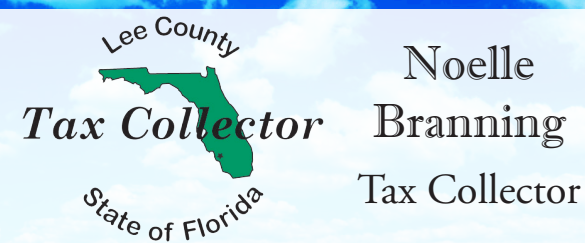


This information is provided to assist you in understanding the Real Estate Property Tax Notice.

Visit our official website at www.LeeTC.com or scan the QR code below.



Tax Collection Explanation For New Owners

Service Center Hours and Locations

Monday - Friday

8:30 a.m. to 5:00 p.m.

Bonita Springs.....	25987 S Tamiami Trl
Cape Coral.....	1039 SE 9th Ave
Fort Myers.....	2480 Thompson St
Lehigh Acres.....	3114 Lee Blvd
North Fort Myers.....	15201 N Cleveland Ave
South Fort Myers.....	15680 Pine Ridge Rd

Visit www.LeeTC.com for more information.

Mailing Address:

PO Box 1609
Fort Myers, FL 33902-1609



Important Dates to Remember

Early Payment Discounts

- 4% - if paid in November
- 3% - if paid in December
- 2% - if paid in January
- 1% - if paid in February
- No discount if paid in March
- April 1 - Taxes are delinquent

Ownership Change Process

A change in ownership requires the cooperation of all parties involved to be completed properly. A typical process is outlined below.

1. Title company, attorney, or closing agent assist buyer and seller in completing required documents for the transfer of property and estimates proration of taxes.
2. Ownership documents are filed with the Clerk of Circuit Court to record the transfer of property. This is usually done by an attorney, title company, or closing agent.
3. Property Appraiser updates the tax roll record reflecting new owner information and sends a correction to the Tax Collector.
4. Tax Collector updates the tax record reflecting new owner information and mails a corrected tax notice when taxes are unpaid.

Tax Collection Process

Ad valorem taxes are based on the value of property. Non-ad valorem assessments are fees for specific services such as solid waste disposal, water management, sewer, storm water, and special improvements.

Your Tax Collector - prints, mails, and collects tax payments based on information contained in the current tax roll that is certified by the Property Appraiser and Levying Authority. For questions concerning payment of taxes visit us online or contact our office at 239.533.6000.

Your Property Appraiser - sets the value on property based on current market value, including buildings and improvements. Any exemptions you have applied for and received are deducted from the assessed value, which becomes a taxable value. If you have questions on your value or exemption allowed, contact the Property Appraiser at www.leepa.org or 239.533.6100.

Your Levying Authority - city council, county commission, school board, water management districts and special districts determine their budgetary needs and hold public hearings prior to adopting the final millage rate or fee. If you have questions concerning the rate or fee charged, contact the responsible authority listed on the front of your tax notice.

This notification means our office has recently received a Certificate of Correction from the Property Appraiser's office which indicates a change in ownership.

Our records indicate the taxes on this property have not been paid. Enclosed is a corrected tax notice.

If you have recently remitted payment, please confirm payment before disregarding this notice. To verify your taxes are paid, visit us online or call 239.533.6000.

What you should know

- At the time of closing, you became responsible for the taxes on your property. Your closing agent is responsible to calculate any proration of property taxes owned by both the buyer and seller.
- Proration and tax payment responsibility for a private sale is handled between the buyer and seller.
- Refer to your settlement statement, in your closing documents, to verify the amount charged and credited to each party. Contact your closing agent if you have questions about the proration or who is responsible for payment of the property taxes.
- If property taxes are included in your monthly mortgage payment, contact your mortgage company to discuss the request and payment of your taxes.
- You may be eligible for certain exemptions on your homestead property. Contact the Property Appraiser to determine qualification and eligibility to requirements.