



Florida Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Florida lets you appeal. Use this checklist to file correctly and on time.

Florida at a glance

Appeal deadline	25 days from TRIM notice (typically mid-September)
Effective tax rate	0.78% (about \$2,730/yr on a \$359,000 home)
Assessment basis	100% of market value
Appeals heard by	Value Adjustment Board (VAB) !' Circuit Court

TRIM (Truth in Millage) notices mailed in August; 25-day window to file with Value Adjustment Board Deadlines and forms vary by county — always confirm with your local county property appraiser before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive TRIM notice (August)
- ☐ File petition with County Value Adjustment Board (VAB) within 25 days of TRIM notice
- ☐ Attend special magistrate hearing
- ☐ VAB issues final decision
- ☐ Appeal to Circuit Court if needed
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$51,411 homestead exemption for 2026 (\$25,000 applies to all taxes including school; an inflation-adjusted \$26,411 applies to non-school taxes, CPI-indexed annually under Amendment 5 of 2024)
- **Senior / other relief:** Additional \$50,000 exemption for seniors 65+ with income under \$38,686 (2026, indexed annually)
- **Save Our Homes cap:** Homestead property assessed value cannot increase more than 3% per year (or CPI if lower)

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county property appraiser or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.