

Hernando County Property Appraiser's Office

www.hernandocounty.us/pa

Property Appraiser Alvin R. Mazourek, CFA

Presented By:

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Liening In The World Of Amendment One

“The Little Guy’s Perspective”

Amendment 1:

Hernando County

- Population of *164,908*
- Number of real property parcels: *115,933*
- Number of exemptions: Roughly *53,000*
- Number of potential violators: Roughly *53,000*

Amendment 1:

Should We Be Concerned?

- Increased tax savings for the taxpayer means increased revenue losses for the county...
- Economic difficulties felt by the county...
- Economic difficulties felt by the taxpayer...
- The FENCE...



Amendment 1:

Combat The Abuses Via Investigation

- The lien process begins at the conclusion of the investigation...
- The investigation should begin as early on as possible...
- Safeguard not only the county, but the taxpayer, as well...
- The number one source of leads – suspicious applications and applicants...

Amendment 1:

Combat The Abuses Via Investigation

- Change our way of thinking to better prepare for the potential and actual increase in fraudulent activities:
 - Ask more probing and complete questions during the application process
 - Require all necessary documentation
 - Insure consistency through formality
 - *Exemptions are not entitlements!*

Amendment 1:

Combat The Abuses Via Investigation

- Upgraded the database system to make for a more thorough application process:
 - Obtain information re: unqualified spouse
 - Verify O/S employment & tax filing status
 - Require income tax returns, both federal & state
 - Inquire about O/S vehicle registrations
 - Is applicant listed on any O/S tags?
 - Obtain employment information
 - Helps in locating people

Amendment 1:

Combat The Abuses Via Investigation

- Verify other properties owned:

2008 DOR: 01 SINGLE FAMILY

Ownership | Comments/Notes | Applications | Qualifiers | Verification | Compliance | Other Properties | Exemptions | Audit | Scanning | Liens | Help

DO YOU OR YOUR SPOUSE OWN OTHER PROPERTY OR RECEIVE ANY OTHER BENEFITS?
Double Click to Select an Item to Edit/Delete

Prop#	Own#	Chg#	Street	City	ST	Zip	Stlmt	Emailed	LastRcvd	BenType	County	PRURBANIZA...	Cou...	

Use Last Address Clear

Prop# Own Street City St Postal Saw Stlmt? Stlmt Date

0

PR Urbanization Country Last Yr Rcd Benefit Type County (FL only)

US UNITED STA 0

Email will be Sent using all existing
qualifier names on this app so far

FL County Web Link FL County's Email Already Sent Email

Email Cnty

Add Change Delete Clear

Amendment 1:

Combat The Abuses Via Investigation

- Always check for possible rentals:
 - By way of informant...
 - During the application process, be diligent in obtaining information from new applicants who had rented exempted property...
 - May be your only shot
 - Ask the right questions

Amendment 1:

Combat The Abuses Via Investigation

Utilize “DAVE” (Driver And Vehicle Express):



Driver And Vehicle Express (DAVE)

Search Screen

Driver License Number <input type="text"/> Search by DL	Social Security Number <input type="text"/> Search by SSN	Form Number <input type="text"/> Search by Form Number
DL Embedded Inventory Number (EIN) <input type="text"/> Search by EIN	Alien Number <input type="text"/> Search by Alien	Admissions Number <input type="text"/> Search by Admissions

Demographic Data For Name Search					
First Name <input type="text"/>	Middle Name <input type="text"/>	Last Name <input type="text"/>	Race <input type="text"/>	Sex <input type="text"/>	DOB (MM/DD/YYYY) <input type="text"/>
City <input type="text"/>	County/State Any County ▾	Age Range <input type="text"/> - <input type="text"/>	Search by Name		

Tag <input type="text"/> Search by Tag	Title <input type="text"/> Search by Title	VIN/HULL ID <input type="text"/> Search by Vin/Hull	VESSEL (FL#,DOC#,OS#) <input type="text"/> Search by Vessel
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Amendment 1:

Combat The Abuses Via Investigation

- Verify Voting Status (SOE):

SELECT		INFORMATION		VOTING HISTORY		CHANGES	
20032648 SMITH, JEFFREY L				00003074 STEPHANIE Hernando County			
Style		First	Middle	Sex		20032648	
SMITH		JEFFREY	L	M			
Nbr	Suf	Dir	Street	Type	DirSuf	Apt	Zip
3074			STEPHANIE	DR			34608
Mailing Addr 1		Mailing Addr 2		City	ST	Zip	Country
DOB		Race	Status/Reason				
		5	Active Voter				
Regn Date		Telephone			Precinct		
06/23/2003		7544190			40.1		
Last Activity		Last Chg Date					
11/04/2008		06/23/2003					

Amendment 1:

Combat The Abuses Via Investigation

- Why bother? *Because it can only get worse...*

Crist stumps for property tax cuts in Senate

St. Petersburg Times, 4/17/2009

Gov. Charlie Crist showed up at the Senate Finance & Tax Committee this morning to push for **a bill that would create a large homestead exemption for first-time buyers.**

But the endorsement did not temper concerns over another part of the bill, **a 5 percent assessment cap for nonhomestead property** that drew stiff opposition from business interests who say it will create Save Our Homes like inequities. Crist said the exemption would be a 'blessing' to 'young couples that may want to get a first home or a family starting out or even somebody like me, who's never bought a home, and **I'd like to buy my first home.**' The newly revised **Senate version calls for an additional homestead exemption equal to 25 percent of the just value up to \$100,000 and will gradually go away. The House calls for a 50 percent exemption on \$250,000 in value. Either version would go before voters in November 2010.**

Amendment 1:

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- House of Representatives Military & Local Affairs Policy Committee, March 11, 2009:
 - *“In my opinion, local governments have used extreme tax assessment measures in order to expand themselves, adverse to the benefit of its citizens.”* Rep. Van Zant
 - *“If we’re saving even a few property tax payers that are being overly taxed and improperly taxed, I think it’s our duty to do so...”* Rep. Fresen

Amendment 1:

Combat The Abuses Via Investigation

- *“A decrease in property tax revenues is not an excuse for the government to steal from its citizens, and a property assessed in excess of its actual just value is no different than stealing.”* Rep. Workman