

**Understanding Your Proposed Property Tax Notice**  
**2008 "TRIM" NOTICE OF PROPOSED TAXES SUPPLEMENT**  
 prepared by Jeff Furst, Property Appraiser



Dear St. Lucie County Property Owner,

Enclosed is your annual TRIM (Truth In Millage) notice. On it are the 2008 proposed market and taxable values of your property as determined by the Property Appraiser as well as the proposed tax (millage) rates and resulting taxes being requested by all taxing authorities whom you pay. **The valuation** of your property is governed by Florida Statutes and administrative rules and must meet stringent state requirements in order to achieve Department of Revenue annual assessment roll approval.

**I have no control over your actual property taxes or millage (tax) rates. Millage rates are established by the taxing authorities (i.e., County Commission, School Board, Cities, Special Districts, etc.)** based on their budgets and spending. As an independent constitutional officer, I am not controlled by any taxing authority and I work directly for you. Consequently, my office does not raise or lower property assessed values simply for the purpose of raising and lowering taxes. Per statute, just or market values for real property are placed in direct response to the marketplace. Tangible personal property values, real property assessed values (i.e., classified use, agricultural or "Save Our Homes") and exemptions are also administered in compliance with the governing body of law. Together, these components comprise the total taxable value for the county.

The TRIM period provides a 25-day window for reviewing your proposed values and tax rates and voicing any concerns you may have in regard to either. If you question the market value of your property (i.e., you do not believe the value listed reflects that of your property), please contact my office prior to the **September 12th** deadline shown on your TRIM notice in order to discuss it with an appraiser. Most questions are resolved during this information exchange. There is an additional appeal process that may be explained to you at that time. Should you choose to file a petition to the Value Adjustment Board, you must also do so by the **September 12th** deadline or forfeit your appeal right for the 2008 tax year.

**The taxing authorities determine the millage (or tax) rates** by dividing the property tax revenue needs for the authority by the total taxable value of its tax base. That rate is then applied to the taxable value of each property within a district to make up the total levy for the taxing authority. As most of you know, the legislature implemented some special rules for the taxing authorities (excluding the School Board) to follow in calculating their millage rates this year. The rates on your TRIM notice were derived through that process. For more details on that process, you may contact the specific taxing authority. Additional 2008 legislative proposals must be voted on by Florida's citizens prior to implementation.

**If you disagree with the proposed budget, spending or millage rates of the taxing authorities, you should let them know.** The taxing authorities are required to hold public meetings for input on their proposed budgets. The dates, times and locations of those meetings are listed on your TRIM notice. For your convenience, contact phone numbers for each taxing authority are enclosed. Please be aware that fees may appear on your tax bill in November that are not shown on this notice. Non-ad valorem special assessments (i.e., Community Development District fees, garbage fees, etc.) have nothing to do with your property's value and, as a result, may not be included in this notice which covers only ad valorem (value-based) taxes.

Also please read the enclosed important information covering Amendment 1.

Thank you for allowing me to serve you as your Property Appraiser.

Sincerely,  
  
 Jeff Furst



**DATES TO NOTE**

**January 1** Effective date of all appraisals for the tax year. Status of property on this date determines the just value. Effective date of residency requirement to qualify for homestead exemption.

**January 1 to March 1** Dates to apply for or renew homestead exemption, agriculture classification, and Senior's exemption with the Property Appraiser's Office.

**Mid August** TRIM Notices are mailed.

**November 1** Tax collector mails bills to property owners.

**January 1 to April 1** Tangible personal property tax return must be completed and returned to the Property Appraiser.



**PROPERTY APPRAISER'S OFFICE**

**Ft. Pierce Office**  
 2300 Virginia Ave., Rm 107  
 Ft. Pierce, FL 34982

**St. Lucie West Office**  
 St. Lucie West Annex Building  
 250 NW Country Club Dr.  
 Port St. Lucie, FL 34986

**Port St. Lucie Office**  
 Walton Road Annex Building  
 1664 SE Walton Rd., Ste #104  
 Port St. Lucie, FL 34952

**Telephone**  
 (772) 462-1000

Para obtener informacion en Español, por favor llame al  
 772-462-1000

**For more information or to file for an exemption, please visit our website at [www.pasc.org](http://www.pasc.org)**

**IMPORTANT INFORMATION FOR ST. LUCIE COUNTY PROPERTY OWNERS**

**www.pasc.org**  
**772-462-1000**  
**St. Lucie County Property Appraiser**  
**Jeffrey S. Furst**

**2008 TRIM NOTICE INFORMATION**



# What Amendment 1 means to you

On January 29, 2008, Florida voters passed a Tax Reform Package as an amendment to the State Constitution, Amendment 1.

Amendment 1 provides the following:



## Homestead Property

An additional Homestead exemption up to \$25,000 off the assessed value of property that is valued above \$50,000. This additional exemption applies to all tax levies except school districts. If you already receive homestead exemption, it is automatically added to your property.

## Save our Homes Portability

The Portability benefit allows homestead property owners to transfer all or a portion of the "Save Our Homes" benefit to a new address. This is the difference between the market and assessed values on the current homestead.

If you're looking to calculate your Save Our Homes cap, we have a tax calculator on our website at [www.paslc.org](http://www.paslc.org) or you may call us at 462-1000.

## Non-Homesteaded Real Property

A limit on non-homestead assessments of 10% annual increase in the assessed value beginning in 2009. This applies to all tax levies except school districts.

## Tangible Personal Property

A \$25,000 tangible personal property exemption for businesses and landlords.

*If you have any questions about Amendment 1 please feel free to call 772-462-1000 or visit us on the web at [www.paslc.org](http://www.paslc.org)*

*Para obtener informacion en Español, por favor llame al 772-462-1000*

## TAX DOLLARS COLLECTED BY ST. LUCIE TAXING AUTHORITIES

Taxing Authorities	Year	* Proposed Ad Valorem Tax Dollars	Proposed Change from 2007 to 2008
St. Lucie County Board of County Commissioners	2008	\$156,919,668	15% Decrease
	2007	\$185,091,806	
School Board of St. Lucie County	2008	\$178,931,940	7% Decrease
	2007	\$192,544,285	
St. Lucie County Fire District	2008	\$47,946,071	15% Decrease
	2007	\$56,555,064	
Children's Service Council	2008	\$8,407,997	15% Decrease
	2007	\$9,917,702	
City of Fort Pierce	2008	\$15,451,646	8% Decrease
	2007	\$16,742,619	
City of Port St. Lucie	2008	\$34,065,476	19% Decrease
	2007	\$41,886,337	
Town of St. Lucie Village	2008	\$95,992	1% Decrease
	2007	\$97,034	

\* The taxing authorities which levy property taxes against your property hold public hearings to adopt budgets and tax rates for the next year. The purpose of the public hearings is to receive input from property owners and to answer questions about the proposed taxes before finalizing the budget.

Each taxing authority may amend or alter its proposal at the hearing.

## How to contact your local taxing authorities to get involved:

### Contact Information

**St. Lucie County Board of Commissioners**  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
772-462-1100

**School Board of St. Lucie County**  
4204 Okeechobee Rd  
Fort Pierce, FL 34947  
772-429-3600

**St. Lucie County Fire District**  
5160 NW Milner Drive  
Port Saint Lucie, FL 34983  
772-621-3400

**Children's Services Council**  
546 NW University Blvd, Suite 201  
Port Saint Lucie, FL 34986  
772-408-1100

**South Florida Water Management District**  
P.O. Box 24680  
West Palm Beach, FL 33416  
561-686-8800

**City of Fort Pierce**  
100 N. US 1  
Fort Pierce, FL 34954  
772-460-2200

**City of Port St. Lucie**  
121 S.W Port St. Lucie Blvd.  
Port St. Lucie, FL 34984  
772-871-5225

**Town of St. Lucie Village**  
P.O. Box 3878  
Fort Pierce, FL 34948  
772-464-8200