

2011 T.R.I.M. PACKET

LEE COUNTY PROPERTY APPRAISER

A 2011 T.R.I.M. OVERVIEW PACKET



VOLUME 1, ISSUE 1

In this issue:

Introduction	1
Leepa.org web changes	1
Millage Rates	2,3
Average taxes	4

PUBLISHED 8/19/2011

2011 Directory	5
Analysts extensions by NBHDS	6
Residential NBHD map	7
2011 TRIM notice	8

CHANGES TO OUR WEB SITE

We are changing our website to better reflect how we set values and provide you with additional information. Shortly you will be able to see a complete cost approach breakdown in addition to the traditional sales approach to value.

The cost approach breaks out all of the parts and pieces on your parcel as well as the cost value attached to each piece. You'll be able to find the new information as part of the "Appraisal Details" page.

Look for this new information on the day you receive this packet; or shortly after.

**Lee County Property Appraiser
Kenneth M. Wilkinson, C.F.A.**

Tax Roll Department

Phone: (239) 533-6100 • eMail: TaxRoll@LeePA.org

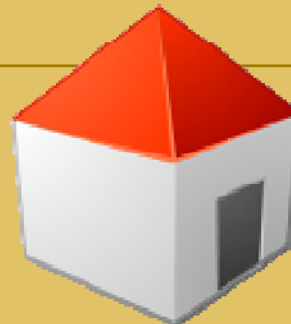


2011 Proposed Millage Rates

Taxing Authority Name	2010 Final Rate	2011 Rollback Rate	2011 Proposed Rate	2011 Millage Rate Increase/Decrease over 2010 Final Rate	2011 Millage Rate Increase/Decrease over 2011 Rollback Rate
ALABAMA GROVES LIGHT - MSTU	1.0150	1.0677	1.2243	20.62%	14.67%
ALVA FIRE DISTRICT	3.0000	3.3952	3.0000	0.00%	-11.64%
BAYSHORE ESTATES LIGHT - MSTU	2.3144	2.2391	2.3002	-0.61%	2.73%
BAYSHORE FIRE & RESCUE DISTRICT	3.5000	3.8246	3.5000	0.00%	-8.49%
BILLY CR COMM CTR LIGHT - MSTU	0.2637	0.3077	0.2632	-0.19%	-14.46%
BIRKDALE STREET LIGHT- MSTU	0.5513	0.5023	0.5204	-5.60%	3.60%
BOCA GRANDE FIRE DISTRICT	1.1800	1.1882	1.2380	4.92%	4.19%
BONITA SPRINGS FIRE DISTRICT	1.9999	2.0764	2.2353	11.77%	7.65%
BURNT STORE FIRE - MSTU	1.9027	2.0212	2.0212	6.23%	0.00%
CAPTIVA EROSION GENERAL FUND	0.2522	0.2557	0.2823	11.93%	10.40%
CAPTIVA ISLAND FIRE CONTROL DISTRICT	0.9524	0.9656	1.1200	17.60%	15.99%
CHARLESTON PARK LIGHT - MSTU	1.9095	2.0027	2.0635	8.06%	3.04%
CITY OF BONITA SPRINGS	0.8273	0.8609	0.8273	0.00%	-3.90%
CITY OF CAPE CORAL - GENERAL FUNDS	7.9702	8.2208	7.8702	-1.25%	-4.26%
CITY OF CAPE CORAL SOLID WASTE-MSTU	0.2029	0.2101	0.1292	-36.32%	-38.51%
CITY OF FORT MYERS	8.4000	8.9333	8.4000	0.00%	-5.97%
CITY OF SANIBEL	2.1561	2.1630	2.1561	0.00%	-0.32%
CITY OF SANIBEL LAND ACQ VOTED DEBT	0.0595	0.0599	0.0599	0.67%	0.00%
CITY OF SANIBEL REC CTR VOTED DEBT SVC	0.1268	0.1263	0.1263	-0.39%	0.00%
CITY OF SANIBEL SEWER VOTED DEBT SVC	0.2484	0.2428	0.2428	-2.25%	0.00%
CYPRESS LAKE LIGHT - MSTU	0.4799	0.4904	0.4671	-2.67%	-4.75%
DAUGHTREY CREEK LIGHT - MSTU	0.7928	0.7684	0.7491	-5.51%	-2.51%
ESTERO FIRE & RESCUE DISTRICT	2.0000	2.0227	2.1900	9.50%	8.27%
FLAMINGO BAY LIGHT - MSTU	0.4788	0.5337	0.5301	10.71%	-0.67%
FORT MYERS BEACH FIRE DISTRICT	2.5800	2.6919	2.6900	4.26%	-0.07%
FORT MYERS BEACH LIBRARY	0.5989	0.6249	0.4999	-16.53%	-20.00%
FORT MYERS BEACH MOSQUITO	0.0841	0.0878	0.0878	4.40%	0.00%
FORT MYERS SHORES FIRE DISTRICT	2.0000	2.0644	2.0000	0.00%	-3.12%
FORT MYERS SHORES LIGHT - MSTU	0.2770	0.2653	0.3269	18.01%	23.22%
FORT MYERS VILLAS LIGHT - MSTU	0.3658	0.3939	0.4580	25.21%	16.27%
HARLEM HEIGHTS LIGHT - MSTU	0.5507	0.4982	0.5546	0.71%	11.32%
HEIMAN / APOLLO ST LT UNIT MSTU	2.8607	3.1645	3.8449	34.40%	21.50%
HENDRY CREEK LIGHT - MSTU	0.2926	0.3086	0.3180	8.68%	3.05%
IONA GARDENS LIGHT - MSTU	0.7549	0.7232	0.7594	0.60%	5.01%
IONA MCGREGOR FIRE DISTRICT	2.5000	2.6163	2.5000	0.00%	-4.45%
LEE COUNTY ALL HAZARDS - MSTU	0.0693	0.0724	0.0693	0.00%	-4.28%
LEE COUNTY GENERAL REVENUE	3.6506	3.8037	3.6506	0.00%	-4.03%
LEE COUNTY HYACINTH CONTROL	0.0310	0.0322	0.0310	0.00%	-3.73%
LEE COUNTY LIBRARY FUND	0.3383	0.3541	0.3541	4.67%	0.00%
LEE COUNTY MOSQUITO CONTROL	0.2388	0.2481	0.2388	0.00%	-3.75%
LEE COUNTY PRESERVATION LANDS MSTU	0.5000	0.5215	0.5000	0.00%	-4.12%
LEE COUNTY UNINCORPORATED - MSTU	0.8398	0.8804	0.8398	0.00%	-4.61%
LEHIGH ACRES FIRE DISTRICT	3.0000	3.1909	3.0000	0.00%	-5.98%
LEHIGH ACRES LIGHT - MSTU	0.3934	0.4189	0.4171	6.02%	-0.43%
LOCHMOOR VILLAGE LIGHT - MSTU	0.9335	0.8701	0.9249	-0.92%	6.30%
MARAVILLA FIRE DISTRICT - MSTU	4.0000	4.9278	4.0000	0.00%	-18.83%
MATLACHA-PINE ISLAND FIRE	3.0000	3.1571	3.0000	0.00%	-4.98%
MID-METRO IND PK O & M SPEC IMP UT	0.2476	0.2943	0.3226	30.29%	9.62%
MOBILE HAVEN LIGHT - MSTU	0.7478	0.8334	0.8766	17.22%	5.18%
MORSE SHORES LIGHT - MSTU	0.6610	0.6824	0.5526	-16.40%	-19.02%
NE HURRICANE BAY MSTU	0.8290	0.8579	0.7969	-3.87%	-7.11%
NORTH FORT MYERS FIRE DISTRICT	2.5000	2.5883	2.5000	0.00%	-3.41%
NORTH FORT MYERS LIGHT - MSTU	0.1061	0.1130	0.1341	26.39%	18.67%
PAGE PARK LIGHT - MSTU	0.5794	0.7102	0.4375	-24.49%	-38.40%
PALM BEACH SPECIAL IMPROVEMENT UNIT MSTU	0.0000	0.0000	0.0090		

MILLAGE

RATES



2011 Proposed Millage Rates

Taxing Authority Name	2010 Final Rate	2011 Rollback Rate	2011 Proposed Rate	2011 Millage Rate Increase/Decrease over 2010 Final Rate	2011 Millage Rate Increase/Decrease over 2011 Rollback Rate
PALMETTO POINT LIGHT - MSTU	0.2089	0.2199	0.2484	18.91%	12.96%
PALMONA PARK LIGHT - MSTU	0.9903	1.5492	1.7499	76.70%	12.96%
PINE MANOR LIGHT - MSTU	1.4948	1.7669	1.7887	19.66%	1.23%
PORT EDISON LIGHT - MSTU	0.7013	0.7586	0.7740	10.37%	2.03%
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	2.3088	2.2480	0.00%	-2.63%
PUBLIC SCHOOL - BY STATE LAW	5.7670	5.9231	5.6060	-2.79%	-5.35%
RIVERDALE SHORES IMPROV- MSTU	1.9669	1.9480	1.3367	-32.04%	-31.38%
RUSSELL PARK LIGHT - MSTU	0.8860	0.9516	0.9927	12.04%	4.32%
SAINT JUDE HARBOR LIGHT - MSTU	0.2852	0.2802	0.3126	9.61%	11.56%
SAN CARLOS IMPROVEMENT - MSTU	0.4211	0.4307	0.4613	9.55%	7.10%
SAN CARLOS ISLAND LIGHTING UNIT MSTU	0.0411	0.0583	0.0605	47.20%	3.77%
SAN CARLOS PARK FIRE DISTRICT	3.0000	3.0992	3.0000	0.00%	-3.20%
SANIBEL FIRE & RESCUE DISTRICT	0.9446	0.9476	0.9446	0.00%	-0.32%
SANIBEL PUBLIC LIBRARY DISTRICT	0.3750	0.3762	0.3750	0.00%	-0.32%
SFL WATER MGMT-DISTRICT LEVY	0.2549	0.2604	0.1785	-29.97%	-31.45%
SFL WATER MGMT-EVERGLADE CONST	0.0894	0.0910	0.0624	-30.20%	-31.43%
SFL WATER MGMT-OKEECHOBEE LEVY	0.2797	0.2847	0.1954	-30.14%	-31.37%
SKYLINE DRIVE LIGHT - MSTU	0.1766	0.1850	0.2070	17.21%	11.89%
SOUTH TRAIL FIRE DISTRICT	2.0000	2.1589	2.0000	0.00%	-7.36%
TANGLEWOOD IMPROVEMENT - MSTU	0.5999	0.6021	0.8910	48.52%	47.98%
TICE FIRE PROTECTION & RESCUE DISTRICT	3.0000	3.2687	3.0000	0.00%	-8.22%
TOWN & RIVER IMPROVEMENT MSTU	0.2412	0.2531	0.2175	-9.83%	-14.07%
TOWN OF FORT MYERS BEACH	0.9144	0.9551	1.1000	20.30%	15.17%
TRAILWINDS LIGHT - MSTU	0.8197	0.7739	0.7524	-8.21%	-2.78%
TROPIC ISLES LIGHT - MSTU	1.6049	1.1158	1.3085	-18.47%	17.27%
UPPER CAPTIVA FIRE DISTRICT	2.9960	3.1764	3.4112	13.86%	7.39%
USEPPA ISLAND FIRE - MSTU	2.3000	2.3843	2.3000	0.00%	-3.54%
VILLA PALMS LIGHT - MSTU	0.7980	0.8088	0.8786	10.10%	8.63%
VILLA PINES LIGHT - MSTU	0.2223	0.2212	0.2582	16.15%	16.73%
WATERWAY ESTATES LIGHT - MSTU	0.5322	0.5390	0.5584	4.92%	3.60%
WATERWAY SHORES LIGHT - MSTU	0.8349	1.1203	1.2276	47.04%	9.58%
WEST COAST INLAND NAVIGATION DISTRICT	0.0394	0.0417	0.0394	0.00%	-5.52%
WHISKEY CREEK IMPROVEMENT MSTU	0.9989	1.0070	0.9727	-2.62%	-3.41%

Lee County Property Appraiser
Kenneth M. Wilkinson, C.F.A.

Tax Roll Department

Phone: (239) 533-6100 • eMail: TaxRoll@LeePA.org



MILLAGE RATES

2011 T.R.I.M PACKET



2011 AVERAGE TAXES

2011 AVERAGE TAXES BASED ON AVERAGE PROPOSED MILLAGES LEE COUNTY, FLORIDA

Average Millage	17.0067	21.1729	21.5042	16.6548	16.8890	15.6926
<u>Average Taxable Value</u>	<u>Average Taxes Unincorporated Lee Co</u>	<u>Average Taxes Cape Coral</u>	<u>Average Taxes City of Ft Myers</u>	<u>Average Taxes City of Sanibel</u>	<u>Average Taxes Ft Myers Bch</u>	<u>Average Taxes City of Bonita</u>
\$ 100,000.00	\$ 1,700.67	\$ 2,117.29	\$ 2,150.42	\$ 1,665.48	\$ 1,688.90	\$ 1,569.26
\$ 150,000.00	\$ 2,551.01	\$ 3,175.94	\$ 3,225.63	\$ 2,498.22	\$ 2,533.35	\$ 2,353.89
\$ 200,000.00	\$ 3,401.34	\$ 4,234.58	\$ 4,300.84	\$ 3,330.96	\$ 3,377.80	\$ 3,138.52
\$ 300,000.00	\$ 5,102.01	\$ 6,351.87	\$ 6,451.26	\$ 4,996.44	\$ 5,066.70	\$ 4,707.77
\$ 400,000.00	\$ 6,802.68	\$ 8,469.16	\$ 8,601.68	\$ 6,661.92	\$ 6,755.60	\$ 6,277.03
\$ 500,000.00	\$ 8,503.35	\$ 10,586.45	\$ 10,752.10	\$ 8,327.40	\$ 8,444.50	\$ 7,846.29

2011 T.R.I.M PACKET

2011 TRIM SUBJECT DIRECTORY

<u>TOPIC:</u>	<u>REFER TO:</u>	<u>PHONE NUMBER:</u>
Address Changes	Carolyn Miller	Ext. 36197
	PA Internal Number	Ext. 13170
Agricultural Classification	Roger Alejo	Ext. 36172
	Paul Everhart	Ext. 36162
Building Permits	Code Enforcement	533-5895
Clerk's Office	Land Records	533-5000
Condominium's	Greg Seibert	Ext. 36174
	Michelene Good	Ext. 36168
	Steve Reed	Ext. 36460
Commercial	Kassie Burlew	Ext. 36132
	Charles Watkins	Ext. 36161
	Leslee Moniz	Ext. 36126
	Judy Farrington	Ext. 36201
	Doug Steiner	Ext. 36237
	David Hendren	Ext. 36228
	Sherry Bartgis	Ext. 36461
Exemptions	Personal	Public Service
	Institutional	Nanci Erp
Residential Building (Review Requests, Walk-Ins)	Bruce Basiliere	Ext. 36296
	Mike Pratt	Ext. 36236
Garbage (Problem - No. of Units, Sq. Ft)	Public Service	Ext. 36150
	Nanci Erp	Ext. 36136
Save Our Homes	Annette Vann	Ext. 36182
	Cindy Franklin	Ext. 36238
<u>Garbage (Rates, Hardship, Variance, Payments, Bills)</u>		
County	Solid Waste	533-8000
City of Cape Coral	Cape Coral Waste Management	(239) 334-4115
City of Fort Myers	Ft. Myers Utilities	(239) 321-8108
<u>Millage Rates</u>	Nanci Erp	Ext. 36136
<u>Tangible Directory</u>		533-6140
Tangible Calls Can Be Answered by Any Tangible Employee		
	Ada Kraft	Ext. 36166
	Jenny Pierre	Ext. 36149
	Nancy Domenech	Ext. 36134
	Corie McHolland	Ext. 36151
	Deborah Maier	Ext. 36142
	Jim Chandler	Ext. 36230
	Carol Stone	Ext. 36143
	Elizabeth Clutz	Ext. 36141
	Paul Krutky	Ext. 36178
Chinese Drywall	Bruce Basiliere	Ext. 36296

2011 DIRECTORY



2011 T.R.I.M PACKET

RESIDENTIAL		
NBHD	Analyst	Ext.
01	MaryLou Garofalo	36179
02	Dennis Talarico	36127
03	Kelly Sangster	36175
04	Susan Kissel	36123
05	Trevor Hake	36233
06	Trevor Hake	36233
07	Trevor Hake	36233
08	Ken Manetta	36234
09	Trevor Hake	36233
10	Susan Kissel	36123
11	Patti Brannen	36462
12	Dennis Talarico	36127
14	Susan Kissel	36123
16	Dennis Talarico	36127
18	Patti Brannen	36462
20	Susan Kissel	36123
22	Joe LaMonica	36177
23	Colleen O'Shea	36155
24	Susan Kissel	36123
25	Susan Kissel	36123
26	Susan Kissel	36123
27	Trevor Hake	36233
30	Joe LaMonica	36177
31	Joe LaMonica	36177
32	Ken Manetta	36234
33	Colleen O'Shea	36155
34	Ken Manetta	36234
40	Diann Samples	36167
41	Diann Samples	36167
42	Ken Manetta	36234
46	Diann Samples	36167
48	Ken Manetta	36234
68	Trevor Hake	36233
85	Diann Samples	36167
86	Ken Manetta	36234

CONDOMINIUM		
NBHD	Analyst	Ext.
All NBHDS	Steve Reed	36460
	Michelene Good	36168
	Kassie Burlew	36132
	Greg Seibert	36174
COMMERCIAL		
NBHD	Analyst	Ext.
51	David Hendren	36228
52	David Hendren	36228
53	David Hendren	36228
54	Doug Steiner	36237
55	Sherry Bartgis	36461
56	David Hendren	36228
57	Doug Steiner	36237
51-301	David Hendren	36228
57-301	Doug Steiner	36237
57-302	Doug Steiner	36237
58-204	Leslee Moniz	36126
58-205	Leslee Moniz	36126
58-206	Leslee Moniz	36126
58-207	Leslee Moniz	36126
59	Judy Farrington	36201
Office (Income)	David Hendren	36228
Shopping Plazas (Income)	Sherry Bartgis	36461
Commercial Condos	Judy Farrington	36201
Apartments (Income)	Leslee Moniz	36126
All other cost parcels	Jeanette Palmer	36109
(On Income Approach)	Marc Sasso	36204
Assisted Living Facility		
Office Warehouse		
Mobile Home/RV Parks		
Motels		
Marinas		
Personal Storage		
All other calls	Charles Watkins	36161
AGRICULTURAL		
NBHD	Analyst	Ext.
North of Caloosahatchee	Paul Everhart	36162
South of Caloosahatchee	Roger Alejo	36172

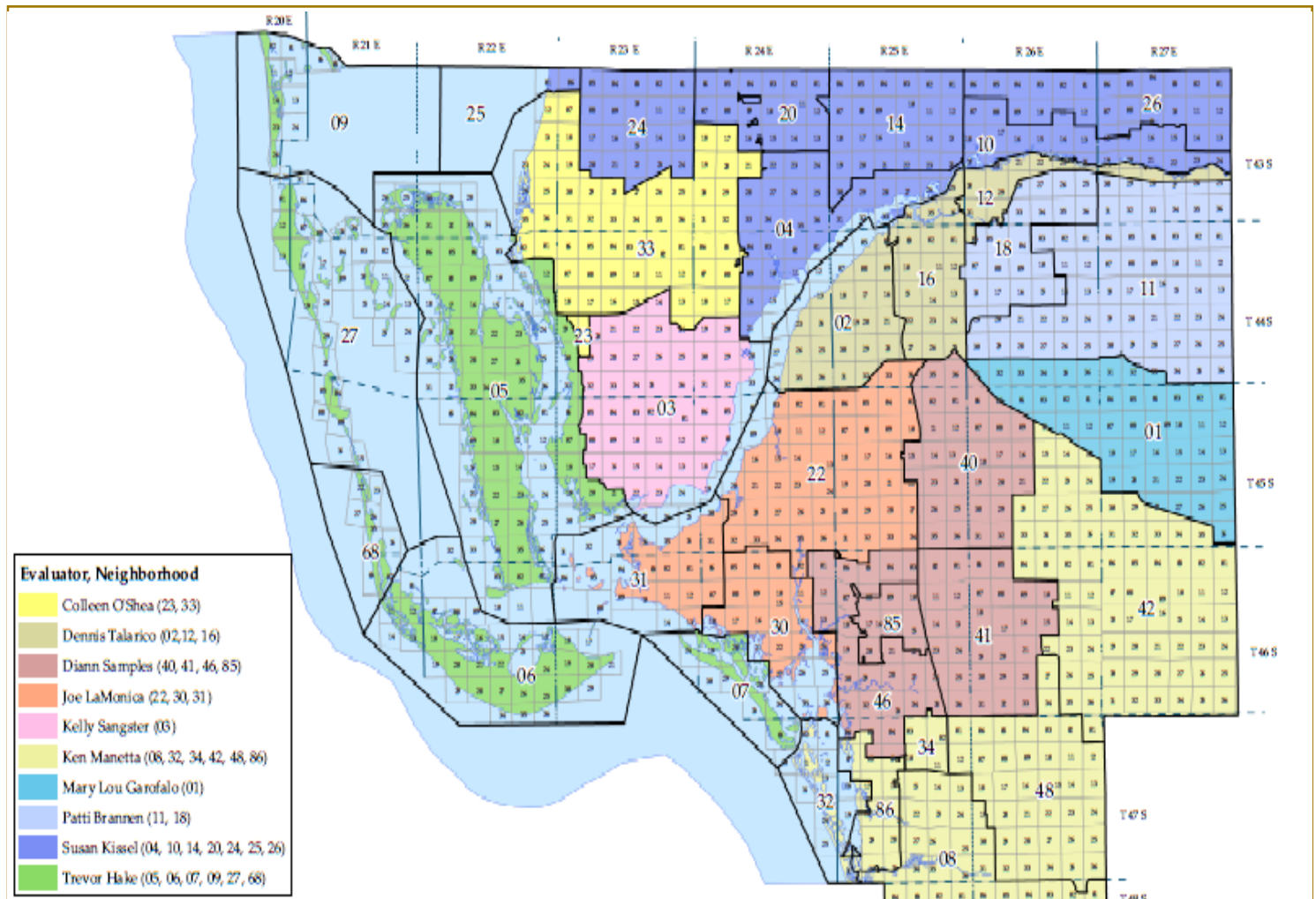
2011 ANALYST EXTENSIONS & NBHDS



2011 T.R.I.M PACKET



RESIDENTIAL NBHDS BY EVALUATOR



DO NOT PAY - THIS IS NOT A BILL
NOTICE OF PROPOSED PROPERTY TAXES
TAX INFORMATION

LEE COUNTY GOV LEASING CORP
 PO BOX 398
 FORT MYERS, FL 33902

552050 JP
 Parcel ID: 13-44-24-P3-00010.0000
 PARL IN SW 1/4 OF SW1/4 OF
 SE1/4 + VACATED R/W DESC
 OR2202-2427 LES RW2347/772
 2480 THOMPSON ST

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY		COLUMN 1*		COLUMN 2*		COLUMN 3*
091 CITY FORT MYERS / DOWNTOWN REDEVELOPMENT AREA	LAST YEAR'S ACTUAL TAX RATE 2010 (MILLAGE)	YOUR PROPERTY TAXES LAST YEAR 2010	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2011 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2011
County:						
LEE COUNTY GENERAL REVENUE	3.6506	\$0.00	3.8037	\$0.00	3.6506	\$0.00
LEE COUNTY LIBRARY FUND	0.3383	\$0.00	0.3541	\$0.00	0.3541	\$0.00
School:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	\$0.00	2.3088	\$0.00	2.2480	\$0.00
PUBLIC SCHOOL - BY STATE LAW	5.7670	\$0.00	5.9231	\$0.00	5.6060	\$0.00
Municipality or MSTU:						
CITY OF FORT MYERS	8.4000	\$0.00	8.9333	\$0.00	8.4000	\$0.00
LEE COUNTY PRESERVATION LANDS MSTU	0.5000	\$0.00	0.5215	\$0.00	0.5000	\$0.00
Water Management District:						
SFL WATER MGMT-EVERGLADE CONST	0.0894	\$0.00	0.0910	\$0.00	0.0624	\$0.00
SFL WATER MGMT-DISTRICT LEVY	0.2549	\$0.00	0.2604	\$0.00	0.1785	\$0.00
SFL WATER MGMT-OKEECHOBEE LEVY	0.2797	\$0.00	0.2847	\$0.00	0.1954	\$0.00
Independent Special Districts:						
LEE COUNTY HYACINTH CONTROL	0.0310	\$0.00	0.0322	\$0.00	0.0310	\$0.00
LEE COUNTY MOSQUITO CONTROL	0.2388	\$0.00	0.2481	\$0.00	0.2388	\$0.00
WEST COAST INLAND NAVIGATION DISTRICT	0.0394	\$0.00	0.0417	\$0.00	0.0394	\$0.00
TOTAL TAX RATES:	21.8371		22.8026		21.5042	
TOTAL PROPERTY TAXES:		\$0.00		\$0.00		\$0.00
		COLUMN 1*		COLUMN 2*		COLUMN 3*

NOTICE OF PROPOSED PROPERTY TAXES EXPLANATION (Section 200.069, Florida Statutes)

***COLUMN 1**—"YOUR PROPERTY TAXES LAST YEAR" - This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***COLUMN 2**—"YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED" - This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***COLUMN 3**—"YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED" - This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS: Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district

A Public Hearing on the Proposed Taxes and Budget Will Be Held:

COUNTY/MSTU: 09/07/11 5:05pm Lee County Commission Chambers 2120 Main St. Fort Myers, FL 33901 Phone 239-533-2221
 SCHOOL: 09/13/11 5:05pm Lee County Public Education Ctr. 2855 Colonial Blvd. Fort Myers, FL 33966 Phone 239-337-8215
 MUNICIPALITY: 09/12/11 5:15pm Oscar M. Corbin Jr. City Hall 2200 Second St. Fort Myers, FL 33901 Phone 239-321-7185
 WATER MANAGEMENT DISTRICT: 09/08/11 5:15pm SFWMD Auditorium Bldg. B-1 3301 Gun Club Rd. West Palm Beach, FL 33406 Phone 561-686-8800
 LEE COUNTY HYACINTH AND MOSQUITO CONTROL: 09/08/11 5:15pm District Offices 15191 Homestead Rd. Lehigh Acres, FL 33971 Phone 239-694-2174
 WEST COAST INLAND NAVIGATION DISTRICT: 09/09/11 5:01pm Venice City Hall 401 W. Venice Ave. Venice, FL 34285 Phone 941-485-9402

PROPERTY VALUATION

	Last Year 2010	This Year 2011
MARKET VALUE	\$11,055,816.00	\$10,848,202.00

If you feel the assessment of your property does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, please contact:
 Lee County Property Appraiser's Office 2480 Thompson Street, 4th Floor, Fort Myers or P.O. Box 1546, Ft. Myers, FL 33902 Phone: (239) 533-6109

Market value (also called "Just value") is the most probable sales price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

VALUE CALCULATIONS						
TAXING AUTHORITY	ASSESSED VALUE*		EXEMPTIONS		TAXABLE VALUE**	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR
County:						
LEE COUNTY GENERAL REVENUE	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
LEE COUNTY LIBRARY FUND	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
School:						
PUBLIC SCHOOL - BY LOCAL BOARD	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
PUBLIC SCHOOL - BY STATE LAW	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
Municipality or MSTU:						
CITY OF FORT MYERS	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
LEE COUNTY PRESERVATION LANDS MSTU	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
Water Management District:						
SFL WATER MGMT-EVERGLADE CONST	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
SFL WATER MGMT-DISTRICT LEVY	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
SFL WATER MGMT-OKEECHOBEE LEVY	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
Independent Special Districts:						
LEE COUNTY HYACINTH CONTROL	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
LEE COUNTY MOSQUITO CONTROL	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00
WEST COAST INLAND NAVIGATION DISTRICT	\$11,055,816.00	\$10,848,202.00	\$11,055,816.00	\$10,848,202.00	\$0.00	\$0.00

*Assessed Value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

**Taxable Value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

ASSESSMENT REDUCTIONS	APPLIES TO	VALUE
Properties can receive an assessment reduction for a number of reasons. There are limits on how much the assessment of your property can increase each year. For example, the Save Our Homes program and the limitation for non-homestead property are two types of reductions. Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than market value. Some reductions lower the assessed value only for levies of certain taxing authorities. If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and the reason for the difference are listed in the Assessment Reduction section above.		

EXEMPTIONS	APPLIES TO	VALUE
Local Government	All Levies	\$10,848,202.00
Any exemption that applies to your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage.)		

You may file a petition for an adjustment with the Value Adjustment Board. It is not mandatory to contact the Property Appraiser prior to doing so.

Petition forms are available from the Lee County Property Appraiser's Office and also at www.leepa.org.

Online filing is now available at www.leeclerk.org.

All petitions must be filed with the Clerk of Courts Office ON OR BEFORE

September 13, 2011



UNDERSTANDING YOUR NOTICE OF PROPOSED PROPERTY TAXES

In 2009, the Florida Legislature substantially revised the requirements for the Notice of Proposed Property Taxes. One major change you will notice is that the Tax Information portion is separated from the Property Valuation portion. For additional information please visit our website at www.leepa.org.



Dear Lee County, Property Owner:

Due to changes in the Florida Statutes, the opportunity presented itself for this office to review and revise the Notice of Proposed Property

Taxes in 2010.

The new format that we designed continues to save thousands of taxpayer's dollars.

Your Notice provides your "Proposed Taxes" for 2011 and the "Property Valuation" of your property as of January 1, 2011.

Your property values are important to me, especially in these difficult economic times. It is our duty to provide you, the taxpayer, with sound, reliable, and equitable assessments.

If you agree that the fair market of your property, based on 2010 sales, is at least as much as shown in the Notice, you do not have to do anything. However, if you have any questions about this value, assessment reductions or exemptions, we encourage you to contact this office.

The Property Appraiser does not determine the amount of tax you pay. Taxing Authorities determine the tax rate based on money needed to fund their budgets. Should you have any questions regarding the amount of taxes you are paying, please contact the respective authorities listed on the front page of your Notice.

It is my goal as your elected Property Appraiser to provide fair assessments for all property. Feel free to contact us. Our door is always open.

Kenneth M. Wilkinson, CFA
Lee County Property Appraiser

Lee County Property Appraiser's Office

Physical Address: 2480 Thompson St.,
4th Floor
Fort Myers, FL 33901

Mailing Address: P. O. Box 1546
Fort Myers, FL 33902

Office Hours: Monday - Friday
8:30am to 5:00pm

Directions: Downtown Fort Myers at the corner of Dr. Martin Luther King Jr. Blvd. & Fowler Street (4th Floor Constitutional Complex)

Real Property Hotline

(239) 533-6100 Fax (239) 533-6160

Tangible Personal Property Hotline

(239) 533-6140 Fax (239) 533-6289

Outside of 239 Area Code (866) 673-2868

Lee County Clerk of Court (239) 533-2328 (V.A.B.)

Lee County Tax Collector (239) 533-6000 (Tax Bill)

ADDITIONAL INFORMATION

Homestead Exemption and "Save Our Homes"

Homestead Exemption is a constitutional benefit that exempts up to \$50,000 from the assessed value of your property. After the base year of the qualified Homestead Exemption application, the assessed value cannot increase more than 3% per year because of the "Save Our Homes" (SOH) benefit. This constitutional benefit that Mr. Wilkinson authored in 1992 was enacted to prevent homestead property owners from being taxed out of their homes in the face of a rapidly increasing market. For property with Homestead Exemption, SOH limits or "caps" the increases to your assessed value (not your taxes). That capped value is the SOH assessed value. From the SOH assessed value, exemptions are subtracted to arrive at the taxable value.

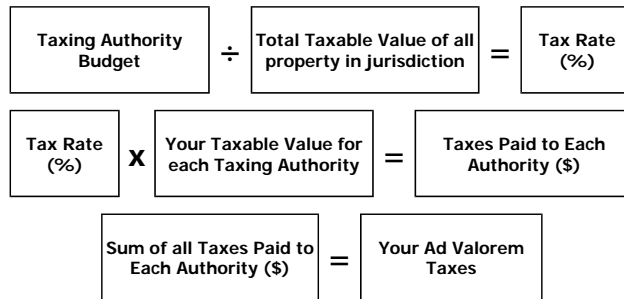
10% Non-Homestead Limitation

Enacted as a part of Amendment 1 in 2008, a 10% assessment increase limitation applies to eligible non-homestead property that did not change ownership or control in the previous year. This limitation has the same premise as the Save Our Homes assessment reduction. Once a base year is established (2008 is the base year or the year the property was purchased thereafter) the assessed value of the property cannot increase more than 10%. Any new construction or improvements to the property that were not previously assessed, will be added to the "limitation amount" and will be included the following year. There is no application necessary to receive the 10% Non-Homestead Limitation.

What is "Recapture"?

If your market value decreased and your assessed value increased without any new construction, you may be feeling the effects of "Recapture". Recapture means that any property that has an assessed value less than market value, shall be increased. For Homestead properties: The "Recapture Rule" requires Property Appraisers to raise the assessed value by the maximum of 3% or the annual Consumer Price Index (C.P.I.) change, whichever is less, as long as the assessed value is lower than market value in any given year. For Non-Homestead properties: Florida Statute 193.1555(3) states "Property subject to the 10% cap shall be reassessed annually with the increase in assessment not to exceed 10%". This increase should occur whether or not the just value increases, as long as assessed value does not exceed just value (regardless of the C.P.I.).

Calculating Ad Valorem Taxes



Additional Homestead Exemption

If you currently receive a homestead exemption and your property value exceeds \$50,000, you will automatically receive the additional homestead exemption. No application or other action is necessary to receive this benefit. Effective January 1, 2008, the additional exemption of up to \$25,000 will apply to all levies except those by school districts and other assessments for special benefits. This additional exemption of \$25,000 applies to assessed values between \$50,000 and \$75,000. If your property value is less than \$75,000, the exemption amount will be less than \$25,000.

Senior's Exemption

All Lee County residents who are 65 or older (as of January 1st) who qualify for and receive the homestead exemption and whose 2009 annual gross adjusted household income does not exceed \$25,873, are eligible to receive the exemption. Although you must make an initial application (January 1st - March 1st), an annual re-application is not required as long as your income does not exceed the annually adjusted limitation.

Tangible Personal Property

Effective for the 2008 tax year, all Tangible Personal Property Accounts, such as businesses and rentals will receive a \$25,000 exemption. A DR-405, Tangible Personal Property Tax Return, must be filed with this office in the initial year of application to be eligible.

TAX BILLS ARE MAILED NOVEMBER

Lee County Taxing Authorities
P.O. Box 1270
Fort Myers, FL 33902-1270

2011 NOTICE OF PROPOSED REAL PROPERTY TAXES

**LEE COUNTY GOV LEASING
CORP
PO BOX 398
FORT MYERS, FL 33902**

**DO NOT PAY THIS IS
NOT A BILL**

Portability

Portability means that you can transfer some or all of your previous home's "Save Our Homes" benefit to your new home in an amount up to \$500,000. The "Save Our Homes" benefit is the difference between the assessed value and market value of a homestead property.

Agricultural Classification

An Agricultural Classification is the designation of land by the Property Appraiser pursuant to F.S. 193.461. The assessment is based on an agricultural use value. **HOW DO I QUALIFY?** To qualify for Agricultural Classification, a return must be filed with the Property Appraiser between January 1st and March 1st of the tax year. Only lands which are used for bona fide agricultural purposes shall be classified agricultural. "Bona fide agricultural purposes" means good faith commercial agricultural use of the land. The Property Appraiser, prior to classifying such lands, may require the taxpayer or the taxpayer's representative to furnish such information as may reasonably be required to establish such lands are actually used for a bona fide agricultural purpose. For more information please contact our Agricultural Department at (239) 533-6172.

What if I do not agree with my 'Values'?

If you believe that your assessment does not represent the fair market value of the property, you may file a petition with the Clerk of Court for a hearing before the Value Adjustment Board (V.A.B.). This Board is created by State Law and is comprised of five members. The Board appoints Special Magistrates who are qualified appraisers or attorneys, independent of the Property Appraiser's Office, to conduct valuation hearings. The Special Magistrates are appointed only to determine whether the appraised value of the property is fair market value as of January 1st. Petitions to the Board and further details concerning this process can be obtained by visiting the Property Appraiser's Office or our website at www.leepa.org. Petitions must be received (not merely postmarked) by the Clerk of Court before the date that appears on the T.R.I.M. Notice. The petition must be accompanied with a \$15.00 per parcel filing fee. Submission with the petition of all requested information ensures proper review of your request. **MAKING A CASE:** You can prevail at V.A.B. by presenting evidence and testimony that your property's assessed value is not market value. The fact that your assessed value increased or decreased from last year is not a basis to alter this year's assessment.

Problems common to the neighborhood are already considered in the sales of properties sold. Also, you cannot base your case on personal hardship, such as living on a fixed income or an inability to pay taxes. You may, however, be eligible for the Tax Deferral Plan or Installment Payments offered through the Tax Collector's Office. Information regarding these plans is available at the Tax Collector's website (www.leetc.com). **THE V.A.B. HEARING:** Value Adjustment Board hearings begin in the fall. While an attorney is not required, one may represent you. Both the Property Appraiser and Taxpayer present evidence and testimony to a Special Magistrate. After the Special Magistrate hearing, the V.A.B. will notify you in writing of their decision. If you accept the decision, do nothing further. If you disagree with the V.A.B. decision, you may file a Circuit Court civil action pursuant to Florida Statute 194.171. Additional information can be obtained from our office, or you may contact the Lee County Clerk of Court's Office at (239) 533-2328 regarding the filing process.