MANATEE COUNTY PROPERTY APPRAISER
REQUEST FOR REAL PROPERTY SPLIT/COMBINE

NOTICE: While the Manatee County Property Appraiser s office makes every effort to maintain the most current and accurate information possible, there are no warranties expressed or implied for our data, its use, or its interpretation. The data maintained by this office is developed and collected for the purpose of producing a property tax roll and as such should not be relied upon as legal determination of title and/or boundaries.

PROCESSING FEE: $25 FOR 2 PARCELS & $5.00 FOR EACH ADDITIONAL PARCEL

ACTION REQUESTED: COMBINE [ ] SPLIT [ ] THE FOLLOWING PARCEL(S):

_____ _____ _____ _____

Special Comments or Instructions: _____

BEFORE AN APPLICATION FOR A PARCEL SPLIT / COMBINE CAN BE ACCEPTED; ALL PREVIOUS / CURRENT TAXES must be paid in FULL. *ALL SPECIAL ASSESSMENTS* MUST BE PAID IN FULL BEFORE A PARCEL CAN BE SPLIT.
(Attach a copy of receipt / bill indicating paid in full)

Is parcel vacant?___ or improved? ___ **If improved, indicate location of building(s), if any.**

(Identify by parcel & address)_____

Other:_____

NEEDED BY DATE: (Minimum of 90 working days from date of request) _____

IN MAKING THIS REQUEST, I RECOGNIZE AND AGREE TO THE FOLLOWING:

1. This action does not nullify or alleviate any existing liens or encumbrances on the properties, and the Property Appraiser is not responsible for any problems or complications resulting from this action I/we have requested.
2. That this action will be completed by the Property Appraiser's Office on a non-priority basis, "first come-first served".
3. That I/we am/are the owner(s) of record or the legal agent for the owner(s) of record, and that I/we may be required to provide recorded proof of such ownership or agency. **If acting as agent, written proof of agency is required**.
4. That the Property Appraiser is not responsible for errors arising from errors or omissions in surveys or other information submitted in connection with this request.
5. That I/we have verified with the Manatee County Planning Department or other Jurisdictional Agency as to what adverse effects, if any, this split/combine may have on the property.

_____ _____ _____ _____
SIGNATURE, Owner **Date** **SIGNATURE, Agent** **Date**

_____ _____
PRINT, Owner **PRINT, Agent**

Mailing Address: _____

_____

_____

Phone: Home _____ Work _____ Fax _____

Order taken by:_____ Date: _____Fee:_____ Paid:_____

Completed by:_____ Date: _____

Homestead exemption and the Save Our Homes cap are extended only to property upon which the owner resides and in good faith is his or her permanent residence (F.S. 196.031(1) and 193.155). A split of property with a homestead exemption may indicate that a portion of the property is no longer part of the permanent residence, but instead is an investment being held for sale or lease.

Splitting the property will result in the REMOVAL of the SAVE OUR HOMES CAP from the new (split) parcel and this new parcel will be assessed at market value. This will usually cause an increase in taxable value of the new parcel, and a corresponding increase in taxes.

If in the future, the owner desires to re-combine the property, the new (split) parcel will be combined at the current market value. The Save Our Homes Cap will not be restored to its former level but will start over the year following the recombination.

As an alternative, a property owner may elect to NOT split the property, but allow the split to occur when the deed is recorded after the sale.

I have read and understand the above statement regarding how splitting this parcel will affect the Save Our Homes Cap.

Signature, Owner	**Date**	**Signature, Agent**	**Date**

Please be aware that the determinations made by this office are for maintenance of the tax roll only and do not represent legal determinations. Though we often assist the public in reviewing documents, this office does not make legal determinations of title and boundaries and does not issue opinions other than those justifying information on the tax roll. Attorneys, title specialists and surveying professionals should be consulted when conflicts arise. If you have any questions or if we may be of any further assistance, please do not hesitate to contact this office.