



Manatee County  
Tax  
Collector

Ken Burton Jr.

Innovating Better Ways to Serve

Post Office Box 25300  
Bradenton, Florida 34206-5300  
Phone: 941.741.4800  
Monday – Friday, 9:00 - 4:30  
taxcollector.com

# Property Appraiser Information

To request information or process any of the transactions **listed** below, please contact the Manatee County Property Appraiser:

## Manatee County Property Appraiser

(Located in Downtown Bradenton)

915 - 4<sup>th</sup> Avenue West

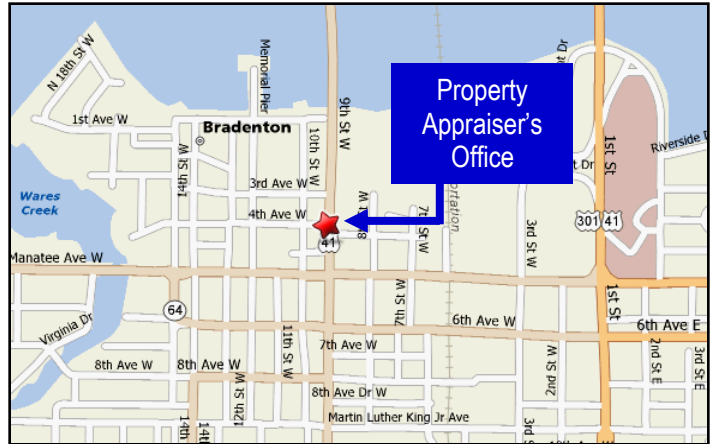
Bradenton, FL 34205

Phone: 941.748.8208

8:30 AM – 5 PM (Monday – Friday)

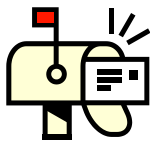
[manateepao.com](http://manateepao.com)

**Exemption Questions:** 941.748.8208



## TRANSACTIONS TO BE COMPLETED AT THE PROPERTY APPRAISER'S OFFICE

- [Homestead Exemption](#) Application or Questions
- Other Exemption Applications or Questions, such as Widows, [Low Income Senior](#), Disabled Veteran, Personal Property etc.
- MH402 - Declaration of Mobile Home as Real Property (must present your mobile home registration(s) at time of application)
- Locating a Parcel with no assigned address
- Address/Ownership Changes
- Maps and Aerial Photos of properties
- Request for Real Property Split or Combine
- Value Proration Sheet
- Closure of a Tangible Personal Property Business Account
- Appraisal/Assessed Value Questions
- TRIM (Truth in Millage) Notices



Address changes can be made by submitting an electronic change of address form located on [manateepao.com](http://manateepao.com), by email to [addresschange@manateepao.com](mailto:addresschange@manateepao.com) or in person at the Manatee County Property Appraiser's Office.

While the Manatee County Property Appraiser would like to provide a tax estimate that is meaningful, future taxes can no longer be calculated due to a multitude of variables, many of which will not be determined until Notices of Proposed Taxes are mailed. The best estimate of taxes available is the current amount reflected on the Tax Collector's website [taxcollector.com](http://taxcollector.com). If you are purchasing new property, please note that all existing exemptions, caps and discounts that are on the property from the previous owner will be removed and the assessed value will be returned to market value. This may have a dramatic effect on the future taxes. Remember, as the new owner, you will need to apply for any exemptions by March 1<sup>st</sup>, which would lower your taxable value and taxes.



**Charles E. Hackney**  
**Manatee County Property Appraiser**

## **Frequently Asked Questions – Homestead Exemption Qualification**

### **What is the deadline to file for homestead exemption?**

The deadline to file is March 1<sup>st</sup> of the year the exemption is to begin.

### **Am I able to file on-line for the homestead exemption?**

Yes, you may file your application from the Property Appraiser's website at [www.manateepao.com](http://www.manateepao.com)  
Be sure to have all residency documents for each applicant available at the time you begin the application.

### **What must be done as of January 1<sup>st</sup> to qualify for homestead exemption?**

- You must own the property as of January 1<sup>st</sup>. The closing for the property must occur on or before January 1<sup>st</sup> to qualify for the homestead exemption for the current year. The deed must be recorded, but not necessarily prior to January 1<sup>st</sup>.
- You must be residing on the property as your primary residence as of January 1<sup>st</sup>. If you are not residing on the property as of January 1<sup>st</sup>, you will not qualify for the current year. You may still apply, however the exemption will not take effect until the following year's tax roll.
- You must be a permanent Florida resident as of January 1<sup>st</sup>. Our office requires submission of the following documents to prove permanent Florida residency:
  - Florida Driver's License(s) or Florida ID Card(s)
  - Florida Vehicle Registration
  - Florida Voter's Registration or Declaration of Domicile
  - Resident Alien Card (if not a US citizen)

### **What if I am unable to obtain all of my Florida Residency Requirements by January 1<sup>st</sup>?**

Our office understands that there may be difficulties with obtaining the Florida documents by the deadline. If at least one of the standard documents (driver's license, vehicle registration, voter's registration or declaration of domicile) is issued as of January 1<sup>st</sup>, the issue date of the other documents will not be of concern. You will still be required to submit all other required forms of residency documentation to qualify for homestead exemption by the March 1<sup>st</sup> application deadline.

If all of the documents are issued after January 1<sup>st</sup>, our office will require additional information to confirm that you occupied the property as of January 1<sup>st</sup>.

### **If my property is owned by a trust, why do I need to furnish a copy?**

Florida law (FS 196.031) states that homestead exemption can be granted to the individual who owns and occupies the property. When the property is owned in a trust, it is no longer individually owned. Florida statute further stipulates that those persons who retain a recorded beneficial interest in the reality may also qualify for homestead exemption. Our office will need to copy portions of the trust to document that the applicant has beneficial interest in the property.

### **If you have additional questions, please contact our office at:**

915 4<sup>th</sup> Avenue West, Bradenton, FL 34205 • Phone 941.748.8208 • Fax 941.742.5664  
Website: [www.manateepao.com](http://www.manateepao.com) E-mail: [exemptions@manateepao.com](mailto:exemptions@manateepao.com)