



Charlie HACKNEY

TRIM Supplement

UNDERSTANDING THE VALUES ON YOUR NOTICE

The TRIM Notice is designed to inform you of your property values in a logical format. You will find three separate “values” on your Notice. The market value appears first. Below that, you will find the assessment reductions and exemptions that are applied to your property. The market value minus the assessment reductions gives you the assessed value. This value appears by taxing authority

in the middle section of the Notice. The bottom section contains the taxable value, the tax rates for each taxing authority and the tax amounts for each taxing authority. Non-Ad Valorem taxes that apply to your property are itemized on the back page.

At the bottom of Column 6 (on the front of the Notice), you will find the estimated total of the Ad Valorem and Non-Ad Valorem taxes for

which you will be billed by the Tax Collector in November. You may want to take note of the dates and times of the public hearings held by each taxing authority. This information can be found on the back of your Notice.

Our experienced staff of Exemption Specialists and Appraisers are available to answer your questions. Just call us at **941-748-8208**.

AUTOMATIC RENEWAL OF EXEMPTIONS AND AGRICULTURAL CLASSIFICATION

If the property listed on the enclosed TRIM notice has been granted homestead exemption, other exemptions or agricultural classification based on previous application, ownership and use as of January 1st of this year, this notice serves as your automatic renewal of homestead exemption, all other exemptions, and agricultural classification (greenbelt).

The property owner is required to notify our office if they no longer qualify for any exemption or agricultural classification.

Florida Law prescribes that it is the duty of the owner of any property to notify the property appraiser promptly whenever the use of the property or the status or condition of the owner changes so as to change the exempt status of the property. If any property owner fails to so notify the property appraiser and the property appraiser determines that for any year within the prior 10 years the owner was not entitled to receive such exemption, the property shall be subject to the taxes exempted as a result of such failure, plus 15 percent interest per annum and a penalty of 50 percent of the taxes exempted. Reference Sections 196.011(9)(a), 196.131 and 196.161, F.S.

If you no longer qualify to receive an exemption of any kind, you must notify our office by Cancellation Form or email: exemptions@manateepao.gov).

If you no longer qualify for agricultural classification (greenbelt), you must notify our office by email: greenbelt@manateepao.gov).

Examples that impact eligibility for Homestead and other personal Exemptions:

- Change in marital status
- Rental of property
- No longer permanent residence
- No longer permanent Florida resident/exemption in another jurisdiction

Examples that impact eligibility for Exemptions or Agricultural Classification:

- Not used primarily for a bona fide exempt purpose
- Not used primarily for a bona fide Agricultural purpose
- Change in ownership

65 OR OLDER?



As your Property Appraiser, one of my functions is to ensure that all eligible taxpayers get the full benefit of those exemptions to which they are entitled. Counties and municipalities may grant an additional homestead exemption to low income persons who are at least 65 years of age and whose total household adjusted gross income falls below defined limits. For the 2025 exemption, the household adjusted gross income could not exceed \$37,694. The application deadline will be March 1st of the year the exemption is to begin. To learn more; please contact our office.

IMPORTANT DATES

January 1 – Date of assessment

March 1 – Deadline to file all exemption applications

April 1 – Deadline to file TPP returns

August – TRIM Notices are mailed

November 1 – Tax Collector mails tax bill

FILE FOR HOMESTEAD ONLINE

If you plan on filing for a homestead exemption, I encourage you to utilize our online filing system. Visit our website at www.manateepao.gov. From the homepage, click on the large icon titled “File for Homestead Online” and you will be taken through a step-by-step filing process. While our staff is always available for in person assistance, we hope that making the online system available to you will ease some of the frustration you may experience during the busy filing season.

EXEMPTIONS FOR VETERANS WITH A SERVICE-CONNECTED DISABILITY

If you are an honorably-discharged veteran who has a service-connected disability and you are a permanent Florida resident, you may be entitled to an exemption. The surviving spouse may be entitled to carry over the exemption.

Veterans who are permanent Florida residents and are 65 years of age or older with a combat-related disability, may be eligible to receive an additional property tax discount based upon their percentage of service-connected disability. The surviving spouse may be entitled to carry over the exemption.

To learn more, please contact our Exemptions Department.



Charlie Hackney

Manatee County Property Appraiser



CATASTROPHIC EVENTS

The Manatee County Property Appraiser has created an online survey to help you notify our office if your property has suffered damage from a catastrophic event. Catastrophic events may include hurricane, tornado, wildfire, flooding, structure fire, water damage, or structural failure. All property types may complete the survey to inform our office of the damage to their property.

Residential properties that are uninhabitable for 30 days or more may be eligible for a partial property tax refund of the current year property taxes attributed to the damaged residential structure. The damage survey will prompt the property owner to complete the application (DR465) online if eligible. The deadline to submit an application will be March 1st of the year following the catastrophic event.

Property owners that have qualified for homestead exemption and whose residence is uninhabitable, may retain their homestead exemption while living temporarily away. However, the owner must keep the damaged property as their primary residence and not change their residence documents to another permanent location. Those documents would include driver license, vehicle registrations, and voter's registrations.

Please contact our office for further information.



VALUE ADJUSTMENT BOARD

If you disagree with your real property value, personal property value, property classification or exemptions, I would encourage you to call our office at **941-748-8208** to speak with an experienced Appraiser or Exemption Specialist to discuss your concerns. You may also make an appointment to discuss your concerns in person with our staff. In the event we are unable to resolve your concerns, you may petition the Value Adjustment Board (VAB) which serves as an independent decision-making authority when there is a disagreement between the property owner and Property Appraiser.

Petition forms for the VAB are available from our website or office and should be submitted to the Manatee County Clerk of Court, Value Adjustment Board, 1115 Manatee Avenue West, Bradenton, FL 34205. Questions pertaining to the VAB should be directed to **941-741-4058**. The deadline for filing a petition is boldly printed on the front of your TRIM Notice.

Manatee County Property Appraiser

915 Fourth Avenue West
Bradenton, Florida 34205

Hours:

Monday-Friday
8:30 am - 5:00 pm

Phone: 941-748-8208

www.manateepao.gov

CONTACT US BY EMAIL:

Appraisal:

appraisal@manateepao.gov

Change of Address:

addresschange@manateepao.gov

Exemptions:

exemptions@manateepao.gov

Tangible Personal Property:

tpp@manateepao.gov

IT Department:

paoit@manateepao.gov

Agricultural Use:

greenbelt@manateepao.gov

Mapping & Ownership:

mapping@manateepao.gov