



Martin County Property Appraiser  
Jenny Fields, CFA

**Weichert,**  
REALTORS®  
Integrity Group

# INTERACTIVE CALENDAR

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## ***"We VALUE Martin!"***

*We are committed to helping you understand the valuation process by delivering the outstanding customer service you deserve and expect.*

*Jenny*

Jenny Fields, CFA

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# INTERACTIVE CALENDAR

« September 2023 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

					1 iCareCommunity Magazine	2
3	4 Office Closed - Labor Day	5 Out2News	6 Martin County Business Exchange	7	8 Weichert Realtors Integrity Group	9
10	11 Petition Filing Deadline for the Value Adjustment Board	12	13 One Luxe Realty One Group International	14 Martin County Realtors of the Treasure Coast	15	16
17	18 Premier Realty Group	19	20	21 MCTV (MARTIN COUNTY TELEVISION)	22	23
24	25	26	27	28	29	30

- Presentations
- Publications
- Important Dates
- Videos
- Mailings
- Volunteering

# INTERACTIVE CALENDAR

## Weichert Realtors Integrity Group



Jenny Fields, Chief Deputy Karl Andersson and Director of Appraisal Services Tyler Steinhauer will present to the realtors at Weichert Realtors Integrity Group.

If you would like more information about Weichert, please visit their website at [https://www.tchomesearch.com/?utm\\_source=local&utm\\_medium=organic&utm\\_campaign=gmb](https://www.tchomesearch.com/?utm_source=local&utm_medium=organic&utm_campaign=gmb).

### Event Information

<b>Event Date</b>	September 8, 2023
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# New Homebuyer

# Post It Notes



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

## CONGRATULATIONS!

### YOUR NEXT STEPS

Scan the QR Codes with your mobile device for quick access.



**File for Homestead Exemption & Portability**



**Review New Homebuyer Timeline Handout**



**Estimate Your Property Taxes**



**Sign Up for Monthly Information**



*"We VALUE Martin!"*

Website: [pa.martin.fl.us](http://pa.martin.fl.us) • Email: [info@pa.martin.fl.us](mailto:info@pa.martin.fl.us) • (772) 288-5608



# Homestead Exemption & Benefits

# HOMESTEAD EXEMPTION

## How to Qualify

Own & reside in the home  
on or before January 1st

Claim the home as your  
primary residence

There is NO maximum required  
days to live in your home – It  
could be one day

# REQUIRED DOCUMENTS

All Owners Who Reside in the Home:

Florida Driver's  
License

Florida Vehicle  
Registration

Florida Voter's  
Card

Social Security  
Number



# HOMESTEAD EXEMPTION

## Benefits

Saves hundreds  
of tax dollars\$\$

# SAVE ANNUAL TAX DOLLARS

## EXAMPLE: REDUCTION ON YOUR ANNUAL PROPERTY TAXES

Property Taxes	WITH Homestead Exemption	WITHOUT Homestead Exemption
Assessed Value	\$400,000	\$400,000
Less Homestead Exemption	<u>- \$50,000</u>	<u>- \$0</u>
Taxable Value	\$350,000	\$400,000
Millage Rate	<u>x 17% (.017)</u>	<u>x 17% (.017)</u>
Taxes Due	\$5,950	\$6,800

EXAMPLE: \$850 SAVINGS



# HOMESTEAD EXEMPTION

## Benefits

Saves hundreds  
of tax dollars\$\$

Eligible for other  
Exemptions

# OTHER COMMON EXEMPTIONS

## ELIGIBILITY FOR OTHER PROPERTY EXEMPTIONS

### INDIVIDUAL AND FAMILY EXEMPTIONS

- Limited Income Senior Exemption for Persons 65 and Older
- Widow / Widower
- Disability

### VETERAN AND ACTIVE DUTY MILITARY EXEMPTIONS

- Combat or Service-related Disability
- Deployed Military
- Surviving Spouse

### PLUS 30+ OTHER EXEMPTIONS



Scan QR code for  
information about  
*Other Property  
Exemptions*

# HOMESTEAD EXEMPTION

## Benefits

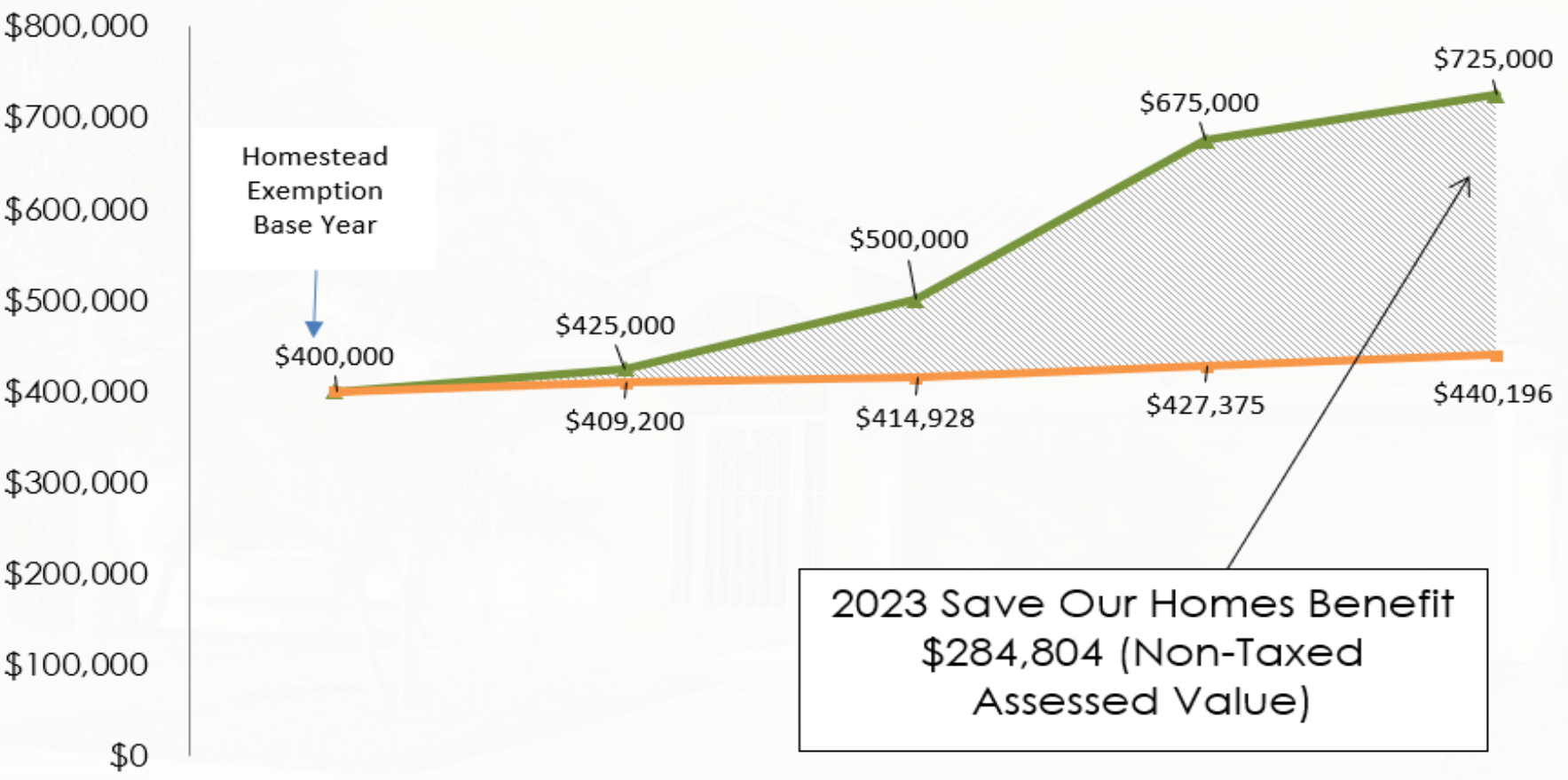
Saves hundreds  
of tax dollars\$\$

Save our  
Homes

Eligible for other  
Exemptions

# SAVE OUR HOMES BENEFIT

Market Value to Assessed Value Spread



2023 Save Our Homes Benefit  
\$284,804 (Non-Taxed Assessed Value)

- The Save Our Homes Benefit limits annual increases in assessed value of property with Homestead Exemption to three percent (3%) or the change in the Consumer Price Index (CPI), whichever is lower.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool

Cap %

Save Our Homes Benefit Total Market Value Total Assessed Value

# SAVE OUR HOMES BENEFIT

Why are my taxes higher than my neighbors when we have the exact same house?

My Home



**Market Value:** Same Value  
**Year Built:** Same Year Built  
**Purchased:** Last Year  
**Taxes:** \$3,910

My Neighbor's Home



**Market Value:** Same Value  
**Year Built:** Same Year Built  
**Purchased:** 10 Years Ago  
**Taxes:** \$2,940

# HOMESTEAD EXEMPTION

## Benefits

Saves hundreds  
of tax dollars\$\$

Save our  
Homes

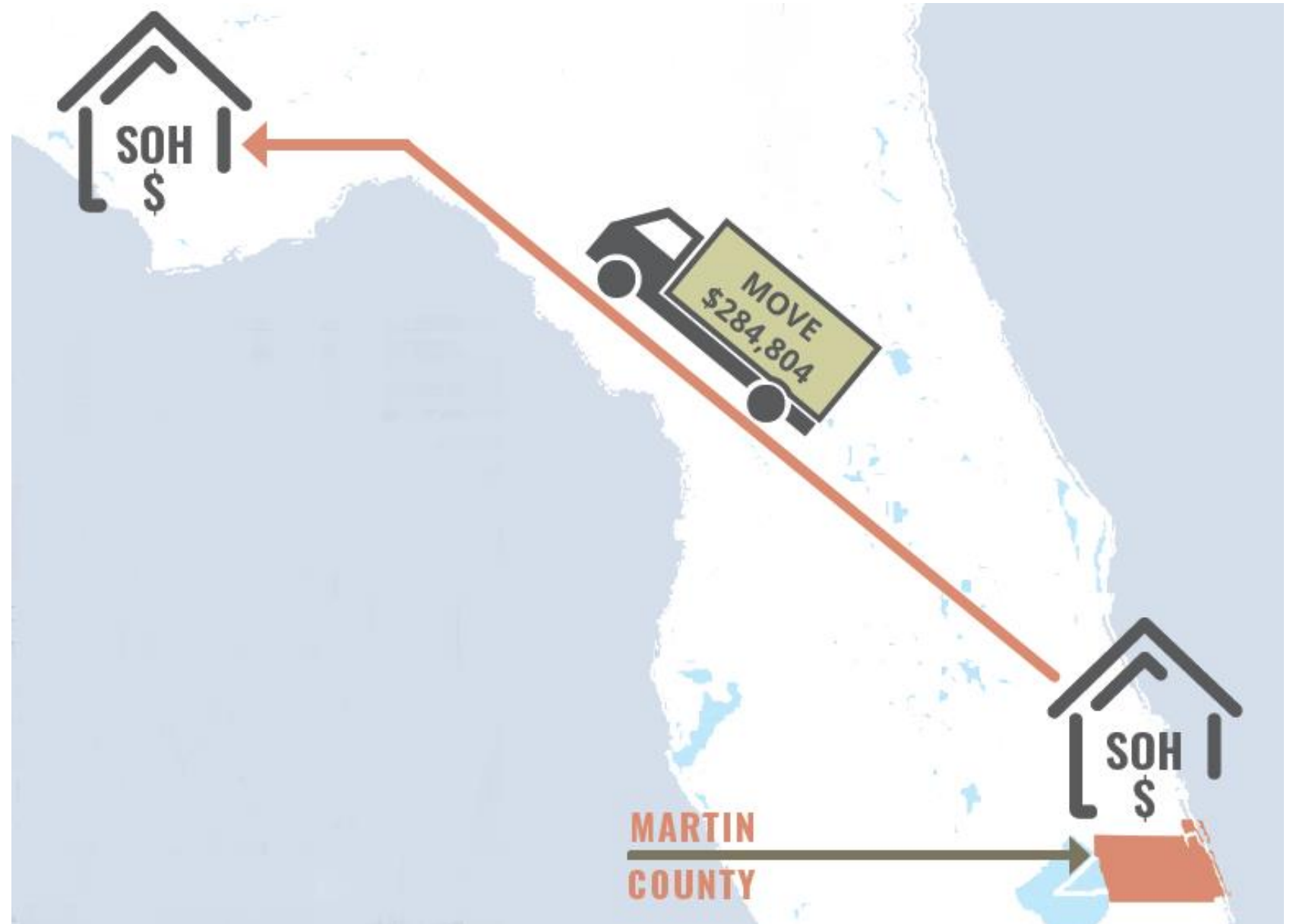
Eligible for other  
Exemptions

Portability



# PORTABILITY OF SAVE OUR HOMES

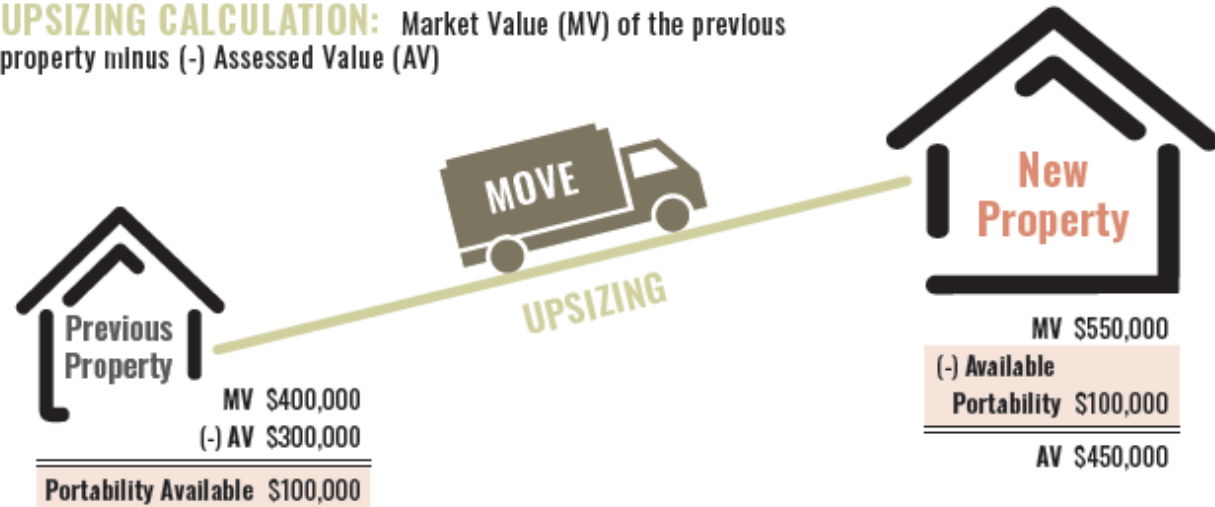
- While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida.
- You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit.



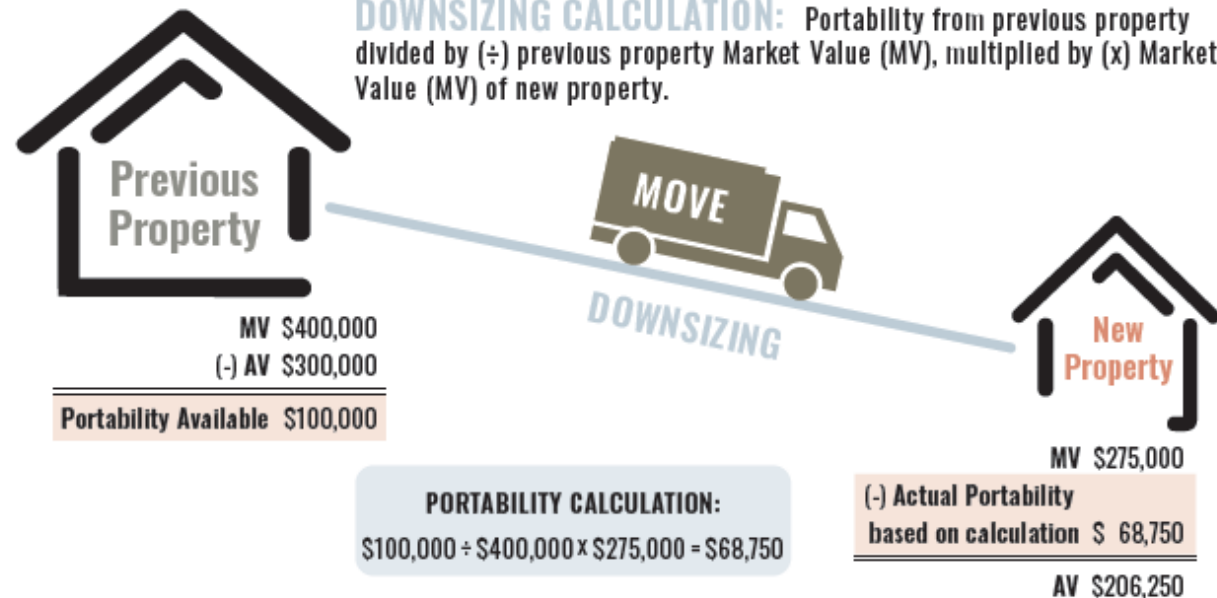
# UPSIZE VS DOWNSIZE

- Compare Value to Value NOT Sale Price
- Use the *Property Tax Estimator* tool available on our website.

**UPSIZING CALCULATION:** Market Value (MV) of the previous property minus (-) Assessed Value (AV)



**DOWNSIZING CALCULATION:** Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.





**DESIGNATION OF OWNERSHIP SHARES  
OF ABANDONED HOMESTEAD**

DR-501TS  
R. 12/20  
Rule 12D-16.002, F.A.C.  
Eff. 12/20

Section 193.155(8), Florida Statutes

**This form must be  
submitted to the  
Property Appraiser  
before you apply  
for homestead on a  
new property**

File this form if you and your spouse (or former spouse) are current or former joint owners of qualifying property and want to designate shares of the homestead assessment difference. The designated shares can transfer to each of your new homesteads when you each apply for the homestead exemption on your properties.

Before either of you submits a Form DR-501T, Transfer of Homestead Assessment Difference, for a new homestead, submit this form to the property appraiser in the county where the abandoned homestead is located. If you apply for a new homestead exemption and want to transfer your designated share of the homestead assessment difference, attach a copy of this statement to your completed Form DR-501T in the county where the new homestead is located. Percentages must total 100 percent.

Abandoned Homestead				
County	Select County	Address		
Parcel ID				
Date abandoned				
Spouse 1 name as it appears on the joint title		Designated % ownership	Spouse 2 name as it appears on the joint title	
		0%		
			0%	

At the time the homestead was abandoned, we were married and jointly owned this property.

We designate the percentages above to each owner for transferring the homestead assessment difference when that owner establishes a new homestead.

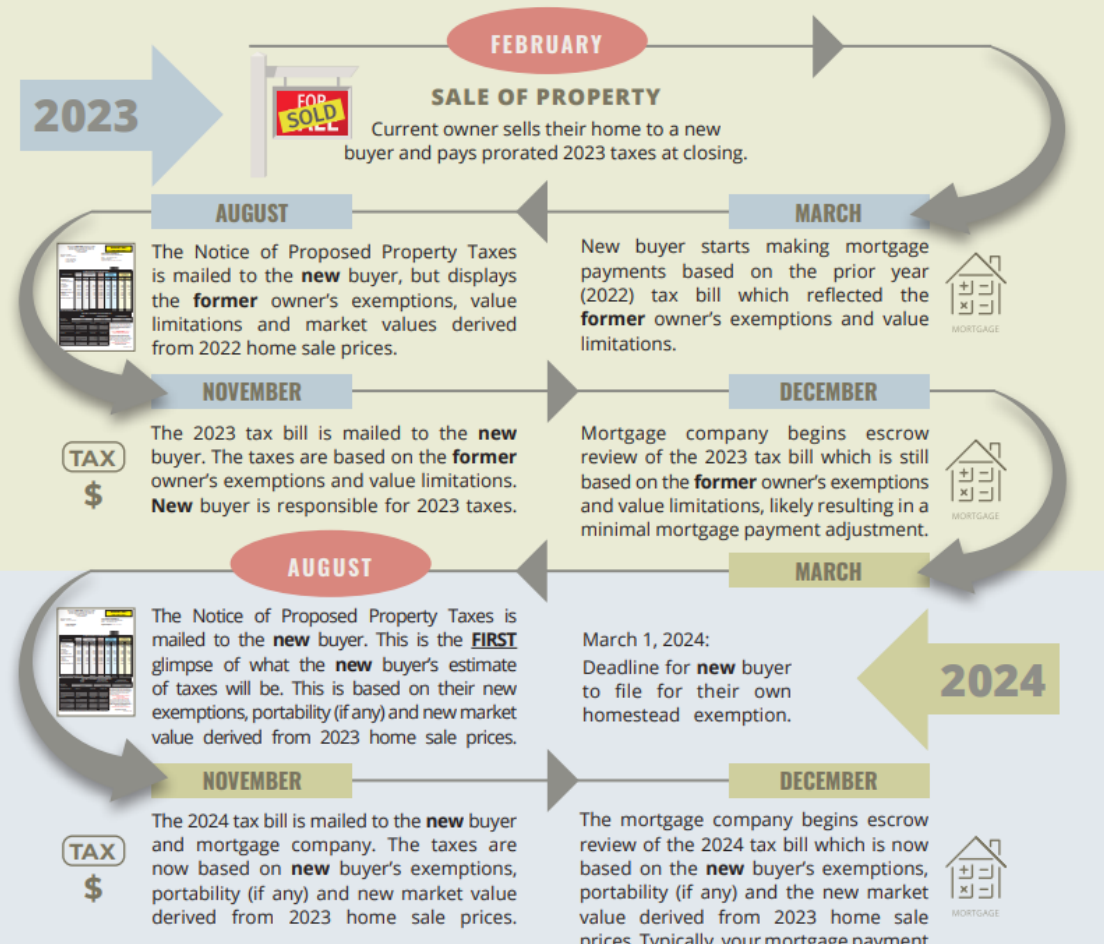
We understand that when we file this designation with the property appraiser, it is irrevocable.

Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.	Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.
_____	_____
Spouse 1 signature	Spouse 2 signature


# New Homebuyer Timeline

## NEW HOMEBUYER TIMELINE - PLAN AHEAD!!

When buying a home, you should not assume that the property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which may result in higher property taxes. This flowchart illustrates the purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes-- they are MONTHS apart! Please PLAN AHEAD for the financial impact.



### HELPFUL TOOL!

 Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website. ([www.pa.martin.fl.us](http://www.pa.martin.fl.us))



# **Treasure Coast Real Estate Date (2023 Certified Tax Rolls)**

# TREASURE COAST REAL ESTATE DATA 2022

## MARTIN

## INDIAN RIVER

## ST. LUCIE

**162,006**

Total Population

**543.7**

Sq. Miles

**96,454**

Real Property Parcels

**11,111**

Personal Property  
Records

**167,352**

Total Population

**502.8**

Sq. Miles

**93,799**

Real Property Parcels

**10,329**

Personal Property  
Records

**358,704**

Total Population

**571.7**

Sq. Miles

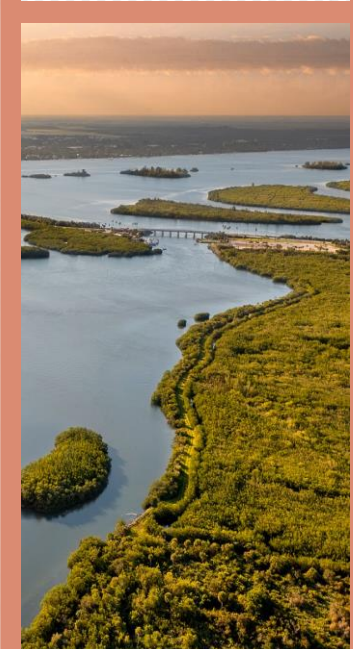
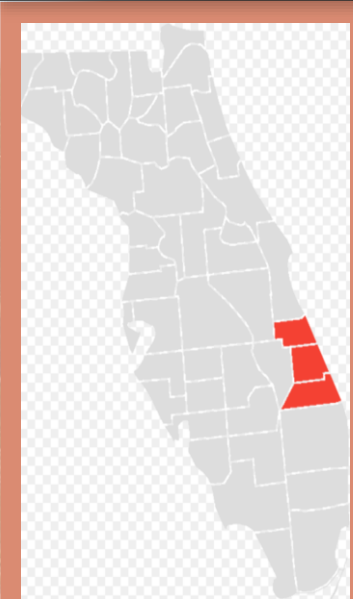
**183,465**

Real Property Parcels

**14,408**

Personal Property  
Records

# TREASURE COAST REAL ESTATE DATA 2022



<b>Parcel Counts</b>	<b>MARTIN</b>	<b>INDIAN RIVER</b>	<b>ST. LUCIE</b>
<b>Total Real Property</b>	<b>96,454</b>	<b>93,799</b>	<b>183,465</b>
<b>Total Residential</b>	<b>74,641</b>	<b>85,335</b>	<b>165,391</b>
Single Family	50,490	58,042	118,740
Condominiums	15,007	15,037	14,619
Mhome/Coop/Misc	4,763	2,661	7,317
Vacant	4,381	9,595	24,715
<b>Multi Family</b>	<b>1,138</b>	<b>790</b>	<b>1,587</b>
<b>Commercial/Industrial</b>	<b>3,494</b>	<b>3,354</b>	<b>5,667</b>
<b>Agricultural</b>	<b>2,043</b>	<b>1,903</b>	<b>2,499</b>
<b>Inst./Gov't/Misc.</b>	<b>8,708</b>	<b>2,282</b>	<b>7,179</b>
<b>Vacant Acreage</b>	<b>6,416</b>	<b>139</b>	<b>1,124</b>

SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

# TREASURE COAST REAL ESTATE DATA 2022

## MARTIN

## INDIAN RIVER

## ST. LUCIE

**53.4B**

Total Market  
Value

**19.35%**

22-23 Percent  
Increase

**45.7B**

Total Market  
Value

**21.84%**

22-23 Percent  
Increase

**66.2B**

Total Market  
Value

**18.58%**

22-23 Percent  
Increase

**31.6B**

Total Taxable Value

**12.48%**

22-23 Percent  
Increase

**26.5B**

Total Taxable Value

**13.51%**

22-23 Percent  
Increase

**35.4B**

Total Taxable Value

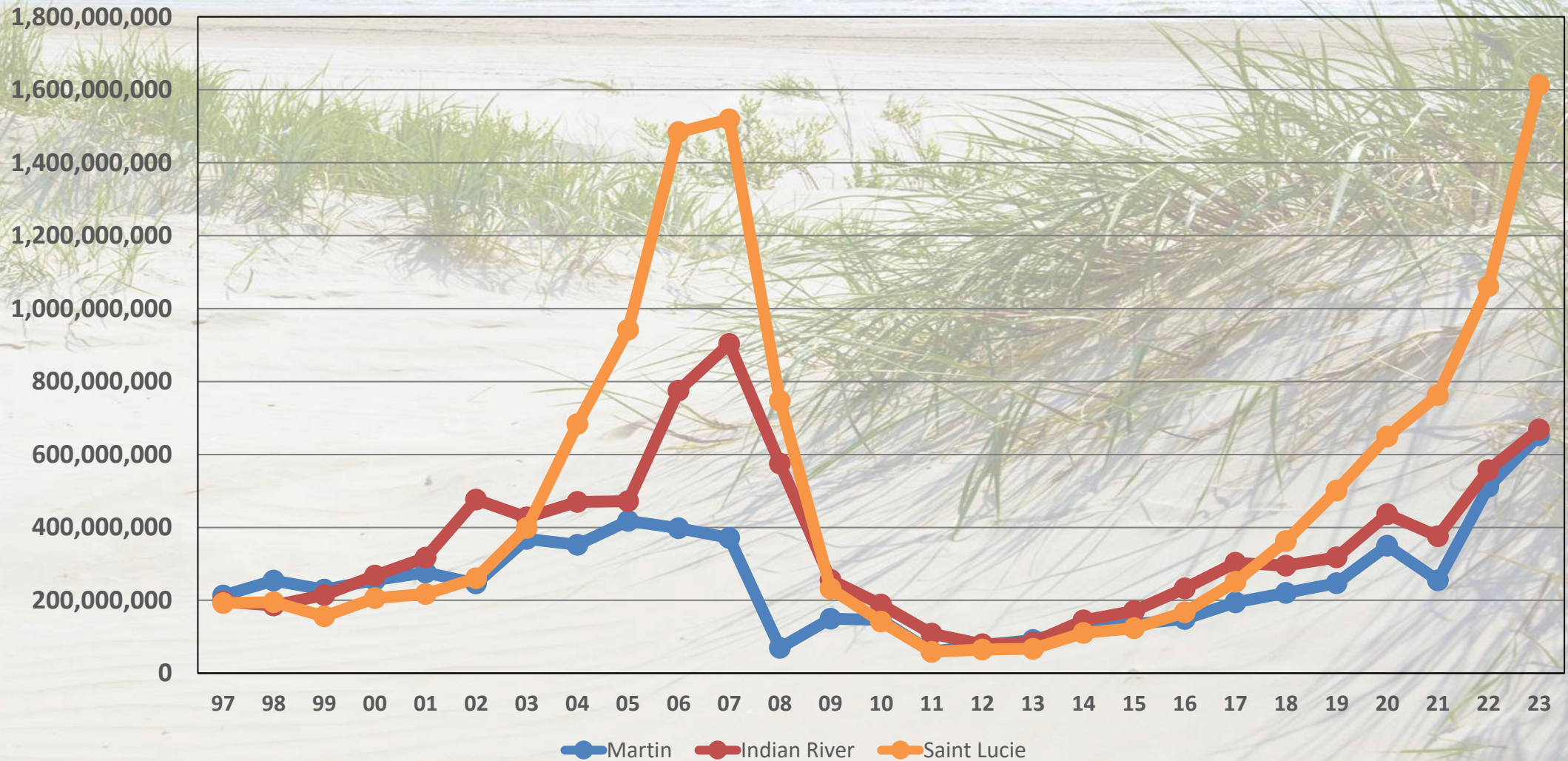
**17.67%**

22-23 Percent  
Increase



# TREASURE COAST REAL ESTATE DATA

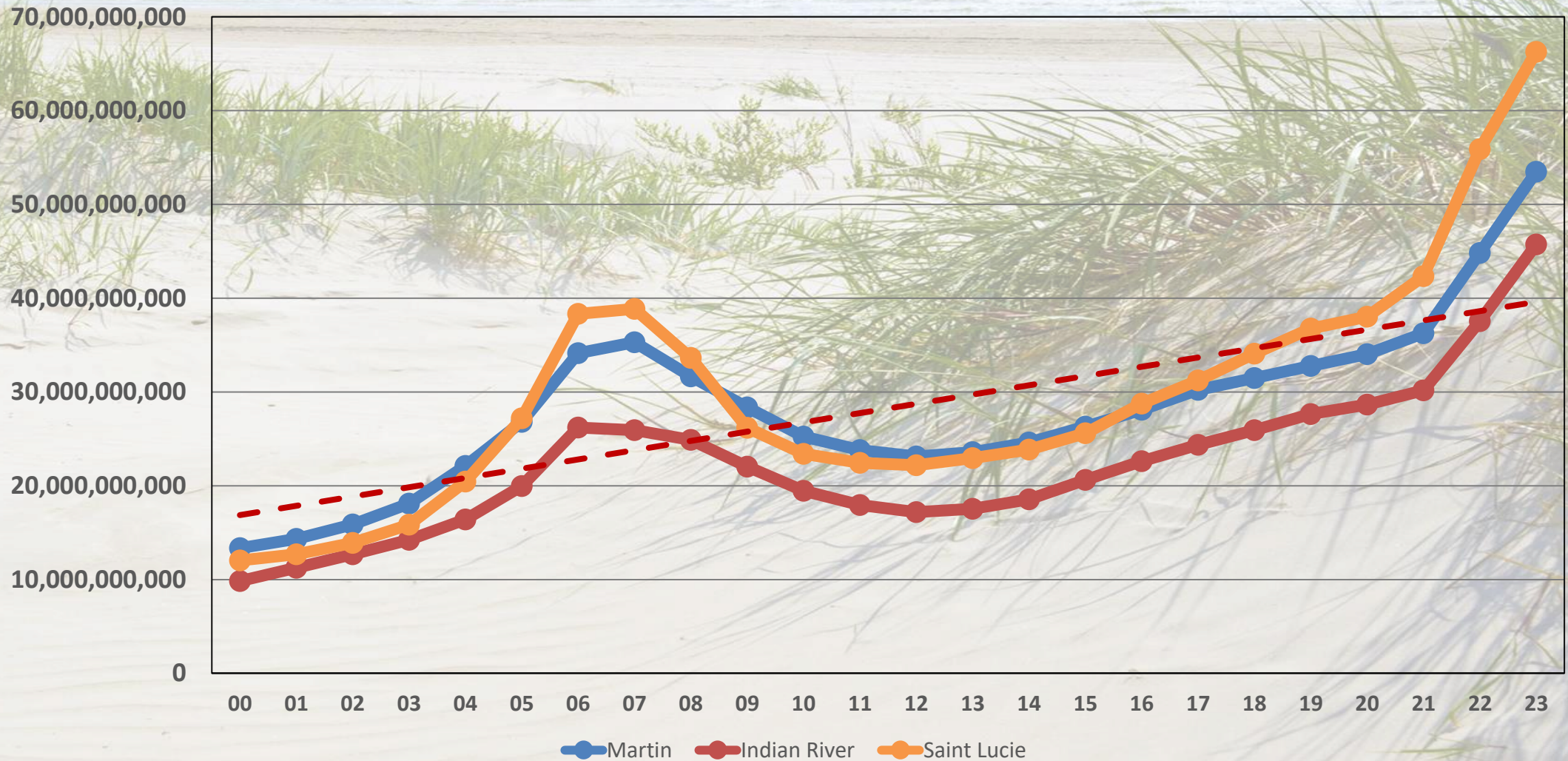
## Historical 25 Year New Construction Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

# TREASURE COAST REAL ESTATE DATA

## Historical 22 Year Market Value Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)



# **Property Tax Estimator New Permit Report**

# NEW DEVELOPMENT



## Single-Family

-Highpointe (313 SF)



-Preserve at Park Trace (114 SF)



-Cove Royale (117 SF)



-Willow Pointe (65 SF)



-Sabal Pointe (68 SF)



-Edgewater Pointe (117 SF)



-Avila (169 SF)



## Multi-Family

-Bridgeview (Aka Indigo) (212 Units)



-The Reserve (197 Units)



-Volaris (270 Units)



-River North (Aka Savannah Place) (280 Units)



-Central Parkway Lofts (172 Units)



-Sailfish Cove (Condo 30-Res/8-Comm)



# Martin County Metropolitan Planning Organization (MPO)



# Martin County BOCC Proposed Development Map

