

2009 DATA EDITS

Homestead Cap Edits - Analysis of the 2009 Preliminary Assessment Roll indicates possible discrepancies in assessment changes for homestead cap properties under Chapter 193.155 Florida Statutes. (Revised 6-22-09)

Edit #	Title	Notes
1	Does the report show any counts for all unsold properties with the current assessed greater than 0.1% over the previous assessed value (this excludes any new construction)?	This edit relates to unsold homestead properties where the assessed value is greater than the CPI over the previous assessed value. This increase does not include any new construction. The last column shows the percent of the increase less anything that was entered as new construction. This field needs to be reviewed carefully by the property appraiser to be sure that all of these increases are justifiable under s. 193.155 (1) F.S., limiting annual assessed value increases to the CPI over the previous assessed value. If the property appraiser indicates that the increase was due to new construction and can determine what the new construction was, then the problem would be that it was not submitted as new construction on the NAL file. Also remember that normal maintenance is not considered new construction. (Current Assessed Value > CPI over Previous Assessed)
2	Does the report show any counts for all unsold properties with the current assessed value increased less than 0.1% over the previous assessed value and the current just value is greater than the current assessed value?	This edit relates to unsold homestead properties where the current assessed value increased less than the consumer price index (CPI) over the previous assessed value and the current just value is greater than the current assessed value. In these cases, the assessed value should have increased by the CPI for that year because the just value is greater than the assessed value. Required under s. 193.155 (1) F.S., the assessed value is to increase by the CPI each year unless the increase would make the assessed value greater than the just value. In some previous cases reviewed, the reason was a partial homestead interest where only that interest would increase. These also need to be reviewed by the property appraiser and corrected as needed. (Current Assessed Value < CPI over Previous Assessed Value and Current Just Value > Current Assessed Value)
3	Does the report show any counts for all qualified transfers of homestead properties where the current assessed value is less than the current just value?	This edit relates to qualified transfers of homestead properties where the current assessed value is less than the current just value. Chapter 193.155(3) F.S. states that "Except as provided in this subsection, property assessed under this section shall be assessed at just value as of January 1 of the year following a change of ownership for the purpose of this section a change in ownership means any sale, foreclosure, or transfer of legal or beneficial title in equity to any person, except as provided in this subsection." All occurrences of this edit condition require a written response from the county property appraiser prior to roll approval. (Current Assessed Value < Current Just Value and Previous Just Value is not equal to Previous Assessed Value)
4	Does the report show any counts for unqualified transfers of homestead properties where the current assessed value is less than the current just value?	This edit relates to unqualified transfers of homestead properties where current assessed value is less than current just value. These should be reviewed to determine that a transfer of ownership other than family name (\$.70 stamps), etc. has not occurred. If a change in ownership under s. 193.155(3) F.S. has occurred even if a disqualified transfer for other reasons, the cap should be removed and the assessed value moved appropriately. (Current Assessed Value < Current Just Value and Previous Just value is not equal to previous Assessed Value)
<p align="center"><i>Note: Edit 3 is considered a Level 4 issue that requires written and dated documentation of corrections from the County.</i></p>		