

HOW TO CONTEST YOUR PROPERTY VALUE WITH THE VALUE ADJUSTMENT BOARD

The Property Appraiser has the job of giving a value to each piece of property in the County and determining whether any exemptions apply to the property.

Every property owner has the right to contest the value given to their property by the Property Appraiser.



EXEMPTIONS

There are exemptions (subtractions) allowed by law that some property owners can claim. Some of these are

Agriculture



Homestead



Exemptions keep some of the value of your property from being taxed.

You have a deadline to file for exemptions. The deadline for filing a homestead application with the property appraiser's office is March 1st for the upcoming year's taxes.

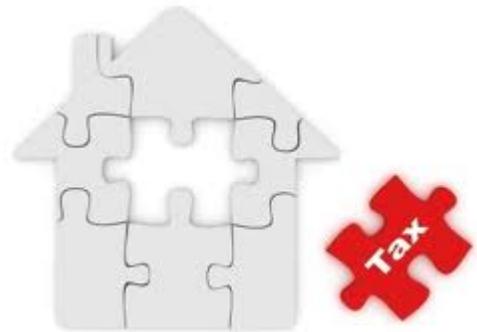




If the Property Appraiser denies your exemption, you can ask the Value Adjustment Board to overrule the Property appraiser. You do this by filing a petition with the VAB Clerk.

VALUE NOTICES

In June or July every property owner will receive a notice telling the owner the value given on the property by the Property Appraiser and the amount of the taxes an owner may have to pay. This is called the TRIM notice.



If you disagree with the value shown for your property on the notice, you can file a petition contesting that value with the Value Adjustment Board.

The Value Adjustment Board cannot adjust your taxes; it can only resolve the value of your property.



HOW TO FILE A PETITION



You will have to pay a \$15 fee to file your petition.

If you need help filling out your petition, the Clerk's office can help you. They are located in the County Administration Building at 12 SE 1st Street in Gainesville on the 4th Floor.



You can ask for notices to be sent to you by

Regular
Mail

OR

E-Mail



This is what the County Administration Building looks like.



Or you can call the Clerk's office at (352)374-3605 or email them at dmw@alachuaclerk.org.

HEARING AND EVIDENCE

You will receive a notice of hearing telling you when to come to the Alachua County Courthouse/Family & Civil Justice building for your hearing.

15 DAYS

Before the hearing you must collect the documents and any other evidence, including anyone who you will need to testify, and give this information to the Property Appraiser 15 days before the hearing.

Your evidence must show the value of the property as of January 1st of the year you received your first notice about your property value. There may be other rules about exemptions.



You can meet with the Property Appraiser to resolve the case before the hearing.



If you want the Property Appraiser to give you their evidence, you must ask for it in writing. Do this when you give them your evidence.

At the hearing you will give the Magistrate evidence and talk about your case. If you need any accommodations, you can ask the VAB Clerk.



You can attend the hearing by telephone if you ask and there is no objection by the Property Appraiser.

The Magistrate will rule on your petition and the Clerk will send a copy of that ruling to you in the mail. The Magistrate's ruling is called a **Recommendation.**



The Magistrate's recommendation must comply with law.

AFTER THE HEARING

The board will review the magistrate's recommendation and make a final decision.



If you do not agree with the decision, you can file an action in court to contest the decision.