

March 26, 2020

Honorable Jeff Triplett, Mayor
City of Sanford
Post Office Box 1788
Sanford, FL 32772-1788

Dear Mr. Triplett:

Enclosed please find the following items in regards to your jurisdiction's 2019 Final Certification of Taxable Value after Value Adjustment Board (VAB) Hearings:

- 1) Department of Revenue Form DR403
- 2) VAB Summary of Actions
- 3) Community Redevelopment Area (CRA) Values (*if applicable*)

PLEASE NOTE: As in past years and for 2019, the Board of County Commissioners ordered that the Seminole County Tax Rolls be extended prior to the completion of the Value Adjustment Board hearings as authorized by Chapter 197.323, Florida Statutes. When this procedure is followed in a given year, reductions in taxable value resulting from Value Adjustment Board hearings are handled as corrections to the tax roll after they have been extended.

Please visit our website at www.scpafl.org to find more information regarding your jurisdiction's taxable values, historical values, top ten listings, DR403, 420 & 422 Forms, etc. If you have any questions concerning this information, please call me at (407) 665-7560.

Sincerely,



David Johnson, CFA
Seminole County Property Appraiser

cc: Cynthia Lindsay, Finance Director
Norton Bonaparte, Jr., City Manager
Traci Houchin, City Clerk
Peter Staffieri, Finance Manager



The 2019 (tax year) Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Sanford

County: Seminole

Date Certified: 03/26/2020

Check one of the following:

County Municipality
 School District Independent Special District

Separate reports for MSTUs, Dependent Districts, and Water Management Basins are not required

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	4,700,758,046	449,478,646	2,170,946	5,152,407,638	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.561, F.S.)	58,721,350			58,721,350	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
5 Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	5
5 Just Value of Pollution Control Devices (193.621, F.S.)				0	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7 Just Value of Historically Significant Property (193.505, F.S.)				0	7
8 Just Value of Homestead Property (193.155, F.S.)	1,387,179,468			1,387,179,468	8
9 Just Value of Non-Homestead Residential Property (193.1555, F.S.)	886,670,525			886,670,525	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	2,368,186,703		1,385,178	2,369,571,881	10
11 Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	371,356,626			371,356,626	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	53,717,231			53,717,231	13
15 Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	176,916,615			176,916,615	15
Assessed Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.561, F.S.)	150,794			150,794	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)				0	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	1,015,822,842			1,015,822,842	21
22 Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	832,953,294			832,953,294	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	2,191,270,088		1,385,178	2,192,655,266	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	25
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 25)]	4,040,197,018	449,478,646	2,170,946	4,491,846,610	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	226,130,135			226,130,135	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	181,176,191			181,176,191	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		26,326,991	178,812	26,505,803	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	368,234,407	35,249,752		403,484,159	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	178,739,334	3,428,160		182,167,494	31
32 Widows / Widowers Exemption (196.202, F.S.)	333,500			333,500	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.202, 196.25, F.S.)	10,447,143			10,447,143	33
35 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	43,081			43,081	35
35 Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36 Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	3,526,152	4,465,942		7,992,094	36
37 Lands Available for Taxes (197.502, F.S.)	20,411			20,411	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0			0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	774,415			774,415	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)				0	42
Total Exempt Value					
43 Total Exempt Value (add 26 through 51)	969,424,769	69,470,845	178,812	1,039,074,426	43
Total Taxable Value					
44 Total Taxable Value (25 minus 52)	3,070,772,249	380,007,801	1,992,134	3,452,772,184	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2019 (tax year) Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Seminole

Date Certified: 03/26/2020

Taxing Authority: Sanford

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	3,452,362,448
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	0
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	59,398
4	Subtotal (1 + 2 - 3 = 4)	3,452,303,050
5	Other Additions to Operating Taxable Value	469,134
6	Other Deductions from Operating Taxable Value	0
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	3,452,772,184

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	1,762,138
10	Just Value of Centrally Assessed Private Car Line Property Value	408,808

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	170
12	Value of Transferred Homestead Differential	6,019,261

Total Parcels or Accounts

		Column 1	Column 2
		Real Property Parcels	Personal Property Accounts
13	Total Parcels or Accounts	20,475	2,031

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	103	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	8,097	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	5,052	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	759	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	4	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	26	

* Applicable only to County or Municipal Local Option Levies



**SUMMARY OF ACTIONS BY THE
2019 SEMINOLE COUNTY VALUE ADJUSTMENT BOARD**

Final Certification Date March 26, 2020

<i>Name of Taxing Authority</i>	<i>Parcels Requesting Reduction</i>	<i>Parcels Reduced</i>	<i>2019 VAB Reductions Taxable Value</i>	<i>Loss in Tax Revenue Due to VAB Reductions</i>
Seminole County BCC	794	40	12,059,702	58,792.25
Seminole County Unincorporated Road District	315	18	3,418,531	378.48
Seminole County/Municipal Fire District	459	30	7,152,018	19,774.63
Seminole County Public Schools	794	42	14,460,735	88,687.70
St. Johns River Water Management District	794	40	12,059,702	2,911.23
City of Altamonte Springs	70	9	2,770,636	8,588.96
City of Casselberry	43	2	951,754	2,904.66
City of Lake Mary	28	3	4,405,422	15,813.26
City of Longwood	32	0	0	0
City of Oviedo	96	5	442,864	2,339.21
City of Sanford	178	2	59,398	439.09
City of Winter Springs	32	1	11,097	26.97
TOTAL				\$200,652.44



**CITY OF SANFORD COMMUNITY REDEVELOPMENT AREAS
2019 Final Taxable Value & Increment Value
March 26, 2020**

<i>Name of Community Redevelopment Area</i>	<i>2019</i>		<i>2019</i>				
	<i>Initial Taxable Value</i>	<i>Less 2019 Reductions</i>	<i>Taxable Value After VAB</i>	<i>Base Year</i>	<i>Total Base Year(s) Value</i>	<i>2019 Increment @ 100%</i>	<i>2019 Increment @ 95%</i>
Sanford Downtown Waterfront CRA (S3)	177,449,487	(1,297,311)	176,152,176	1995	51,173,599	124,978,577	118,729,648

<i>Notes Re: S3 Base Yr Value Changes:</i>	<i>Beg Balance</i>	<i>Additions</i>	<i>Deletions</i>	<i>Updated Balance</i>	<i>Effective Tax Roll Yr</i>
2007 Annexation (S1 to S3)	67,535,912	10		67,535,922	2007
2008 Annexations (01 to S3)		309,871		67,845,793	2008
2009 Boundary Modifications - Added parcels		3,068,106		70,913,899	2010
2009 Boundary Modifications - Removed parcels			(19,740,300)	51,173,599	2010