



The City of Belle Isle



presented by

ORANGE COUNTY
PROPERTY APPRAISER

RICK SINGH



AGENDA

- Florida's Property Tax System
- Orange County / Belle Isle at a Glance
- HJR 7105, Additional Homestead

Florida's Property Tax System



1 Property Valuation

Property Appraiser

Florida's Constitution requires property appraisers to establish the assessed value of real and tangible personal property by January 1 each year. Property appraisers apply all valid exemptions or classifications, and assessment limitations. They ultimately derive the taxable value upon which property tax rates are applied. The property appraiser does not determine the property tax rate, or the amount of property taxes you pay. www.ocpafl.org



2 Property Tax Rates

Locally-elected officials of cities, counties, school boards, and special districts

Each year, by August 1, locally-elected officials in each jurisdiction determine proposed millage, or tax rates, as well as non-ad valorem assessments for their fiscal year budget. They send them to the property appraiser to be put in TRIM (Truth-in-Millage) notices.



3 Annual Truth-in-Millage (TRIM) notice

Property Appraiser and locally-elected officials

In August, the property appraiser mails each property owner a Notice of Proposed Property Taxes, or TRIM notice. This notice contains the property's value as of January 1, the millage rates proposed by each taxing authority, an estimate of the amount of property taxes based on those rates, and the date, time, and location of each local government's public budget hearing.



4 Appeals Process

Value Adjustment Board

The county's value adjustment board, an independent body, receives petitions. Special magistrates hear and rule on challenges to property assessments, classifications, or exemptions. Again, the value adjustment board is independent of the property appraiser or property owner. The value adjustment board does not rule on tax rates or taxes. It rules on property value. <http://vab.occompt.com/2015>



5 Billing and Payment

Tax Collector

Following the adoption of millage rates by local governments, the county tax collector sends an annual property tax bill by November 1. Your taxes are payable to the Orange County Tax Collector. Full payment is due by the following March 31. Discounts of up to four percent are given for early payment. www.octaxcol.com



6 Collection and Distribution

Tax Collector

The tax collector is responsible for distributing property taxes to local jurisdictions like cities, the school district, etc. If a property tax bill is not paid by March 31, the tax collector can sell a tax certificate on that property in order to collect the unpaid taxes. A tax deed may be sold if the property owner has not paid all back taxes, interest, and fees within two years. Tax collectors also process and issue refunds for overpayment of property taxes.



7 Funding Public Education and Local Services

Roughly 50 percent of Florida's public education funding and 30 percent of its local government revenues come from property taxes. Those taxes fund services such as public education, police and fire protection, and road construction.

Florida's Tax System

1. Property Valuation
2. Property Tax Rates
3. Annual Truth-in-Millage
4. Appeals Process
5. Billing and Payment
6. Collection and Distribution
7. Funding Public Education and Local Services



1 Property Valuation

Property Appraiser

Florida's Constitution requires property appraisers to establish the assessed value of real and tangible personal property by January 1 each year. Property appraisers apply all valid exemptions or classifications, and assessment limitations. They ultimately derive the taxable value upon which property tax rates are applied. The property appraiser does not determine the property tax rate, or the amount of property taxes you pay. www.ocpafl.org

January 1: Date of Assessment

**OCPA appraises 450,000 parcels and
65,000 business accounts annually.**

**The 2016 market value of all property in
Orange was \$159 billion**



2 Property Tax Rates

Locally-elected officials of cities, counties, school boards, and special districts
Each year, by August 1, locally-elected officials in each jurisdiction determine proposed millage, or tax rates, as well as non-ad valorem assessments for their fiscal year budget. They send them to the property appraiser to be put in TRIM (Truth-in-Millage) notices.

June 1: Best Estimate Letters
Each taxing authority receives and
calculates their required revenue
based on these values



3 Annual Truth-in-Millage (TRIM) notice

Property Appraiser and locally-elected officials

In August, the property appraiser mails each property owner a Notice of Proposed Property Taxes, or TRIM notice. This notice contains the property's value as of January 1, the millage rates proposed by each taxing authority, an estimate of the amount of property taxes based on those rates, and the date, time, and location of each local government's public budget hearing.

Mid-August: TRIM Notices
Notice of Proposed Property Taxes
mailed to all taxpayers





4 Appeals Process

Value Adjustment Board

The county's value adjustment board, an independent body, receives petitions. Special magistrates hear and rule on challenges to property assessments, classifications, or exemptions. Again, the value adjustment board is independent of the property appraiser or property owner. The value adjustment board does not rule on tax rates or taxes. It rules on property value. <http://vab.occompt.com/2015>

Mid-September:
Value Adjustment Board
25 days from date of TRIM to
appeal, value and/or Exemptions



5 Billing and Payment

Tax Collector

Following the adoption of millage rates by local governments, the county tax collector sends an annual property tax bill by November 1. Your taxes are payable to the Orange County Tax Collector. Full payment is due by the following March 31. Discounts of up to four percent are given for early payment. www.octaxcol.com

November 1: Tax Bills

Tax Collector's office mails out final Tax Bill

Discounts for early payment

Taxes due March 31st

Taxes delinquent on April 1st



6 Collection and Distribution

Tax Collector

The tax collector is responsible for distributing property taxes to local jurisdictions like cities, the school district, etc. If a property tax bill is not paid by March 31, the tax collector can sell a tax certificate on that property in order to collect the unpaid taxes. A tax deed may be sold if the property owner has not paid all back taxes, interest, and fees within two years. Tax collectors also process and issue refunds for overpayment of property taxes.

Tax Bill Collection:

Tax payments are collected by Tax Collector
Funds distributed to all Taxing Authorities



7 Funding Public Education and Local Services

Roughly 50 percent of Florida's public education funding and 30 percent of its local government revenues come from property taxes. Those taxes fund services such as public education, police and fire protection, and road construction.

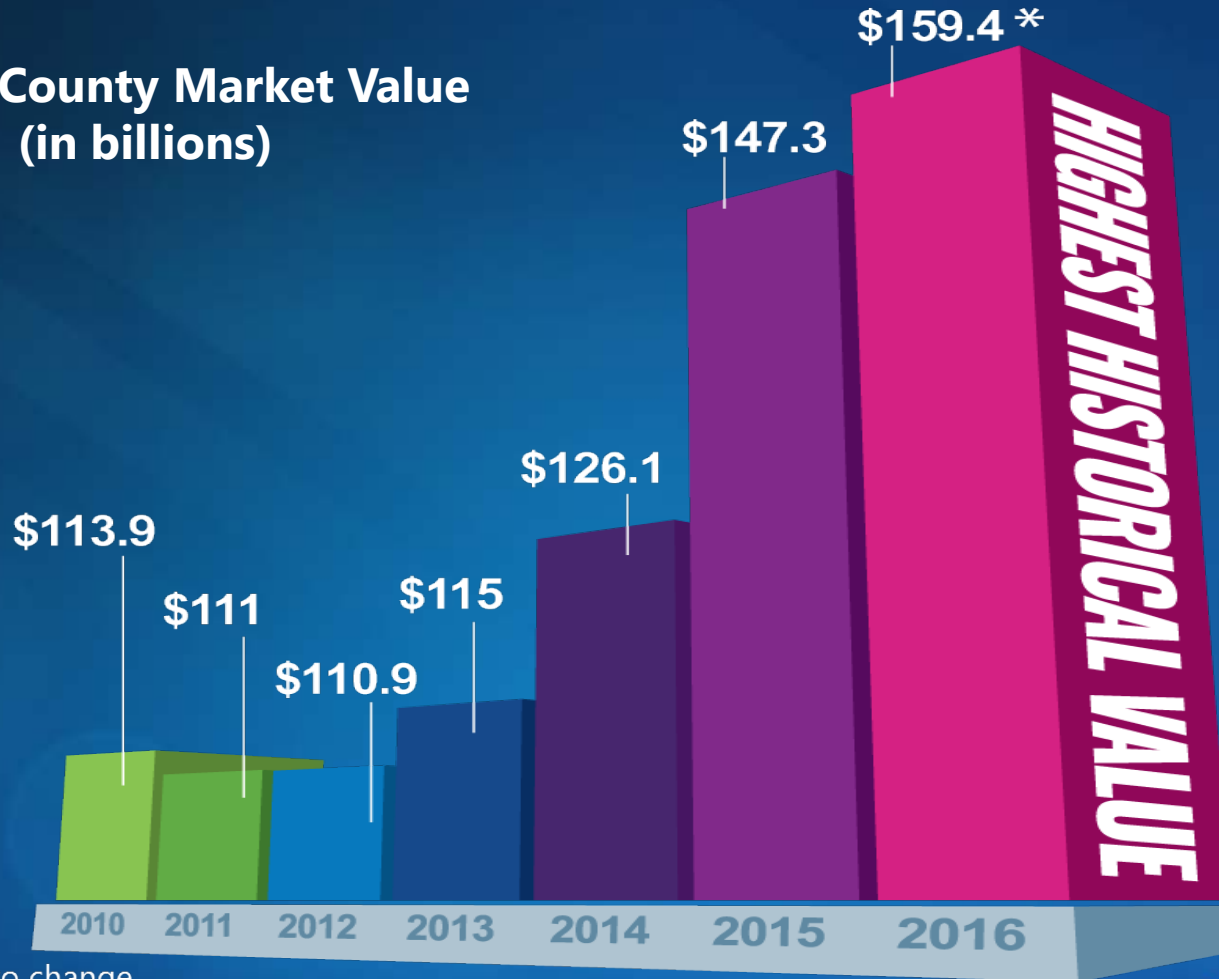
Public Services are Funded:
Schools
County/Municipal Services
Sheriff/Fire
Libraries

Orange County

Orange County is the only county in the United States where the Property Appraiser must value **7 major theme parks, 14,000 timeshare units and 87,000 hotel rooms** each year.

ORANGE COUNTY IS THE
**MOST UNIQUE COUNTY
IN THE WORLD**
I-DRIVE 7 MAJOR AEROSPACE
ATTRACTIONS **THEME PARKS**
TECHNOLOGY **CONDOS** **TIMESHARES** AVIATION
GREATER THAN THE TOTAL TAX
ROLL OF 54 OF THE
STATE'S 67 COUNTIES
DEFENSE **HOTELS**
CONTRACTING **FILM & TELEVISION**
MANUFACTURING **PRODUCTION**
DIVERSE **COMPLEX**
DISTRIBUTION
SIMULATION & TRAINING
RESORTS
MORE THAN
\$70 BILLION
IN COMMERCIAL
PROPERTY VALUE
87,000 HOTEL ROOMS
4 MAJOR
WATERPARKS
BIOTECHNOLOGY
14,000
TIMESHARE
UNITS

Orange County Market Value (in billions)



Data subject to change

The City of Belle Isle

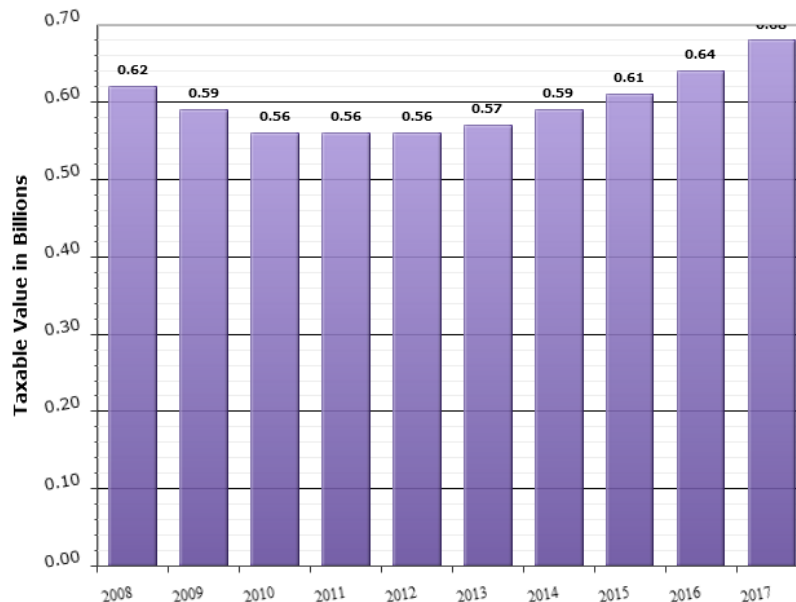
Counts for BELLE ISLE

Parcel Count :	2,894
Homesteads :	2,035
TPP Accounts :	283
Net New Construction Value :	10,865,869

BELLE ISLE Taxable Value Allocation by Property Type

Property Type	Taxable Value	% of Total
RESIDENTIAL		
RESIDENTIAL HOMESTEAD	445,741,755	65.10
RESIDENTIAL NON-HOMESTEAD	135,325,492	19.80
VACANT RESIDENTIAL	10,573,233	1.50
NON-RESIDENTIAL		
COMMERCIAL	45,063,855	6.60
INDUSTRIAL	17,700,078	2.60
COMMERCIAL CONDOS	0	.00
TIMESHARES	0	.00
VACANT COMMERCIAL	6,380,950	.90
AGRICULTURAL	442,127	.10
INSTITUTIONAL / GOVERNMENT	485,785	.10
OTHER	493,177	.10
TANGIBLE		
TPP	22,093,215	3.20
CENTRALLY_ASSESSED		
CENTRALLY ASSESSED	0	.00
TOTALS	684,394,667	100.00

BELLE ISLE Taxable Value History



Top Residential Taxpayers

Parcel Number	Owner Name	2017 Market Value
302330000000006	HARRELL ROBERT S	\$2,867,358
302329803601010	7500 DAETWYLER LLC	\$2,148,104
302318364800360	KUCK DUANE	\$1,778,020
302318438603730	TRUMBLE ERIC R	\$1,743,611
292324349000170	CARTER DARYL M	\$1,549,400
292324349000230	SOCARRAS RAUL	\$1,538,269
302318438804030	GACHETTE WALNER	\$1,514,167
302320000000031	PARTIN WILLIAM H JR	\$1,427,512
302318603100090	HANKINSON THOMAS R	\$1,404,057
302318603100250	PHILLIPS LENDSEY DANIEL	\$1,373,000
292324349000220	STERLING JOSEPH A	\$1,368,001
302318603100330	COMINS CHRISTOPHER	\$1,350,851
302318512001930	BITTERMAN JOHN W JR	\$1,340,214
302320677900020	VAN CAMP CLAYTON	\$1,335,813
302318716002120	HARDY DOUGLAS E	\$1,312,439

Top Commercial Taxpayers

Taxpayer	Taxable Value
DUKE ENERGY FLORIDA INC	7,848,795
SJS BELLE ISLE COMMONS LLC	7,622,851
LEGACY HOLDINGS LLC	6,772,604
WOODSPRING SUITES ORLANDO FL-BELLE ISLE LLC	6,216,749
SRI BALAJI HOTELS L L C	5,687,781
REGAL MARINE INDUSTRIES INC	4,597,122
CAPITAL LODGING LLC	4,081,679
MCCOY FEDERAL CREDIT UNION	3,755,811
MARKETING BUSINESS ASSOCIATES LTD	3,118,030
SIDDHI-VINAYAK INC	3,006,186
REGAL MARINE INDUSTRIES INC 42%	2,602,318
HARRELL ROBERT S	2,447,656
MARKETING BUSINESS ASSOCIATES LTD	2,151,618
BELLSOUTH TELECOMMUNICATIONS INC	1,977,057
INVERSIONES AGUILA ORLANDO LLC	1,954,900
SULGRAVE INVESTMENTS LLC	1,872,755
7500 DAETWYLER LLC	1,826,112
HOFFNER FRUIT LLC	1,822,049
MARKETING BUSINESS ASSOC LTD	1,713,031
KUCK DUANE	1,686,752
CARTER DARYL M	1,564,396
SOCARRAS RAUL	1,538,269
CONWAY BREEZE PARTNERS LLC	1,513,336
TRUMBLE ERIC R	1,482,808
GACHETTE WALNER	1,419,476

2017 City of Belle Isle Market Value

\$684.2 Million

HJR 7105

Homestead Properties

ADDITIONAL HOMESTEAD EXEMPTION

If HJR 7105 is approved by 60 percent of voters in the November 2018 general election:

- Increases the second homestead by \$25,000
- Bringing homestead exemption from \$50,000 to \$75,000



ADDITIONAL HOMESTEAD EXEMPTION

- Applies to all levies other than school district
- The second homestead levied on the assessed valuation between \$100,000 and \$125,000
- An effective date of January 1, 2019



IMPACT TO BELLE ISLE

- Belle Isle has 2,037 homestead properties
- Currently \$99,249,707 of value is exempted which translates to \$436,877 in tax revenue lost
(2016 Belle Isle millage rate of 4.4018)
- 140 Belle Isle assessed value between \$100,000 and \$125,000
- HJR 7105, an additional \$15,662,654 in value will be exempted which translates to \$68,944 in tax revenue lost





Thank You