Podcast: Understanding Homestead Exemptions and Property Taxes: A Deep Dive with Mike Twitty

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Opening your eyes to the intricate world of property appraisals and tax rates, we're thrilled to welcome a true authority on the subject, Mike Twitty, the Pinellas County Property Appraiser. With a wealth of experience and deep understanding of the field, Mike offers us a lens into the backstage processes, including decoding the values posted on their website and intricacies of trim notices. But that's not it, he also presents an illuminating post-COVID overview of the value increase for single-family homes over the past two years, something that's reshaping the real estate market in unprecedented ways. Our conversation takes a turn towards understanding the role of technology in property appraisals. Mike recounts his firsthand experience with the recent website redesign and the unique challenges that accompany such system changes. We delve into the specifics of different mobile home parks and the elusive arena of PACE loans. Ever wondered why these loans are missing from their website or tax bills? Mike has the answers. The discourse shifts gear as we explore the often-overlooked complexities of homestead exemptions and property taxes. With Mike at the helm, we walk through the process, discuss the consequences of removing homestead from a property before its sale, and the penalties for homestead fraud. Ever thought about establishing trusts to retain homestead benefits? This episode will guide you on the why and how. Mike also explains how to leverage the tax estimator website for a smoother transition into the upcoming tax year. So, tune in as we dissect the multifaceted world of property appraisal and taxes, promising a conversation full of insights and knowledge you can't afford to miss!

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