Title Talk

News You Can Use

MSC Title

January 2016

Dear Michael Saunders Agents and valued customers,

As we welcome the New Year, it is time for Florida residents to start thinking about filing for homestead exemption. In our first newsletter of 2016, we break down the benefits and requirements of this money saving measure, so you can check it off your list.

Sincerely,
Laura Bowers, Managing Director

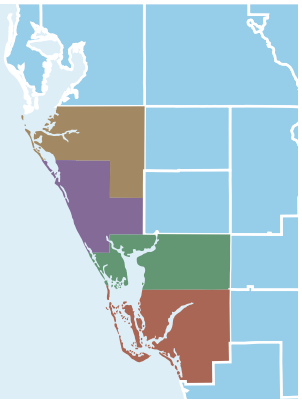
Benefits Of Filing Homestead Exemption

By filing for homestead exemption, you are entitled to a deduction of $25,000 off of your property's assessed value. This can result in saving several hundred dollars in taxes! If your home is worth at least $75,000 you will receive an additional $25,000 deduction on your property's assessed value. You may also qualify for additional homestead exemptions if you are 65 years or older or have a disability. But most importantly, by filing for homestead exemption, this means that the assessed value of your property cannot increase more than 3% per year. This tax savings can now be transferred to a new Florida residence in case you move. For more details about homestead exemption, please visit your county's property appraiser's website.

Important Announcement

In order to file for Homestead Exemption you MUST be a permanent Florida resident and occupy the property as of January 1, 2016 or have beneficial interest under a 98 year lease or life estate.

DEADLINE FOR FILING HOMESTEAD EXEMPTION IN ALL COUNTIES IS MARCH 1, 2016



If your home is worth at least $75,000 you will receive an additional $25,000 deduction on your property's assessed value.

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Where And How To File For Homestead Exemption

You may file online*, by mail, or in person at:

SARASOTA COUNTY PROPERTY APPRAISER

Telephone: 941.861.8200
Website: www.sc-pa.com/homestead/overview
Office Locations:
2001 Adams Lane • Sarasota, FL 34237
4000 S. Tamiami Trail, Suite 115 • Venice, FL 34293
4940 City Hall Blvd, Room 128A • North Port, FL 34286

MANATEE COUNTY PROPERTY APPRAISER

Telephone: 941.748.8208
Website: www.manateepao.com
Email: exemptions@mymanatee.org
Address: 915 4th Avenue W. • Bradenton, FL 34205
https://manatee.fl.bhahomestead.com/ApplyOnline/WebForm1.aspx

CHARLOTTE COUNTY PROPERTY APPRAISER

Telephone: 941.743.1593
Website: www.ccappraiser.com/exemption.asp
Email: records@ccappraiser.com
Office Locations:
410 Taylor Street • Punta Gorda, FL
18500 Murdock Circle • Third Floor • Port Charlotte, FL
6868 San Casa Drive • Englewood, FL

*Note filing on-line will require more information and documentation than filing in person.

DESOTO COUNTY PROPERTY APPRAISER

Telephone: 963.993.4866
Website: www.desotopa.com/Exemptions.asp
Address: 201 East Oak Street, Rm 102 • Arcadia, FL 34266

LEE COUNTY PROPERTY APPRAISER

Telephone: 239.533.6150
Website: www.leepa.org/Exemption/GeneralExemptionInfo.aspx
Email: exemptions@leepa.org
Address: 2480 Thompson Street • Fort Myers, FL

WHAT TO BRING

May vary by county, check your county's property appraiser's website for more details.

- A recorded deed for your homestead property
- Tax bill for your homestead property
- Florida driver's license or Florida state-issued ID
- Social Security Numbers for yourself (and spouse if married)
- If not a U.S. citizen, your Alien registration card
- Florida vehicle registration
- Declaration of Domicile or Florida voter registration
- Copy of entire trust agreement if property is held in a trust

This newsletter is just a friendly reminder to file for Homestead exemption. We wish to emphasize that the information herein is general and you may want to consult with an attorney for further advice as to how these various alternatives apply to you individually.