Dear Sarasota County Property Owner:

Your 2020 Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments (also known as the TRIM Notice) is enclosed. Please examine it carefully. This official notice includes:

- Market value for your property as of January 1, 2020
- Tax rates and taxes proposed by your local taxing authorities
- Dates and times for public hearings held by taxing authorities to adopt their tax rates and budgets

This year has been, and continues to be, unprecedented for our community. As we navigate through the COVID-19 crisis, it is too early to tell what impact this will have on property values moving forward. Florida law requires our office to value property based on real estate market information as of January 1 each year. This means that for this year’s property assessments, our appraisers must analyze data, market trends and other factors that occurred in 2019. Any potential impacts due to market conditions caused by the crisis will be reflected in the 2021 property values. These will be mailed to you in August 2021.

As always, my staff and I are available to answer any questions you may have related to the valuation of your property. For questions about taxes or proposed ad valorem and non-ad valorem fees, please contact the various taxing authorities directly.

Sincerely,

Bill Furst, CFA

Sarasota County Property Appraiser
2001 Adams Lane
Sarasota, Florida 34237
Ph: (941) 861-8200
Fax: (941) 861-8260
www.sc-pa.com

**Frequently Asked Questions**

How do I remove and/or change a name from property ownership information? Most commonly, property owners can remove and/or change names by recording the necessary document with the Sarasota Clerk of Circuit Court and Comptroller. Property owners should consult with a professional such as an attorney or a title company on their specific scenario.

Who do I talk to about my taxes? The property appraiser’s office assesses the value of real and tangible personal property in Sarasota County. This office does not set millage (tax) rates. The individual Taxing Authorities listed on your TRIM Notice set the rates. Contact information for the Taxing Authorities is listed on the back of the TRIM Notice.

What is a Homestead Exemption? It is an ad valorem tax benefit that every Florida resident who owns and resides on real property on January 1 and makes that property their permanent residence may be eligible to receive. More information about requirements and the application process is available on our website at www.sc-pa.com.

What is Homestead Exemption Fraud? This occurs when the property owner(s) receiving the homestead exemption does not promptly notify the property appraiser that they have ceased to use the property as their homestead; or, when the status of the owner(s) or use of the property changes and the exempt status is not reflected on the TRIM Notice.

How will I know if my property value was impacted by COVID-19? Any impact would be reflected in next year’s TRIM Notice which will be mailed to property owners in August of 2021.

How does your office monitor the market? Our appraisers utilize multiple methods to determine values during the assessment process. This includes analyzing record real estate transactions, reviewing multiple publications and services related to appraisal and market trends and talking to market participants. For more information on the appraisal process, visit www.sc-pa.com.

**Non-Ad Valorem Levy Authorities**

Non-ad valorem assessments are placed on the Notice of Proposed Taxes and Proposed or Adopted Non-Ad Valorem Assessments (TRIM Notice) at the request of the respective local governing boards. Not all non-ad valorem levy authorities choose to participate in the TRIM Notice. Non-ad valorem assessments will appear on your property tax bill in November. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have a right to appear at the public hearings and to file written objections with the local governing board within 20 days of the publication of the Notice. For questions and information on non-ad valorem assessments, please contact the individual levying authorities listed on the back of your TRIM Notice. Additional contact information can also be found on our website at www.sc-pa.com.

**Sarasota County**

Districts: Fire District, Beach Restoration, Lighting/Public Improvement, Solid Waste Service, Stormwater Environmental Utility, Navigable Waterways, Water/Sewer

PUBLIC HEARING: September 14, 2020 at 5:30 pm at 1660 Ringling Blvd, Sarasota, Florida 34236

**Contact Information**

**Property Value Questions?**

Call Us
(941) 861-8200

Email Us
PA@sc-pa.com

Visit Us Online
www.sc-pa.com

**Appointments Encouraged**

To speak with an appraiser or exemptions specialist, we encourage you to call our office. You can also schedule a virtual meeting or in-person appointment.

**Tax Rate Questions?**

If you have a question about your tax rates, refer to the TRIM Notice for contact and public hearing information.

**Tax Bill Questions?**

If you have a question about your tax payment call the Tax Collector’s office at (941) 861-8300.
**Notice of Proposed Property Taxes (TRIM) Guide**

**Questions or Concerns relating to the Value of your Property?**

**STEP 1 – Informal Conference**
We encourage you to speak with our staff to discuss questions you may have regarding your property assessment. Please provide supporting documentation such as sales comparison data or property damage reports. An informal conference is highly recommended but not required. Call (941) 861-8200 to set up an appointment.

**STEP 2 - Paperless Online Filing**
You may file a petition with the Value Adjustment Board (VAB) online at www.SarasotaClerk.com within 25 days after the mailing of the Notice of Proposed Property Taxes (TRIM Notice). All petitions must include the applicable filing fee. Additional information regarding electronic filing is available at www.SarasotaClerk.com.

**STEP 3 – Civil Action Suit**
If you do not file an appeal with the VAB, you may file suit in circuit court no later than 60 days after the tax roll is certified for the collection of taxes (this typically occurs during the first week of October). Or, if you filed an appeal with the VAB and you do not agree with their decision, you may file a lawsuit in circuit court within 60 days after the VAB renders a decision on your case. You should consult a legal professional.

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

**SARASOTA COUNTY TAXING AUTHORITIES**

**DOES NOT APPLY TO PRIOR VALUE CURRENT VALUE**

**AWARENESS**
Our offices are aware of the impacts that the COVID-19 crisis has had on our community and respect that many of our citizens have concerns about the value of their property tax obligation during this challenging period.

**ACTION**
Under Florida law, county property appraisers must value every property as of an effective date of January 1. Any impacts from COVID-19 would not have an effect on 2020 property values as these are based on 2019 sales data analysis and trends.

**FUTURE**
Our appraisers consistently monitor market transactions and trends. An increase or decrease in sales prices which occur throughout 2020 will impact property values as of our January 1, 2021 valuation.

**HOMESTEAD EXEMPTION**
Homestead exemption can reduce property taxes on your primary residence. We are accepting late-filed 2020 homestead exemption applications until September 11, 2020. Please visit our website to learn more about the Homestead exemption and to see how you can submit your application online.

**DO YOU QUALIFY FOR AN EXEMPTION?**
There are several property tax exemptions and discounts available to property owners who are permanent Florida residents. These benefits may help lower your tax bill. Visit our website at www.sc-pa.com and select “Exemptions” for information on the various tax exemptions and discounts available.

**LEGAL PROFESSIONAL**
You should consult a legal professional. VAB renders a decision on your case.