Challenging Your Value or Exemption Status

If you disagree with your property value or exemption status, three options are available to you:

1. Informal Conference with Your Appraiser or Exemption Specialist

If you believe your 2026 proposed value is higher or lower than market value on **January 1, 2026**, we encourage you to speak to your area appraiser (contact info on TRIM notice). Our goal is to ensure that your property is appraised equitably and accurately, and we are happy to speak with you about your value.

Our Exemption Department can help you with questions about exemptions. Please call (727) 464-3207.

2. Petition to the Value Adjustment Board (VAB)

You may file a petition with the Value Adjustment Board (VAB) by the **deadline** listed on your TRIM Notice. The VAB appoints Special Magistrates, who are qualified real estate appraisers or attorneys, to conduct the informal hearings on petitions challenging assessments or exemption denials. The magistrates are independent of the Property Appraiser's office. Like you, we are simply a party before the Board.

The Value Adjustment Board does not set millage rates and has no jurisdiction over taxes. You can prevail before the VAB in a value dispute if you prove that your proposed value does not reflect market value as of January 1st. The best way to prepare for a VAB hearing is to produce market evidence such as sales of comparable properties that sold before January 1, 2026.

For more details, or to file online, visit the Clerk of the Circuit Court's website at www.pinellasclerk.org/vab, or contact the VAB Clerk at (727) 464-3458 or by email, clerk.vab@mypinellasclerk.gov.

3. Circuit Court Complaint (Lawsuit)

Your third option is to file a Civil Action in the Circuit Court under section 194.171 of Florida Statutes. You can do this whether or not you file a petition. Please read the statutes or contact an attorney to determine the filing deadline and other requirements.

07/26

Mike Twitty, MAI, CFA
Pinellas County
Property Appraiser

2026 TRIM (Truth in Millage) GUIDE

Understanding Your Notice of Proposed Property Taxes

****Attention New Homeowners****

Your property taxes may be much higher than the prior owners'. Assessed value of property resets to full market value on January 1st after a change of ownership, usually resulting in higher taxes. Please use our online Tax Estimator to estimate your taxes for the year following your purchase.

CONTACT US

Visit: 8am - 5pm, Mon to Fri, Excluding Holidays

County Courthouse (Main)
315 Court St - 2nd Floor, Clearwater, FL 33756

North County
29269 US Hwy 19 N, Clearwater, FL 33761

Mid County
13025 Starkey Rd, Largo, FL 33773

South County
2500 34th St N - 2nd Floor, St. Petersburg, FL 33713

Web: www.pcpao.gov

Phone: (727) 464-3207 TTY: (727) 464-4062

Email: mike@pcpao.gov

Fax: (727) 464-3448

WHY SEND A TRIM NOTICE?

Florida law mandates the mailing of an annual TRIM Notice to give property owners the opportunity to review their proposed property taxes prior to the mailing of tax bills. There are three variables that impact property taxes: 1) property values; 2) tax exemptions; and 3) millage (or tax) rates. Changes in any of these factors can impact your annual tax bill. The TRIM Notice is designed to illustrate the interaction between these elements, so you can understand how your taxes are calculated.

HOW ARE VALUES AND TAXES DETERMINED?

The Property Appraiser's office is independent from your taxing authorities, and is charged with assessing the value of all property in Pinellas County every year. Values are based on the status of the property as of the annual **January 1** assessment date. Buyers and sellers of property create market value by their actions in the real estate market.

The Property Appraiser considers three approaches to value when preparing the real property tax roll: cost, sales comparison, and income. Appraisers may reconcile two or more of the value indications into a final reconciled value based on the appropriateness, accuracy, and quantity of market information from the three approaches. For residential real property, the sale prices of properties similar to yours represent some of the best evidence of market value, so the comparable sales approach is often given more weight. Your 2026 value is based on market information including sales of comparable properties that occurred during 2025, prior to the assessment date of January 1, 2026. You can review sales in your neighborhood on the Property Appraiser's website, or call the phone number on your TRIM Notice to speak to your area appraiser.

Once annual property values have been established, the Property Appraiser provides each local taxing authority with the taxable value of all property in the district. This value is used to calculate the millage (tax) rate needed to raise the money necessary to fund the annual budget. To calculate the annual tax amount, the millage rate for each taxing authority in your tax district is applied to the taxable value of your property for the corresponding authority.

TAX BILLS

The Tax Collector mails tax bills on or about **November 1**. If you have questions for the Tax Collector, call their office at (727) 464-7777. You can also review or pay your tax bill online after November 1st at www.pinellastaxcollector.gov.

TAX EXEMPTIONS

Florida law provides for several different property tax exemptions including homestead, widow(er), disabled veteran, disability, and low-income senior exemptions.

Homestead exemption is a reduction in the assessed value of your home. It is granted to applicants with legal or beneficial title to real property as recorded in official records, who are bona fide Florida residents living in a dwelling and making it their permanent residence as of January 1. The first $25,000 of value is exempted from all millage rates assessed against the property. A second exemption of value is exempted from all millage rates (except school taxes) and applies only to the assessed value above $50,000.

Effective Jan 1, 2026, the second exemption amount changes annually based upon the Consumer Price Index (CPI). Please visit www.pcpao.gov/homestead-exemption for the current amount. If the assessed value is greater than $50,000 but does not exceed the upper limit of the second exemption, which increases annually by the CPI, a pro-rated exemption amount applies. The homestead exemption reduces the property tax bill by approximately $500-$1,000.

Homestead exemption is not transferable. You must file a new application if you establish a new residence. If you move during 2026, you must file a new application by March 1, 2027 to qualify for the 2027 exemption on your new home. Apply online at www.pcpao.gov where you can also get details of other exemptions, learn how adding an owner may impact your exemption, and more. You can also call or visit one of our 4 locations for more information.

You no longer qualify for homestead exemption if, as of January 1, 2026:

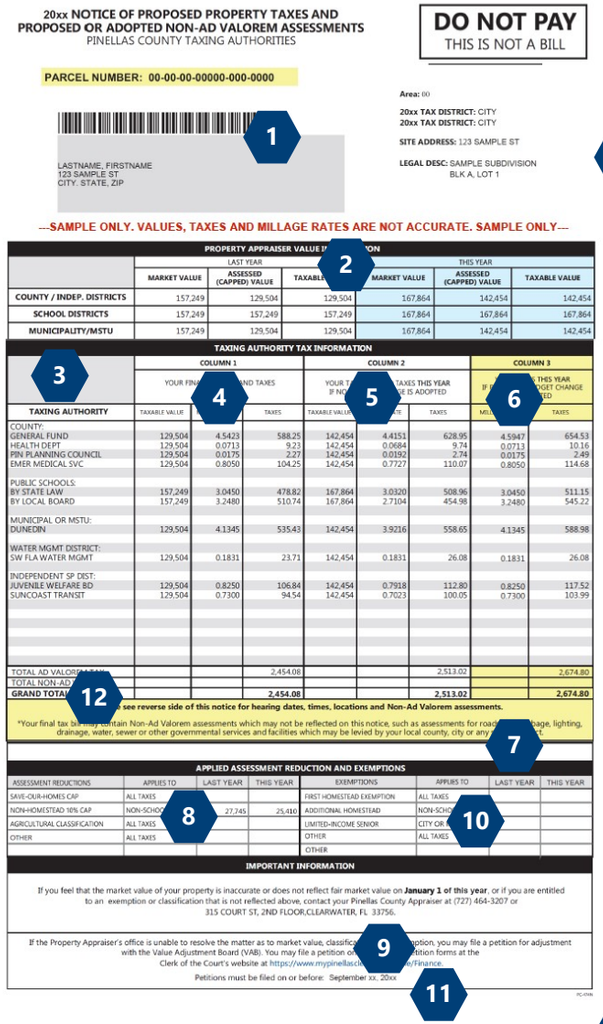
- You moved
- You rented the home for more than 30 days per calendar year for two consecutive years
- You or your spouse applied for or received any residency-based property tax benefit elsewhere
- You married and your spouse receives an exemption elsewhere. You must notify our office if you marry after filing for an exemption, even if your spouse is not on the deed.

Notify our office at (727)464-3207 of any change in your exemption status to avoid possible penalties.

ASSESSMENT CAPS

Caps are removed when a property changes ownership or use. The Save-Our-Homes cap limits a homestead property's annual increase in the assessed value (not taxes) to 3% or the Consumer Price Index, whichever is lower, beginning the 2nd year of the exemption. For 2026, the cap limitation is 2.7%. The 10% Non-Homestead cap limits annual increases in the assessed value of certain non-homestead property to no more than 10%, but does not apply to school millages. This benefit is automatically applied to qualifying properties.

YOUR TRIM NOTICE



20xx NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
PINELLAS COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

PARCEL NUMBER: 00-00-00-00000-000-0000

Area: 00
20xx TAX DISTRICT: CITY
20xx TAX DISTRICT: CITY
SITE ADDRESS: 123 SAMPLE ST
LEGAL DESC: SAMPLE SUBDIVISION
BLK A, LOT 1

LASTNAME, FIRSTNAME
123 SAMPLE ST
CITY, STATE, ZIP

---SAMPLE ONLY. VALUES, TAXES AND MILLAGE RATES ARE NOT ACCURATE. SAMPLE ONLY---

PROPERTY APPRAISER VALUE INFORMATION

	LAST YEAR			THIS YEAR		
	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE
COUNTY / INDEP. DISTRICTS	157,249	129,504	129,504	167,864	142,454	142,454
SCHOOL DISTRICTS	157,249	157,249	157,249	167,864	167,864	167,864
MUNICIPALITY/MSTU	157,249	129,504	129,504	167,864	142,454	142,454

TAXING AUTHORITY TAX INFORMATION

	COLUMN 1			COLUMN 2			COLUMN 3	
TAXING AUTHORITY	TAXABLE VALUE		TAXES	TAXABLE VALUE		TAXES	MILLAGE	TAXES
COUNTY:								
GENERAL FUND	129,504	4.5423	588.25	142,454	4.4151	628.95	4.5947	654.53
HEALTH DEPT	129,504	0.0713	9.23	142,454	0.0684	9.74	0.0713	10.16
PIN PLANNING COUNCIL	129,504	0.0175	2.27	142,454	0.0192	2.74	0.0175	2.49
EMER MEDICAL SVC	129,504	0.8050	104.25	142,454	0.7727	110.07	0.8050	114.68
PUBLIC SCHOOLS:								
BY STATE LAW	157,249	3.0450	478.82	167,864	3.0320	508.96	3.0450	511.15
BY LOCAL BOARD	157,249	3.2480	510.74	167,864	2.7104	454.98	3.2480	545.22
MUNICIPAL OR MSTU:								
DUNEDIN	129,504	4.1345	535.43	142,454	3.9216	558.65	4.1345	588.98
WATER MGMT DISTRICT:								
SW FLA WATER MGMT	129,504	0.1831	23.71	142,454	0.1831	26.08	0.1831	26.08
INDEPENDENT SP DIST:								
JUVENILE WELFARE BD	129,504	0.8250	106.84	142,454	0.7918	112.80	0.8250	117.52
SUNCOAST TRANSIT	129,504	0.7300	94.54	142,454	0.7023	100.05	0.7300	103.99
TOTAL AD VALOREM			2,454.08			2,513.02		2,674.80
TOTAL NON-AD								
GRAND TOTAL			2,454.08			2,513.02		2,674.80

see reverse side of this notice for hearing dates, times, locations and 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, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your local county, city or any other taxing district.

APPLIED ASSESSMENT REDUCTION AND EXEMPTIONS

ASSESSMENT REDUCTIONS	APPLIES TO	LAST YEAR	THIS YEAR	EXEMPTIONS	APPLIES TO	LAST YEAR	THIS YEAR
SAVE-OUR-HOMES CAP	ALL TAXES			FIRST HOMESTEAD EXEMPTION	ALL TAXES		
NON-HOMESTEAD 10% CAP	NON-SCHOOL	27,745	25,410	ADDITIONAL HOMESTEAD	NON-SCHOOL		
AGRICULTURAL CLASSIFICATION	ALL TAXES			LIMITED-INCOME SENIOR	CITY OR MSTU		
OTHER	ALL TAXES			OTHER	ALL TAXES		
				OTHER			

IMPORTANT INFORMATION

If you feel that the market value of your property is inaccurate or does not reflect fair market value on **January 1 of this year**, or if you are entitled to an exemption or classification that is not reflected above, contact your Pinellas County Appraiser at (727) 464-3207 or 315 COURT ST, 2ND FLOOR,CLEARWATER, FL 33756.

If the Property Appraiser's office is unable to resolve the matter as to market value, classification or exemption, you may file a petition for adjustment with the Value Adjustment Board (VAB). You may file a petition online or obtain petition forms at the Clerk of the Court's website at https://www.mypinellasclerk.org/Home/Finance.

Petitions must be filed on or before: September xx, 20xx

PC-0106

1 2 3 4 5 6 7 8 9 10 11 12

PLEASE NOTE: This document is intended to help you understand the information on your TRIM Notice. It does not constitute legal advice or a comprehensive review of property tax or exemption law. Please contact our office if you have any questions.

1 YOUR PROPERTY IDENTIFIERS

At the top of the form is the parcel number or tangible personal property account number identifying your property, as well as the site address, legal description, appraisal area, and tax district. The mailing address printed here is the address where your tax bill will be mailed. Address changes can be submitted online or in writing. Visit www.pcpao.gov, How Do I..., Change My Mailing Address.

2 PROPERTY VALUES

The values are listed for last year and this year (highlighted in blue).

Because certain exemptions and assessment caps only apply to the millage rate for specific taxing authorities, there may be different taxable values for different authorities (see #8 and #10).

Market Value

The 2026 market value is an estimate of the most probable selling price as of January 1, 2026, based on comparable sales and other market data from 2025.

Assessed/Capped Value

This is the value as limited by an assessment cap, such as the Save-Our-Homes cap or the 10% cap on non-homestead parcels, or by an assessment classification (such as agricultural classification).

Because the 10% non-homestead cap does not apply to school millages, there may be a different value for school and non-school millages.

Taxable Value

This is the assessed value less any exemptions, such as the homestead exemption. Millage rates are levied against this value.

3 TAXING AUTHORITIES

These are the local government agencies with the power to levy taxes. Every taxing authority will hold a public hearing on its proposed budget for the coming year. The size of the budget determines the millage rate that will be applied to your property's taxable value, resulting in your annual tax amount.

4 YOUR FINAL TAX RATE AND TAXES LAST YEAR (2025)

These are the millage rates and taxes for each taxing authority for 2025. The 2025 tax roll has been certified and closed, so this is informational only.

5 YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE

This column shows what your 2026 tax rate and taxes would be if each taxing authority does not change the portion of its budget funded by property taxes. These amounts are based on last year's budget and the current year taxable value, and are for comparative purposes only.

6 YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE

This is your 2026 proposed tax amount. This column includes the millage rate and resulting tax amount ***already proposed*** by your taxing authorities based on their new budgets.

Your taxes this year will not be more than the total proposed amount at the bottom of the column, plus any non-ad valorem assessments (see reverse side of TRIM Notice). If millage rates are decreased during the final budget hearings, your taxes may decrease from this amount.

7 BUDGET HEARINGS

Budget hearing date, time and contact information for each taxing authority that levies taxes in your taxing district are provided on the reverse side of this notice. If you wish to discuss the amount or use of taxes, we encourage you to attend the hearings or call the taxing authority.

8 ASSESSMENT REDUCTIONS APPLIED

This is the value of any assessment reductions such as the Save-Our-Homes cap or 10% non-homestead cap. If you applied for and received a Save-Our-Homes cap portability benefit. It will be reflected here and in the current year assessed value. The 10% non-homestead cap does not apply to school millages.

9 CONTACT INFORMATION

If you have any questions about your property value or exemptions, please contact our office at the numbers provided. We will be happy to speak with you.

10 EXEMPTION AMOUNTS

This is the amount of all your exemptions. Some exemptions only reduce the taxable value for specific taxing authorities. For example, the second $26,411 of the homestead exemption does not apply to the school millage, and the additional homestead exemption for low-income seniors only applies to the municipal or MSTU millage rate. This is why there may be different assessed and taxable values for the county, school, and municipal taxing authorities, as listed in #2.

11 VAB FILING INFORMATION & DEADLINE

This is the information & deadline for filing a petition to the Value Adjustment Board to appeal your property value or exemption status. More information is included on the back of this guide.

12 NON-AD VALOREM ASSESSMENTS

(Listed on the reverse side of the TRIM notice)

Non-ad valorem assessments are based on a rate schedule set by each governing body. They are NOT based on the value of your property. Please direct all questions regarding these assessments to the levying authorities.

TANGIBLE PERSONAL PROPERTY

Tangible Personal Property (TPP) is property, other than real property, used by a business. Examples are furniture and fixtures. Owners of TPP must file an annual TPP Business Return (Form DR-405) by April 1. Filing this return automatically qualifies an owner for an exemption of up to $25,000 from the taxable value. If a TPP account is valued less than $25,000, the exemption will automatically renew after the first year. A DR-405 filing is only required in subsequent years if the value increases to more than $25,000. In all other circumstances, failure to file an annual TPP return by April 1 leads to the imposition of statutory penalties. Please check your records to ensure compliance. Please call (727) 464-3207 with questions.

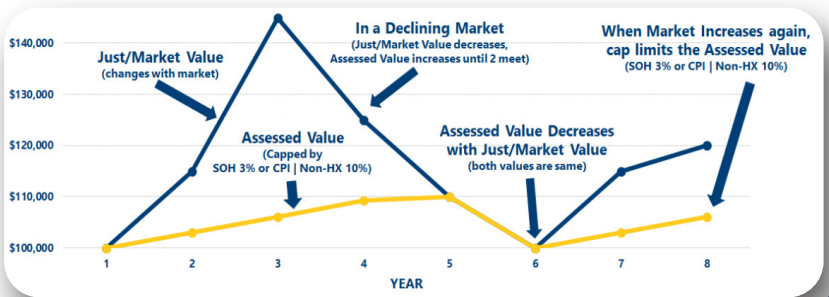
Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

INFORMATIONAL SUPPLEMENT 2026

The enclosed Notice of Proposed Property Taxes is the most important document for you to review regarding the value of your property, the exemptions you may or may not have, and the tax rates applied to your taxable value.

Many Florida property owners think that if their property value goes down, their taxes will go down too — but that's not always the case.

Florida law caps how much a property's assessed value can increase annually. Homesteaded properties are limited to a maximum increase of 3% (Save Our Homes cap) while non-homesteaded properties have a 10% cap. Over time, these caps help property owners save money on property taxes. However, even if the market value of your home drops, your assessed value may still go up - this is known as the Recapture Rule. If your assessed value is lower than your market value, it will continue to increase by the cap percentage each year until it catches up - but it will never exceed market value.



What happens to my Assessed Value after I repair/rebuild my storm-damaged property?

After a year of recovery in 2025, many Pinellas County homes affected by Helene and Milton were repaired by Florida's next assessment date, January 1, 2026. Under Florida law, the "calamity" provision allows our office to restore the assessed value of a repaired home to its pre-storm level, adjusted only by the Consumer Price Index (CPI). This ensures the assessed value (the value subject to the homestead or non-homestead cap) reflects what it would have been had no storm damage occurred. The formula for this is: (pre-storm assessed value) x 1.029 x 1.027 = 2026 repaired assessed value.

Understanding the Calamity Provision Requirements

For homestead properties, repairs must be started within 5 years from the January 1 following the storm, and the dwelling can be rebuilt up to 130% of its original living square feet, or 2,000 square feet, whichever is greater, without increasing your Save Our Homes assessed value cap (other than CPI changes). Your homestead must remain on the damaged property throughout the repair or rebuilding process to be eligible. You may live at another property during this time, but you cannot claim a homestead exemption on that other property without losing calamity provision eligibility on your original home. **For non-homestead properties,** repairs must be started within three years from the January 1 following the storm, and the original dwelling can be rebuilt up to 110% of its original living square feet, or 1,500 square feet, whichever is greater, without increasing your assessed value cap (other than CPI changes).

New Calamity Calculator Assists Property Owners during Rebuilding Decisions

Due to the number of property owners impacted by the hurricanes of 2024, our office created a Calamity Calculator to assist single-family residential property owners who are planning or contemplating rebuilding their residence following damage from a calamity event. This calculator assists in the process by estimating additional property taxes when the proposed reconstruction exceeds 130% (homestead) and 110% (non-homestead) of the original structure's size. To learn more and use the calculator please visit: https://www.pcpao.gov/Calamity-Calculator/Legal-Notice

Marriage, Divorce, and Homestead

When people make major life decisions like getting married or divorced, property taxes are usually the last thing on their minds. However, these changes can affect your homestead benefits.

A married couple is allowed only one homestead exemption. You may apply the larger of the two Save Our Homes caps to the marital residence, but you cannot combine or stack two separate homestead benefits.

Divorcing couples often overlook the value of the Save Our Homes benefit tied to their marital homestead when drafting their dissolution agreement. If you are going through a divorce, there is a form available that allows former spouses to determine how the Save Our Homes cap will be divided between them.

For more information, visit:
https://www.pcpao.gov/learn-about/FAQs#4

County Courthouse
315 Court St. - 2nd Floor
Clearwater, FL 33756

Mid-County
13025 Starkey Rd.
Largo, FL 33773

North County
29269 US Hwy 19 N
Clearwater, FL 33761

South County
2500 34th St. N - 2nd Floor
St. Petersburg, FL 33713

Phone: (727) 464-3207

Website: www.PCPAO.gov

Email: mike@pcpao.gov

UNDERSTANDING YOUR VALUE INFORMATION

When did you purchase your property?

2025

- **Cap Reset:** The first January 1 after your purchase, the Assessed Value of your home resets to Market Value.
- **Exemption Removal:** The previous owner may have benefitted from exemptions that are not carried over. Just as it is with the Cap Reset, these exemptions are removed January 1 and you, the new owner, need to apply for your own exemptions.

2026

- If the property you purchased had exemptions for 2026, they belonged to the seller in 2026 and will be removed in 2027.
- **In order to receive any exemptions for 2027 and beyond, you must apply for them by March 1, 2027.**
- Visit www.pcpao.gov/tax-disclaimer and use our Tax Estimator to calculate what your estimated taxes may be under your new ownership.

Does Taxable Value equal Assessed Value on your TRIM Notice?

If so, you have no Homestead Exemption or other exemptions on your property. **If you think you qualify and should have exemptions, you must apply no later than September 11, 2026.**

Is Taxable Value less than Assessed Value?

If so, you have exemptions on your property. See the Applied Assessment Reduction and Exemptions section which has a detail of all your exemptions. **If you feel you are missing any exemptions, you must apply no later than September 11, 2026.**

APPLIED ASSESSMENT REDUCTIONS AND EXEMPTIONS							
ASSESSMENT REDUCTIONS	APPLIES TO	2025	2026	EXEMPTIONS	APPLIES TO	2025	2026
SAVE-OUR-HOMES CAP	ALL TAXES	156,644	197,90	FIRST HOMESTEAD EXEMPTION	ALL TAXES	25,000	25,000
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES			ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	25,000	25,000
AGRICULTURAL CLASSIFICATION	ALL TAXES			LIMITED-INCOME SENIOR	CITY OR MSTU TAXES		
OTHER	ALL TAXES			THER	ALL TAXES		
				OTHE			

Does your value seem too low or too high based on its condition as of January 1?

Please don't hesitate to contact your Area Appraiser at (727) 464-3207 or Request a Property Review on our website at: https://www.pcpao.gov/how-do-i/dispute-property-value.

NEED MORE INFORMATION? SCAN QR CODE!

View our TRIM Guide at: www.pcpao.gov/learn-about/TRIM-guide

This detailed guide helps to explain your TRIM Notice.

Have questions about your TRIM Notice?

Join our Public Education Session on August 27th at noon!

Register by scanning QR code:

Have questions about Amendment 3?

The Florida Legislature has proposed a constitutional amendment that would make several changes to Florida's property tax system, appearing on the November 3, 2026 General Election ballot. Our website has a list of FAQs to help!

(The Pinellas County Property Appraiser's Office does not support or oppose any constitutional amendment, ballot measure, candidate, or political campaign. This information is provided solely to explain the proposed amendment and how Florida's property tax system could change if the amendment is approved by Florida voters.)