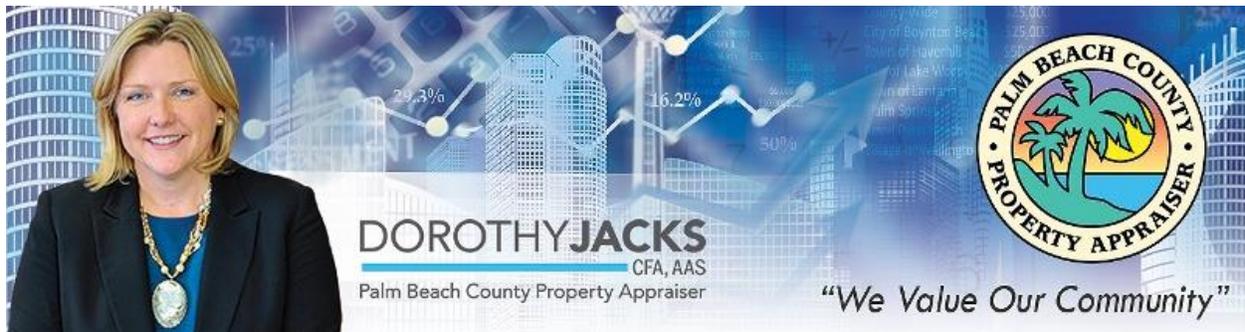


Palm Beach County Property Appraiser's Office Homeowner Association Newsletter – July 2017



Dear Taxpayers:

The month of July is a significant benchmark in the tax roll process, as my office submits the 2017 preliminary tax roll to Florida's Department of Revenue (DOR) and the taxing authorities. Palm Beach County-wide property values have increased **7.34%** from 2016 to 2017. These values are subject to change.

Highlights include:

- Total Market value: **\$251,910,372,483 billion**
- Total Taxable value: **\$176,846,761,549 billion**
- Total Parcel Count: **636,514**
- Total Homestead Exemptions: **332,448**
- Total Tangible Personal Property Accounts: **59,579**

The healthy nature of the increase is partially due to new construction growth in residential high-end condominium properties and commercial and industrial development.

The preliminary tax roll is a systematic listing of information pertaining to the just valuation of all real property within Palm Beach County, for purposes of ad valorem taxation.

These values are based upon market conditions as of January 1, 2017 and provide taxing authorities with a crucial element for the process of developing their budgets.

Once the tax roll receives approval from the DOR (usually in late July), we will prepare the "Truth In Millage" (TRIM) Notices for Palm Beach County residents, which are mailed in mid-August.

It is important to understand what a millage rate is and how it works. Dino Maniotis, our Tax Roll Coordinator provides an explanation in this issue.

I hope you find this information useful and as always, my office will keep you informed of the tax roll process as we continue through the summer months.

Respectfully,

Dorothy Jacks, CFA, AAS
Palm Beach County Property Appraiser



The Millage Rate



Dino Maniotis serves as Tax Roll Coordinator and has been with the Palm Beach County Property Appraiser's Office for more than 25 years. He manages the preparation of the annual *ad valorem* and *non-ad valorem* tax roll and coordinates with the cities and other taxing districts.

What is a millage rate?

Maniotis: By definition, it is a tax rate on property or an *ad valorem* (of value) tax, expressed in mills per dollar of value of the property. One mil equals \$1 for every \$1,000 of taxable property value. For example, if your millage rate is 20.49, then you are paying \$20.49 in taxes for every \$1,000 of taxable property value.

How do you apply a millage rate?

Maniotis: If you know your home's taxable property value and the total millage rate for the home, you can calculate the annual property taxes due on that home. The equation is as follows: your property's taxable value multiplied by the total millage rate (for all your taxing districts) = your *ad valorem* tax bill. For example, \$100,000 taxable value x 2.00 millage rate = \$2,000 in *ad valorem* taxes.

Explain how taxing authorities set millage rates.

Maniotis: Taxing authorities decide how much revenue is necessary to provide services and run their jurisdictions. They divide that needed revenue by the Property Appraiser's Taxable Value for their jurisdiction, to determine the millage rate necessary to generate those tax dollars.

According to the Florida DOR, more than 640 local governments levy a property tax. These include cities, counties, school boards, and special districts. Each year, locally elected officials in each jurisdiction set a millage rate for the upcoming fiscal year, which usually begins on October 1. Millage rates are uniform across all property types.

The DOR ensures that local government millage rates do not exceed state-mandated caps. In addition, the DOR confirms that local governments in cooperation with the Property Appraiser, send notices and advertise public hearings to adopt millage rates and annual budgets. These notices are known as the "Truth In Millage" (TRIM) Notices, which our office sends out in mid-

August (Further explanation of the TRIM Notice will be in next month's newsletter). The TRIM notice includes the dates and times for public hearings where millage rates are finalized. Those hearings provide property owners the opportunity to voice their concern about millage rates and taxes.

The Property Appraiser's Office does not set tax rates, however, we are happy to provide you with charts that show millage rates approved by local taxing authorities, click [here](#). These charts are updated regularly.

Florida First Responder Exemption

The Palm Beach County Property Appraiser's Office will be taking applications for the additional exemption for totally and permanently disabled Florida first responders, effective for tax year 2017 between July 1 and August 1, 2017. Late applications will be accepted through September 15, 2017. After September 15, the First Responder may file a \$15 non-refundable Late File Petition up to January 2, 2018.



The exemption was approved by Florida voters in the November 2016 general election and was finalized by the Florida Legislature and Governor this spring. It provides ad valorem tax relief equal to the total amount of ad valorem taxes owed on a homestead property of a Florida first responder who is totally and permanently disabled as a result of an injury or injuries sustained in the line of duty. First responder, means a law enforcement officer, a correctional officer, a firefighter, an emergency medical technician, or a paramedic.

There are a number of criteria required to qualify for this exemption, foremost, the first responder must have been employed by a Florida Agency when he or she was injured.

For a complete list of qualifications for this exemption and other necessary forms [click here](#). All applicants must bring required documentation and visit (in person) one of our Service Centers located throughout Palm Beach County to apply.

For any questions, please feel free to contact our office at 561.355.2866.

Status of Applications for a Tax Exemption, Classifications and Portability

If you submitted an application for a Tax Exemption, Agricultural Classification or Portability for Palm Beach County, prior to March 1 of this year, our office notifies you if your application was not approved, by mail. Notifications were sent out on June 30, 2017. For Tax Exemptions and AG Classification denials, you'll have 30 days after the notice was mailed, to appeal with the Value Adjustment Board (VAB). Portability denial notices, you have until September 15, 2017 to file an appeal. Please call the VAB at 561.355.6289, for more information about the process.



Community Outreach Presentations

Does your homeowner, condo association, community organization, or business have inquiries about exemptions, property valuations or other property issues? Our staff is available for presentations at your next meeting or can host an expo table with handouts and answer questions. For more details, call **Mike Pratt**, Director of Education Services and Community Outreach at 561.355.4021 or **Angie Mitchell**, Executive Assistant in Administration at 561.355.2860.