

TAXING AUTHORITIES

Board of County Commissioners...772-462-1670
School Board..... 772-429-3970
Fire District.....772-621-3315
Children's Services Council.....772-408-1100
South FL Water Mgmt. District.....561-686-8800
FL Inland Navigation District.....561-627-3386
City of Fort Pierce.....772-467-3073
City of Port St. Lucie.....772-871-5069
Town of St. Lucie Village.....772-464-8200

NON-AD VALOREM AUTHORITIES

St. Lucie West Services District.....772-340-0220
N SL River Water Control District...772-461-5050
Solid Waste.....772-462-5112
S Hutch. Island Special Assmt.....772-462-3500
Ft. Pierce Farms Water Cnt. Dist....772-461-5050
Tesoro CDD.....407-841-5524
Capron Trail.....561-630-4922
Tradition and Southern Grove.....407-382-3256
Lake Lucie CDD.....305-576-6333 x205
Portofino Isles, Shores, Court, Landings,
Creekside, Waterstone, The Reserve,
Verano Center and
River Place on the St. Lucie.....954-721-8681 x208
Municipal Service Benefit Units (MSBU)
and special assessment full or partial
payment payoff information not
listed above.....772-462-1650

CONTACT INFO

WEBSITE : www.tcslc.com
EMAIL: taxcollector@tcslc.com
PHONE: 772-462-1650
FAX: 772-462-2101

MAILING ADDRESS:
P.O. Box 308
Fort Pierce, FL 34954

LOCATIONS

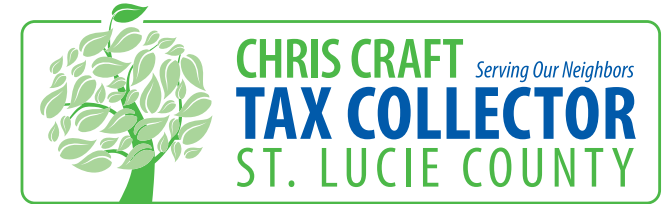
FORT PIERCE
2300 Virginia Avenue
Fort Pierce, FL 34982

PORT ST. LUCIE EAST
1664 SE Walton Road
Port St. Lucie, FL 34952

TRADITION
10264 SW Village Parkway
Port St. Lucie, FL 34987

HOURS

Monday - Friday
9 a.m. - 5 p.m.
Driver license services end at 4:30 p.m.



TAX COLLECTION EXPLANATION FOR

New
Homeowners

YOUR TAX COLLECTOR

prints and mails property tax bills and collects and distributes payments based on information contained in the current tax roll that is certified by the property appraiser and levying authority. Contact us at 772-462-1650 or visit tcslc.com with questions concerning tax payments.

TAX COLLECTION PROCESS

Your levying authorities determine their budgetary needs and hold public hearings prior to adopting the final millage rate or fee. Each levying authority (including city council, county commission, school board, water management districts and special districts) is listed with contact information on the front of your tax notice and in this brochure.

Ad valorem taxes are based on the value of the property. Non-ad valorem assessments are fees for specific services such as solid waste removal, water management, sewer, storm water and special improvements.

YOUR PROPERTY APPRAISER

sets the value on property based on current market value, including buildings and improvements. Any exemptions you may have applied for are deducted from the assessed value, which then becomes a taxable value. Contact the property appraiser at 772-462-1021 or visit paslc.org.

DISCOUNTS

4 percent if paid in November
3 percent if paid in December
2 percent if paid in January
1 percent if paid in February
No discount if paid in March
Taxes are delinquent April 1

OWNERSHIP CHANGE PROCESS

1. The title company, attorney and closing agent assist the buyer and seller in completing required documents for the transfer of property. They also estimate the proration of taxes.
2. Ownership documents are filed with the clerk of court to record the transfer of the property. This is usually done by an attorney, title company or closing agent.
3. Changes in ownership that are filed after August may not be reflected on the current tax roll. If you are a new owner and do not receive your tax bill, please contact our office. Pursuant to Florida Statute 197.122, you are responsible for paying your property taxes - even if you do not receive a tax bill.

WHAT YOU SHOULD KNOW

Homeowners become responsible for the taxes on their property at the time of closing. Your closing agent is responsible for calculating any proration of property taxes owed.

Refer to your settlement statement in your closing documents to verify the amount charged and credited to each party. Contact your closing agent if you have questions about the proration or who is responsible for payment of the property taxes.

Proration and tax payment responsibility for a private sale is handled between the buyer and seller.

If you have a mortgage, you and your lender will determine if your property taxes are to be included in your monthly payment and paid by the lender.

Homeowners may be eligible for certain exemptions on their property. Contact the property appraiser to determine qualification and eligibility requirements.