

QUARTERLY NEWSLETTER



**JUNE
2026**

Welcome back! This edition of our newsletter focuses on TRIM notices. Your TRIM notice will be mailed on August 17th and will also be available on our website that same day.

A TRIM notice (Truth in Millage) is an annual, state-required notice sent to all Florida property owners. **It is not a tax bill.** Instead, it provides an estimate of what your property taxes are likely to be for the current tax year.

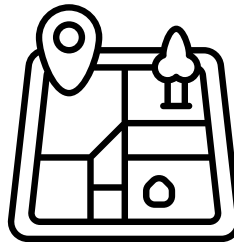
The tax authorities set the millage rates used to calculate property taxes.

The Property Appraiser's Office is responsible for determining property values. This process includes completing five-year reviews for every parcel in the county. If you believe your property value is inaccurate, we ask that you contact our office to discuss the matter. If we cannot come to an agreement of value, you may file a petition with the Value Adjustment Board by September 11th, 2026.

Important Dates



Upcoming office closures,
**July 3rd & September 7th
2026**



Parcel split/merge
requests temporarily
paused starting **June 12th
2026.**



TRIM notices mailed and
available on our website
starting **August 17th, 2026.**



<https://hernandocountypa-florida.us/>



(352) 754-4190



pa@co.hernando.fl.us



TRIM Notice Breakdown

A TRIM notice is the annual “Truth in Millage” document provided to Florida property owners. While it is not a tax bill, it outlines your projected property taxes based on the budgets & millage rates proposed by local taxing authorities.



A millage rate is the rate set by local authorities that determines how much tax is charged per \$1,000 of a property’s taxable value.

The parcels' levy code & whether there are exemptions applied on the parcel

Parcel information

2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HERNANDO COUNTY TAXING AUTHORITIES
20 N. Main St., Room 263
Brooksville, FL 34601

Key#: 1234567
Parcel Number: R01 123 45 6789 0000 1000
Parcel Location: 123 Road Name

Levy Code: CWES
Exem.Flag: *EX*

DO NOT PAY
THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.
The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.
Each taxing authority may AMEND OR ALTER its proposals at the hearing.

The parcels' description

Owner information

Owner Name
123 Road Name
City, State Zip Code

Parcel Description:
Parcel description

NOTICE OF PROPOSED OR ADOPTED AD VALOREM TAXES

TAXING AUTHORITY	Column 1		Column 2		Column 3		See reverse side for explanation A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD
	2024 Actual Tax Rate	2024 Property Taxes	2025 Tax Rate IF NO Budget Change is Made	2025 Taxes IF NO Budget Change is Made	2025 Proposed Tax Rate	2025 Taxes IF PROPOSED Change is Made	
County							
General Fund	6.449700	\$564.40	6.166000	\$559.71	5.889100	\$534.58	9/11/25 5:01PM COMM CHMBS 352-754-4000
Transport Trust	0.809100	\$70.80	0.773500	\$70.21	0.809100	\$73.45	9/11/25 5:01PM COMM CHMBS 352-754-4000
County Health	0.110200	\$9.64	0.105400	\$9.57	0.105400	\$9.57	9/11/25 5:01PM COMM CHMBS 352-754-4000
Stormwater	0.113900	\$9.97	0.108900	\$9.89	0.113900	\$10.34	9/11/25 5:01PM COMM CHMBS 352-754-4000
Emer Med Svcs	0.910000	\$79.63	0.870000	\$78.97	0.910000	\$82.60	9/11/25 5:01PM COMM CHMBS 352-754-4000
Public School	3.023000	\$340.11	2.942900	\$342.84	3.017000	\$351.47	9/09/25 5:01PM SCHL BRD RM 352-797-7004
By State Law:	2.248000	\$252.92	2.162000	\$251.86	2.248000	\$261.88	9/09/25 5:01PM SCHL BRD RM 352-797-7004
Local Effort	1.000000	\$112.51	1.000000	\$116.50	1.000000	\$116.50	9/09/25 5:01PM SCHL BRD RM 352-797-7004
By Local Board Discretionary Operation Voted							
Municipality							
Water Management	0.163100	\$16.71	0.183100	\$16.62	0.183100	\$16.62	9/09/25 5:01
Countywide							
Ad Valorem Tax	14.854800	\$1,456.17	14.311800	\$1,456.17	14.275600	\$1,457.01	

Column 1 displays last years actual tax rates and property taxes

Column 2 displays the estimated tax rate and property taxes based on their being NO budget changes

Displays public hearings where the proposed millage rate and budget will be discussed

Column 3 displays the current estimated millage rate & proposed property taxes based on the proposed budget from the tax authorities for the current tax roll year

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS		Units
Levying Authority	Purpose of Assessment	
County	Fire Rescue-Hernando County Fire 352-540-4353	
County	HCUD - SW Disposal (Landfill) 352-754-4112	
INFRAMARK	Comm Dev Dist-Assessments Dept 954-603-0034	
Non-Ad Valorem Tax		\$1,912.21



TRIM Notice Breakdown Continued

A TRIM notice is the annual “Truth in Millage” document provided to Florida property owners. While it is not a tax bill, it outlines your projected property taxes based on the budgets & millage rates proposed by local taxing authorities.



The market value is determined by the Property Appraiser’s office based on sales from the previous year.



Your property values are capped due to the Save Our Homes cap and Non-Homestead caps.

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
Levying Authority	Purpose of Assessment		Units	Rate	Assessment					
County County INFRAMARK	Fire Rescue-Hernando County Fire 352-540-4353 HCUD - SW Disposal (Landfill) 352-754-4112 Comm Dev Dist-Assessments Dept 954-603-0034								\$362.38 \$98.04 \$1,451.79	
					NON-AD VALOREM TAX					
					\$1,912.21					
TAX RE-CAP										
	Column 1	Column 2	Column 3							
Penalty										
Ad Valorem Tax	\$1,456.69	\$1,456.17	\$1,457.01							
Non-Ad Valorem Tax	\$1,915.71	\$1,912.21	\$1,912.21							
Total Tax	\$3,372.40	\$3,368.38	\$3,369.22							
PROPERTY APPRAISER										
Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value			
	2024	2025	2024	2025	2024	2025	2024	2025		
COUNTY	\$204,207	\$209,232	\$137,508	\$141,496	\$50,000	\$50,722	\$87,508	\$90,774		
PUBLIC SCHOOLS	\$204,207	\$209,232	\$137,508	\$141,496	\$25,000	\$25,000	\$112,508	\$116,496		
SWFWMD	\$204,207	\$209,232	\$137,508	\$141,496	\$50,000	\$50,722	\$87,508	\$90,774		

Column 1 displays last years actual tax rates and property taxes

Column 2 displays current year estimated tax rate and property taxes based on their being NO budget

What the property appraiser believes the market value of your home is based on sales from previous years.

Your capped value due to "save our homes cap" or "non-homestead cap"

Column 3 displays the current year estimated tax rate & proposed property taxes based on the proposed budget changes from taxing authorities

The exemptions applied to the property and amount of exemptions

Assessed value minus your exemptions. These amounts are what your millage rates are applied to when calculating taxes.

The amounts for Non-Ad Valorem Assessments

The deadline to file your VAB petition

September 12, 2025



The taxing authorities determine the millage rate used to calculate property taxes.

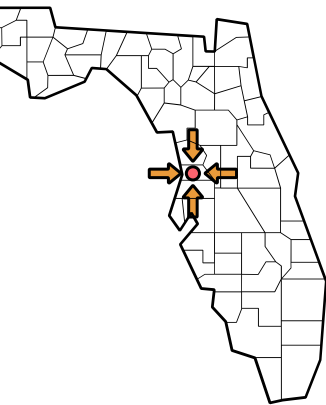


The deadline to file for a VAB petition is September 11th, 2026.



Hernando County, FL

Fun facts about Hernando County



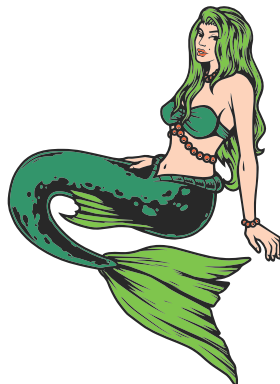
Did you know the geographic center of Florida is in Hernando County, FL? It's about 12 miles north-northwest of Brooksville. The coordinates are 28°40'53"N 82°27'36"W.

Source: <https://www.usgs.gov/educational-resources/geographic-centers>

Hernando County is home to Florida's only live mermaid show, located at Weeki Wachee Springs State Park in Spring Hill. Running continuously since 1947, the iconic attraction has become one of Florida's oldest roadside destinations.

Source: <https://authenticflorida.com/florida-mermaids/>

Do you have fun or noteworthy county facts? We'd love to hear them, feel free to email them to us.



Did you know?



There are currently 60,336 residents in Hernando County saving money with the homestead exemption.



Property owners have the right to file a petition to the VAB (Value Adjustment Board) if they feel their market value is inaccurate. The **deadline** to apply is **9/11/2026**.



The Save Our Homes (SOH) cap is set at 2.7% for 2026! This means the assessed value of your homestead property can only increase by 2.7%, protecting you from drastic property tax hikes.



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Website Tips & Tricks

Quick Links

- Property Search
- Tax Estimator
- File Homestead Online
- Agricultural Classifications

News

January 22, 2025
We're on Facebook! Follow the Property Appraiser's Office for the latest news and updates

Finding your TRIM notice using our property search tool

Parcel Search

Basic Search

Owner Name: [] Address: 201 [howell] Type: []

Parcel Number: [] Parcel Key: []

Geographic Search

Structure Filters

TPP Search

Search Clear

Results

Key #	Owner	Address	Actions
00144980	BROOKSVILLE CITY OF, (CITY HALL)	201 HOWELL AVE	View Details

2025 FINAL TAX ROLL

New Search Property Record Card **TRIM** GIS Map MLS Map

Owner Information

Parcel Key: 00144980 Owner Name: BROOKSVILLE CITY OF
Mailing Address: 201 HOWELL AVE Parcel Number: R22 222 19 2600 0000 0141
BROOKSVILLE FL 34691

Property & Assessment Values

Building: \$4,140,752	Features: \$236,838	Land: \$425,214
Market: \$4,802,804	Assessed: \$2,921,534	Exempt: \$2,921,534
Capped: \$2,921,534	Excl Cap: N/A	Taxable: N/A

Certified Tax Information

Using our property search tool, you can locate your property by searching by owner name, address, key number, parcel number, or other identifying information. Once your property appears in the results, select “[View Details](#)” to open the parcel details page. On this page, you will see a [TRIM button](#). Select this option to open your TRIM notice in a new tab. If the notice does not appear, please ensure that your browser pop-up settings allow pop-ups from our site. <https://propsearch.hernandocountypa-florida.us/>

Finding your TRIM notice using our TRIM notice online tool

2025 TRIM Notice On-Line

The 2026 TRIM Notices will be available in:

Search for your Parcel/Property

Owner/Business Name: [] Contains Name (Slower search)

Address: Street #: [] Street Name: [] (Do not enter street type, ex. BLVD or RD)

Parcel: Parcel Key: [] Parcel ID / TPP Account Number: []

Search Clear Cancel

2025 TRIM Notice On-Line

The 2026 TRIM Notices will be available in:
82 days, 2 hours, 6 minutes, 59 seconds

Search Results Note: **TRIM and Property Record Card take 20-25 seconds to generate.**

All-Key	Owner/Business Name	Location	Type	Print
00144980	BROOKSVILLE CITY OF, (CITY HALL)	201 HOWELL AVE	R	TRIM PropCard
01025330	BROOKSVILLE - CITY OF, ATTN: ACCOUNTING	201 HOWELL AVE STE 300	P	TRIM PropCard

Clear Cancel

Similar to the property search tool, you can locate your property by searching using the owner name, address, key number, parcel number, or other identifying information. Once you locate the correct property, select the TRIM button associated with that parcel. Please note that it may take approximately 25 seconds for the TRIM notice to load. Ensure that your browser allows pop-ups from our website so the notice can open properly.

<https://trimonline.hernandopa-fl.us/>



<https://hernandocountypa-florida.us/>



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Upcoming Events

Guest Presenter for Your Next Meeting



Our office can provide presentations on how to file for Homestead and other exemptions, property appraisal methods, or using our GIS services. Please email pa@hernandocounty.us to schedule a presentation.

Esri User Conference San Diego, CA



Two of our staff members will represent our office at the 2026 Esri User Conference in San Diego, CA.

Throughout the conference, participants will attend a range of professional presentations designed to enhance their technical proficiency and deepen their knowledge of the GIS field.

What would you like to see in our next newsletter?

We value your feedback and would love to hear from you. Tell us what topics you'd like to see in future newsletters, share any suggestions for improvement, or highlight an exceptional service experience. Reach out to our Communications Specialist at Nicole.Bertulli@hernandocounty.us.



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