

THE ROLE OF THE PROPERTY APPRAISER IN FLORIDA:

- Discover all real and tangible personal property;
- Identify all real property and personal property;
- Associate an owner or fiduciary with each property;
- Locate and determine the situs of the property;
- Classify property according to its use;
- Process applications for tax exemption or classification;
- Determine a just, assessed, and taxable value for all real property and personal property;
- Inform taxing authorities of taxable values;
- Notify property owners/taxpayers of the value determination and proposed property taxes via first class mail;
- Extend the tax roll to the Tax Collector for the collection of taxes;
- Do all the above in accordance with Florida law (Constitution, Statute, Administrative Code, and case law).

This means that a property appraiser must also maintain or track:

- Ownership changes;
- Maintain maps of parcel boundaries and associated legal descriptions;
- Keep an up-to-date property record detail of land size, building size, structural components, and a detail of other improvements;
- Property characteristics of zoning variations and ordinances, taxing districts, non-ad valorem districts, redevelopment district if any, future land use, and availability of utilities;
- Analyze trends in construction costs, rents and leases;
- Review and analyze real estate sales;

- Rates of return and investment in regulated utilities ;
- Value of equipment in non-regulated utilities
- Stay up-to-date on constitutional law, statutory law, administrative law, case law.

Why is property appraised or assessed?

Property is assessed to provide the funding for local government, school boards, and quazi-government districts. Ad valorem taxes provide a more stable means of providing funding than sales or use taxes.

Why is the property appraiser's office separate and apart from other parts of county government?

The simple answer is because the position is created by Article VIII Section 1 (d) of the Florida Constitution.

Behind this answer is the fact it makes good government through the separation of powers. Since the property tax system in Florida is based mainly on value with equalization existing only for school funding, it is important that the value upon which property taxes are based be determined by an entity that is not influenced by those that impose the taxes. The value needs to be based on market influences, not on budgetary needs.

The Property Appraiser has no budget oversight outside that of his individual office. The property appraiser has nothing to do with tax rates. The property appraiser has nothing to do with assessments for the retiring of local debt, such as that for non-ad valorem assessments.

When is Property Appraised?

Our appraisers, data collectors, and technicians work year round; however, the appraised value and classification is determined based on the condition or status of the property as of January 1 of the current year. That applies to every parcel of real property and every taxable item of tangible personal property.

How is Property Appraised?

Along with the individual property characteristics an analysis is made of interactions occurring in the market – whether it be the interaction of buyers and sellers of similar property, construction costs, or recently negotiated rents or leases. The Statute that most directly regulates what constitutes a proper assessment is Florida Statute 193.011.

How are appraised values used?

In actuality there are number of values generated by the property appraiser's office, culminating in the taxable value to which a millage rate is applied to determine property taxes.

The values that are generated by the appraiser's office are just value, assessed value non-school, assessed value school, taxable value non-school, and taxable value school.

Just Value = price a property would sale for on the one market less reasonable cost of sale. (This is often called market value. Florida courts have repeatedly said that market and just values are synonymous; however, the legislature have tried to legislate a difference.)

Assessed Value non-school = limited by last year's assessed value and this year's just value in cases where the market value is less than assessed value. This value can increase even if market values are decreasing.

Assessed Value School = limited for homesteaded property not limited for non-homesteaded property.

Taxable value non-school = assessed value non-school – exemption up to \$50,000 homestead exemption.

Taxable value school = assessed value school – exemption up to \$25,000 homestead exemption.

The Florida Constitution was amended, effective January 1, 1995, to limit any annual increase in the assessed value of residential property with a homestead exemption to 3 percent or the Consumer Price Index (CPI), whichever is lower. This limitation does not include any change, addition or improvement to a homestead (excluding normal maintenance or substantially equivalent replacement). During subsequent years, any improvements will fall under the Constitutional limitation.

The Florida Constitution was amended effective January 1, 2008 to limit annual increase for non-homesteaded property to 10 percent, unless the property is substantially changed or improved or ownership or control changes.

These two amendments as far as Pasco County is concerned effectly limit the largest increase in assessed value possible to 6.1 percent (provided that the CPI equals or exceeds 3 percent).

75%	X	75%	=	56 %	1.7 percent
of property in Pasco County is residential 44%		of all residential property is homesteaded		Of all property is limited to a 3 % increase*	Maximum increase for homestead property 4.4percent
Of all property is limited to a 10 percent increase					Maximum increase for non-homestead property
Limitation without new construction					6.1

*CPI for 2015 is 0.8 percent

What is the budgetary process for property the appraiser's office?

Submit a budget to the Department of Revenue by June 1st for approval. The Final Budget is approved by the Florida Department of Revenue by August 15. Once the Property Appraiser's budget is approved by the Department, the County has the right to appeal; but once the budget goes through the Department of Revenue the County must fund the budget. Notice of appeal must be filed with the Administration Commission, with a copy to the Department of Revenue,

no later than 15 days following the final public hearing to finalize the County's budget and adopt millage rates.

See Bd. of County Comm'rs Broward County Fla. v. Parrish, 154 So. 3d 412 and Laws of Florida 2015-87.

The Budget for the Pasco County Property Appraiser's Office is \$4,666,641.

96.64% of the Pasco County Property Appraiser's Budget is through the Board of County Commissioners, 2.03% is through Southwest Florida Water Management District and 1.33 % comes from Pasco County Mosquito Control. In accordance with Florida Statutes 192.091 and 195.087.

How does this compare with other property appraiser's offices?

The Pasco County Property Appraiser's Office has the third lowest budget of Property Appraisers when compared by number of parcels, and fourth lowest when compared by population. Actually the comparison is even more in the Pasco County Property Appraiser's favor when the amount of unspent budgeted monies returned to the county are considered.

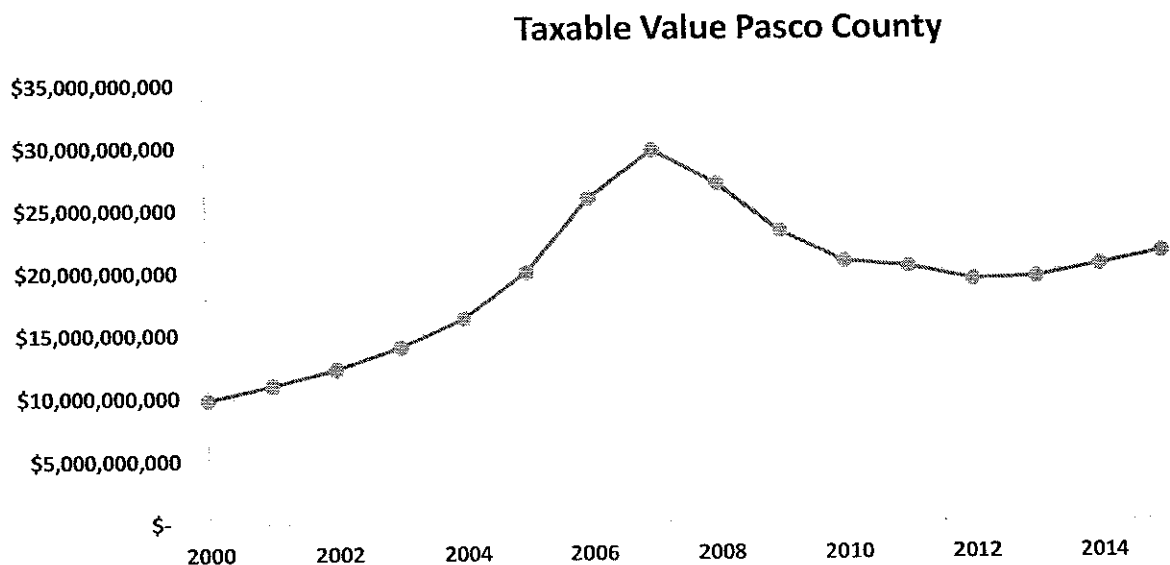
What are the current staffing levels at the Pasco County property Appraiser's Office?

44 full time positions 2 part time

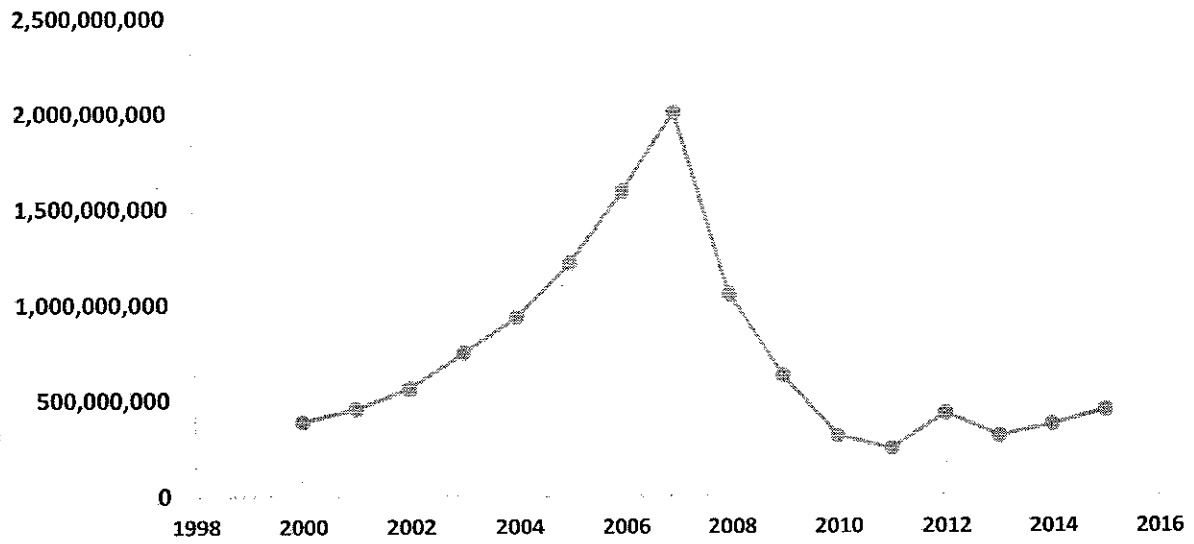
What is the current taxable value for Pasco County?

Non-School \$21,369,674,657

How has this changed over time?



New Construction



New construction for 2015 \$44,3871,763