

Taxpayer Services

Property exemptions and classifications.

Qualifying benefits and statutory limitations that may reduce your property's assessed value include, but are not limited to:

- Save our Homes (SOH) cap
- Agricultural classification
- Homestead exemptions
- Veterans' disability exemptions
- Institutional exemptions
- Tangible personal property exemption

For specific documentation requirements and instructions for filing, please visit our website and/or refer to our Exemption Information and Tangible Personal Property Tax brochures.



User friendly and easily accessible services.

Our goal is to be attentive to our customers' needs, whether that be in person, on the phone or electronically. Many of our services are now available on our website. By simply logging on and creating an account you will be able to change your mailing address, apply for exemptions, upload your photos, and file a tangible personal property tax return.

Visit www.leepa.org to learn more about the benefits and services provided by the property appraiser's office, as well as the valuable features and benefits offered through the website as an extension of our office.

Important Dates

January 1 - Date of assessment. Exemption applicant must own the property as of this date in order to qualify for the current tax year.

January 1 through March 1 - Property exemption and classification filing period begins January 1st and ends March 1st.

***August** - Notice of Proposed Property Taxes (TRIM Notice) is mailed mid-August. Property owners have 25 days from the mailing date of the TRIM Notices in which to file a petition with the Value Adjustment Board (VAB) contesting the property's value or exemption and classification validity.

***October** - Assessment rolls are certified to the Tax Collector for collection.

***November** - Tax bills are mailed and taxes are collected by the Lee County Tax Collector.

*Exact date varies each year.

Lee County Property Appraiser

2480 Thompson Street
Fort Myers, FL 33901-3074
Website: www.leepa.org
Phone: (239) 533-6100

Office Hours Mon. - Fri. 8:30am to 5:00pm

Melvin Morgan Constitutional Complex
Directions: Downtown Fort Myers at the corner of Dr. Martin Luther King Jr. Blvd. & Fowler Street

We want every person who does business with our office to walk away saying, "Wow, what a great experience!"

Rev. 05/2017

*Honorable
Kenneth M. Wilkinson, CFA*



**Welcome to your
Lee County
Property Appraiser's Office**



My staff and I are at your service to answer any questions you may have concerning the Lee County Property Appraiser's office.

As your Property Appraiser, it is my goal to provide fair and equitable values for all properties in Lee County.

We're here to serve you.

Respectfully,

Kenneth M. Wilkinson, CFA
Lee County Property Appraiser



Lee County

Constitutional Obligation

The Property Appraiser is an elected county officer, as established by Article VIII of the Constitution of the State of Florida. His/her duty is to determine the value of all property within the county, including improved and vacant real property, tangible personal property, and agricultural property.



Our Mission

The Mission of the Lee County Property Appraiser's office is to create a fair and equitable ad valorem tax roll in compliance with Florida Statutes while offering Lee County taxpayers prompt, professional, courteous service for any assessment or exemption questions they might have.

Our Vision

We want to be the premiere ad valorem appraisal organization in the world. We want every person who does business with our office to walk away saying, *"Wow, what a great experience!"*

Property Valuation & Taxpayer Notification

Property Valuation is the process of developing an opinion of value using the three approaches declared in the Florida Constitution and Statutes:

- Sales Comparison Approach
- Cost Approach
- Income Approach

A computer assisted mass appraisal system, which incorporates elements of all three approaches is utilized to estimate the "just value" (or "market value") of each parcel as of January 1 of each year.

The Florida Constitution and Statutes require that property is appraised at "just" value. Market value is the amount a property will sell for in an open competitive market, where both the buyer and seller are equally motivated.

Truth In Millage (TRIM Notice)

Annually, in August, our office sends out a Notice of Proposed Property Taxes, referred to as a TRIM Notice, to all property owners of record.

Please review all of the information provided in the notice carefully. If you agree that the market value of your property is at least as much as is shown in the notice, simply retain the notice for your records. If you believe you qualified for an exemption or other benefit and the notice does not indicate it, or if you do not agree with the market value stated, please contact our office right away.

The TRIM Notice is informational only and is not a tax bill.



Technology and Transparency

The Lee County Property Appraiser is a leader in utilizing technology to create efficiencies and promote transparency. Equally important to maintaining market value equity on the tax roll is providing the public (citizens, taxing authorities, and local government) access to its tremendous database, including maps, real estate and business information.

www.leepa.org

In addition to information on all properties in Lee County, our website offers many great online mapping and reporting tools available to the public at no cost.

Newest among the many tools is Comper by Spatalest. Comper is a tool that finds single family condo, residential, and vacant residential sold properties in Lee County. After selecting a subject parcel using our Property Data Search tools, Comper will locate and show on a map similar properties that have sold within a specified area.

Visit our website to learn more about all of our current tools and resources available, and a glimpse of future things to come.