

PROPERTY TAX APPRAISAL TIME-LINE

January

Property is valued based on the property's condition and ownership status.
To qualify for homestead exemption, a property owner must own and occupy the property as his or her permanent residence as of January 1
Senior Exemption filing period begins
Final VAB Hearings

December

Preparation of Senior Exemption Renewal Application
VAB Hearings continue

November

Tax Collector mails tax bills
VAB Hearings continue

October

Final Tax Roll submission to Florida Department of Revenue
VAB hearings begin

September

Appraisers meet with property owners to discuss TRIM Notice values
Taxing authorities hold public hearings to adopt a final budget and millage rate

August

Notice of Proposed Property Tax (TRIM Notice) mailed. Property owners have 25 days from mailing of this notice to file a petition with the Value Adjustment Board

July

Preliminary property values sent to the Florida Department of Revenue and all other taxing authorities for budget purposes

Property owners who applied for an exemption but do not qualify will receive notice of denial by certified mail

February

File for Personal Exemptions before the March 1 deadline

March

Deadline to file for all exemptions
Property taxes listed on the bill mailed by the Tax Collector last November are due by March 31

April

Tangible Personal Property Returns due April 1
Income and Expense Forms due April 15

May

Review of Cost, Sales Comparison, and Income data for use in property valuation

June

Senior Exemption Income documentation due June 1
Appraisers begin conducting field reviews

