

Petitions must be filed by the deadline indicated, even if issues are still being reviewed. The Board also hears appeals of exemption and classification denials.

But See Us First

The Property Appraiser and staff are at the public's service and will be glad to assist in all matters pertaining to appraisal and exemptions in Charlotte County. The Property Appraiser's Office is your office. Please feel free at all times to visit and examine our public records.

Mobile Homes

If you hold title to a mobile home and the land on which it is situated, and the mobile home is permanently affixed to the land, you should make application, in person, to the Property Appraiser to purchase an RP (Real Property) decal, since the mobile home will be assessed as part of the realty. "Permanently affixed" is defined by Florida law as being "...tied down and connected to the normal and usual utilities...". Homestead exemption may be allowed if the mobile home meets those requirements, and you qualify for the exemption. Application for homestead exemption must be made between January 1 and March 1.

In the event your mobile home does not qualify for an RP sticker, you are required to purchase a MH (Mobile Home) decal annually from the Tax Collector's office.

Mobile Home Assessed On Tax Roll

Mobile homes without a current license decal properly affixed will be assessed on the tax roll as either real property or tangible personal property. If the owner of the mobile home also owns or holds equitable title to the land on which it is located and the mobile home is permanently affixed to the realty, it will be valued as part of the realty. Otherwise, the mobile home will be placed on the Tangible Personal Property Tax Roll, 193.075, F.S.

How Property Qualifies For Agricultural Classification

Only lands used for bona fide commercial agricultural purposes are eligible to receive an agricultural classification. "Bona fide" agricultural purpose means a good faith commercial agricultural use of the land.

Application must be made between **January 1 and March 1** of the tax year. Agricultural classification cannot be granted to lands not being used for bona fide commercial agricultural purposes.

If the owner of property receiving an agricultural classification applies for and receives a homestead exemption on a portion of that property, the portion receiving the homestead exemption (curtilage) cannot also receive an agricultural classification, 193.155(6) F.S.

Please direct questions concerning agricultural classification to this office at rp@ccappraiser.com or (941) 743-1353.

What is Tangible Personal Property?

Tangible personal property is all goods, chattels, and other articles of value. It includes: machinery, equipment, furniture, fixtures, signs, window air conditioners, supplies, leased, loaned, borrowed, or rented equipment used in a business, mobile home attachments on rented land (carport, screened porch, Florida room, etc.) furniture and appliances owned by the landlord in rental properties.

Who Is Required To File?

Except for owners of mobile home attachments on rented land, every person, firm, corporation, etc. owning any tangible personal property in Charlotte County, used for commercial purposes, is required to file an initial return with the Property Appraiser. A return is not required for mobile home attachments.

\$25,000 Tangible Personal Property Exemption

Amendment 1, approved on January 29, 2008, allows a \$25,000 exemption for tangible personal property. Filing a tangible personal property tax return (DR-405) is considered the application for the \$25,000 exemption.

Accordingly, a return must be filed by April 1 to receive the exemption. A return filed after the April 1 deadline does not qualify for the exemption.

When To File

All tangible personal property returns must be filed between January 1 and April 1, to avoid penalties and to qualify for an exemption up to \$25,000 of value. After the initial timely filed return, no return is required on existing accounts if the value of assets is less than \$25,000.

Electronic filing is now available on our website at: www.ccappraiser.com

Penalties will be imposed for failing to file, an improper or late filing of the return.

1. Failure to file: 25%
2. Filing after due date: 5% per month
3. Unreported property: 15% of tax attributable to omitted property.

Failure to file a return or to otherwise properly submit the property for taxation does not relieve the taxpayer of any requirement to pay all taxes assessed against the property.

Please direct questions concerning tangible personal property to this office at tpp@ccappraiser.com or (941) 743-1476.

HOME OWNER'S GUIDE TO APPRAISALS



Paul L. Polk Charlotte County Property Appraiser

MURDOCK OFFICE

Charlotte County
Administration Building
Third Floor
18500 Murdock Circle
Port Charlotte, FL
33948-1076

Agricultural:
(941) 743-1353

Real Property:
(941) 743-1498
rp@ccappraiser.com

Exemptions:
(941) 743-1593
records@ccappraiser.com

Tangible Personal Property:
(941) 743-1476
tpp@ccappraiser.com

FAX (941) 743-1499

Office Hours:
8:00 a.m. – 5:00 p.m.

PUNTA GORDA OFFICE

South County Annex
410 Taylor St.
Punta Gorda, FL

Office Hours:
8:00 a.m. – 5:00 p.m.

ENGLEWOOD OFFICE

West County Annex
6868 San Casa Drive
Englewood, FL

Toll Free from Englewood
to Murdock Office
(941) 681-3748

Office Hours:
8:00 a.m. – 5:00 p.m.
(Closed 12:00-1:00 p.m.
for lunch)

Prepared by the
Office of the Property Appraiser
Charlotte County, Florida



www.ccappraiser.com

What is Just (Appraised) Value?

Florida law requires that the just value of all property be determined each year. The Supreme Court of Florida has declared “just value” to be legally synonymous to “full cash value” and “fair market value.” Determining the just value of your property is a matter of discovering the most probable price people would pay for it, in the shape it’s in on January 1, Florida’s valuation date. That is the Property Appraiser’s job.

However, it is no small task, nor a simple matter, since just value must be determined for every piece of property in Charlotte County each year. In fact, values must be established for over 212,000 individual tax roll parcels, including thousands of acres of citrus, pasture, and farmland, the buildings and improvements thereon, and thousands of tangible personal property accounts.

In addition to appraising property, over 50,000 homestead exemptions, and an additional 12,000 exemptions, including those granted for religious, charitable, educational, or governmental use, as well as widow’s, widower’s and disability must be administered. The appraiser’s office also determines a property’s entitlement to agricultural classification.

How The Property Appraiser Gets The Job Done

To determine the just value of any property, the Property Appraiser must first know what similar properties are selling for, the cost today to replace any improvements on it, how much it takes to operate and keep them in repair, the income it may earn, and many other facts affecting its value, such as the current rate of interest charged for borrowing money to obtain a similar property, either through purchase or construction. Utilizing those facts, the property’s value can be determined employing one or more of three different methods.

The first is to find properties like yours which have recently sold. However, their selling prices must be analyzed carefully to get the true picture and by law adjusted to reflect typical selling costs, such as commissions, closing costs, etc. One property may have sold for more than it was really worth because the buyer was in a hurry to occupy it and would pay any price to get in. Another may have sold for less than it was actually worth because the owner needed cash right away, so was willing to sell to the first buyer making an offer. Using this approach—*comparing adjusted selling prices of properties similar to yours*—the Property Appraiser must always consider such over or under pricing to arrive at a fair valuation of your property.

The second is based on how much money it would take, at current material and labor cost, to replace your property with one just like it. If an improvement is not new, the amount of depreciation must also be determined.

The final method is used in addition to the other two if you happen to own property which does, or could, provide an income, such as an apartment complex, retail store space, or office building. In that case, the Property Appraiser must consider such facts as revenue, operating expense, insurance, maintenance cost, degree of financial risk incurred by owning the property, and finally, the return most people would expect to receive on that kind of property.

Why Appraised Value Can Change From Year to Year

When market value changes, so does appraised (just) value. For instance, if your property’s market value is increased by adding a swimming pool, appraised value will increase proportionately. Similarly, if your property’s value is decreased by unrepaired fire or storm damage, appraised value will also decrease.

In addition, the entire community’s economy, as well as forces of supply and demand, can affect your property’s appraised value.

The Property Appraiser does not create this value. There is simply a legal responsibility to determine it as it exists and value the property accordingly. Buyers and sellers set value by their transactions in the marketplace.

Please direct questions concerning real property to this office at rp@ccappraiser.com or (941) 743-1498.

Appraised Value And The Tax Rate

The Property Appraiser is neither a Taxing Authority nor the Tax Collector and has nothing to do with the amount of taxes levied or collected. However, as a property owner, you are not only interested in what value the appraiser places on your property, but also how the amount of taxes you pay is determined.

This is how it works:

Let’s say the Property Appraiser has found your home’s value to be \$75,000. You apply for and receive the \$25,000 homestead exemption. The additional \$25,000 homestead exemption applies only to assessed values exceeding \$50,000 and to all tax levies except school district levies. The full \$50,000 is deducted from your assessed value, leaving a taxable value of \$25,000 for the non-school tax levies. The taxable value for the school district portion of your tax bill will be \$50,000. Now let’s suppose the tax rate in your community has been set by the Taxing Authorities (city, county commission, special districts, etc.) at 15 mills and the school district has set their tax rate at 2 mills. (1 mill is equal to \$1.00 in taxes for each \$1,000 of taxable value).

Divide your property’s non-school taxable value \$25,000 by \$1,000 and the answer is 25. Multiply that by the non-school tax rate 15 mills (\$15.00).

$\$15.00 \times 25 = \375.00 . Dividing your property’s school taxable value \$50,000 by \$1,000 equals 50. Multiply that by the school tax rate 2 mills (\$2.00). $\$2.00 \times 50 = \100.00 . The total amount of “ad valorem tax” on your home would be \$475.00.

Your total tax bill may also include non “ad valorem” assessments for services such as garbage collection, road maintenance, and fire protection.

Discounts are allowed for prompt payment. If paid in November 4%, December 3%, January 2%, February 1%.

Differing With The Property Appraiser’s Just Value Appraisal

If your opinion of your property’s value differs from the Property Appraiser’s, by all means please come in and discuss the matter with us. If you have evidence that our appraisal is more than the actual fair market value of your property on the preceding January 1 appraisal date, we will welcome the opportunity to review all pertinent facts.

After speaking with us, if you still find a significant difference between our appraisal and what you feel your property’s market value is, you may request a hearing before the Value Adjustment Board. A petition must be filed with the Clerk of the Circuit Court, acting as Clerk of the Value Adjustment Board, during the appropriate filing period, usually late August – early September. *Petitions may be obtained at the Property Appraiser’s office or www.ccappraiser.com or file on-line at the Clerk of the Circuit Court’s website.*

The Value Adjustment Board’s function is to hear evidence concerning whether or not properties called to their attention are appraised at more or less than their just value on the previous January 1.