



ARC HOME | FLORIDA REAL ESTATE TAX | NEW CONSTRUCTION

How we calculate qualifying property taxes



THE PROCESS

1

Access the estimator

Use the applicable Florida County Property Appraiser Tax Estimator.

2

Enter the value

Purchase price or market value, as the county website requires.

3

Apply exemptions

Only exemptions the borrower is documented as eligible for.

4

Retain the results

Print or save the estimator output for the loan file.

5

Qualify on that figure

Use the annual tax amount the estimator reflects.

IMPORTANT FLORIDA CONSIDERATIONS

No vacant land bill

Do not use the current vacant land tax bill as the qualifying amount.

Completed value

Taxes must reflect the anticipated assessment of the completed property with improvements.

Expect increases

Florida properties may see significant tax increases upon completion and reassessment.

Homestead Exemption

Applied only when borrower eligibility is documented and permitted under current guidelines.

CDD & non-ad valorem

Include CDD and other non-ad valorem assessments when reflected in the estimator results.

Documented source

The source must be documented in the loan file with retained county estimator evidence.

Bottom line: qualify on what the completed home will be taxed — not on today's bill — and keep the estimator evidence in the file.

We appreciate your business!