

# **NEWSLETTER#43**

**At this time I have mixed emotions. First let me say that I'm very happy for you if you sold your lot and made money or have a sale pending that will make you actual money when completed. As several have said to me "All at once the offers stopped and suddenly we weren't getting any more cash offers to buy our lot, did we wait too long? The answer is no, as everybody in Banyan Village should be aware, because as the water lines get run in 2006 (All lots in Banyan Village or Units 10, 11, 12 & 13 will get water run before any lots in Banyan Village can be released for use or sale).**

**I started this newsletter by saying I had mixed emotions and here's the reason I feel that way. During the years of writing this newsletter and talking to you about the money invested and the amount needed to get your investment plus interest plus something for the bother as a return from the sale of your place to retire namely your lot. I asked everyone to keep in touch with me before the sale so we would know immediately what each company was paying and what each lot was bringing. Those that did were able to sell for an extra \$5,000 to \$15,000 just by knowing what others were doing and by not being afraid to speak up and say the dollar amount you will take for your lot or you will call someone else.**

**I'm old enough that I should know enough about human nature not to be upset when otherwise friends don't react as you expect when it comes to money. It makes me feel that those who didn't call were afraid to reveal how much and the address or phone number of the buyer because the buyer had told them to protect their sale and price they had to keep it quiet. There were about 40 companies and/or individuals from all over the 50 states who were contacting lot owners and trying to buy Port LaBelle lots as cheap as possible so the buyer could sell as high as possible and make more money. This is the American way and that is fine so let's be prepared for the next time which should be in about one year when the water lines will be run to all lots in Port LaBelle.**

**At the present time all lots in Port LaBelle (except Banyan Village) already have the water lines installed. Said another way Units 1 thru 9 with all lots in Hendry County and all lots had water line installation completed in 1998 and can be built on. The same is true with Unit 102 which is all in Glades County and had the water lines installed in 1999. If as Hendry County has promised (Units 10, 11, 12 and 13 or Banyan Village) lots will get the water lines installed in late 2005 and installation is completed in 2006 at that time all lots in Port LaBelle will have water lines installed and can be built on.**

**Those of you that for whatever reason didn't sell your lot during this last sales blitz let's all be ready for the next time. If you still have one or more lots in Port LaBelle this will be a great time to find the value of the lot whether or not you sell.**

### **Florida Property Taxpayer's Bill of Rights**

**The 2000 Florida legislature created the Taxpayer's Bill of Rights for property owners in the state of Florida. It guarantees that your rights, privacy and property are safeguarded during the assessment, levy, collection and enforcement of property taxes. This letter is intended to explain your property tax rights and the obligations of the property appraisers, tax collectors, local governing boards and the Florida Department of Revenue in property tax matters.**

**Some of the most common rights will be explained here but if you want to know more about your Taxpayers Bill of Rights please see section 192.0105 of Florida Statutes.**

### **Ad Valorem Property Tax**

**Taxes that are based on value are called ad valorem taxes. Most city and county property taxes fall into this category. Your ad valorem tax bill is the result of the coordinated efforts of your county taxing authorities and officials:**

- (1) Your property appraiser, who determines the market value of your property;**
- (2) Your taxing authorities, which are the local government units who determine your tax rate and levy the tax; and**
- (3) The tax collector, who sends you a tax notice and collects the tax.**

### **Assessment Of Property Value**

**Your local property appraiser sets a value on your property, based on current market value including buildings and other improvements. Now that your lot is about to get water run to each lot you know the taxes on each lot will go up. Now is the time to let the property appraiser know if you are or may be eligible for exemptions which will lower your taxes now owed to Hendry or Glades County.**

### **Property Tax Rates**

**Property tax rates are set by millage which is \$1 for each \$1,000 of the property's taxable value. The governing board of the taxing district sets the millage or (tax rate) and in Florida in all 67 counties this is the elected County Commissioners.**

### **Tangible Personal Property Tax**

**If you own a business you may owe tangible personal property tax. Equipment and other items that are used in the business but are not considered in the assessed value of the business' real property. This is not limited to but could include office furniture, computers, tools, supplies, machines and leasehold improvements. However inventory that is for sale as part of the business is not taxed.**

### **Tax Collection**

**Your local tax collector's office sends all tax statements out in November to be paid by April 1 the following year. As an enticement to pay your taxes early a cash discount is offered and stated on your tax bill.**

**If paid by November 30, 2005 you earn a 4% discount:  
If paid by December 31, 2005 you are entitled to a 3% discount:  
If paid by January 31, 2006 deduct 2%:  
If paid by February 28, 2006 you are entitled to a 1 % discount.**

**If you have questions or need additional information in Hendry County please write to:**

**Hendry County Tax Appraiser  
P.O. Box 1840  
LaBelle, FL 33975  
Or call 863-675-5270.**

**If your lot is in Unit 102 its in Glades County:**

**Glades County Tax Appraiser  
P.O. Box 1106  
Moore Haven, FL 33471  
Or call 1-863-946-6025**

## **LaBelle has new Mayor**

**Recent headlines in local weekly newspaper**

**For as far back as I can remember Sherri Craichy has been the Mayor of LaBelle. As is typical of all towns, regardless of size, some loved her, some hated her while most others just plain couldn't tolerate to be around her if something wasn't needed from her office. For years at city elections the office of Mayor was unopposed so Sherri was automatically re-elected to be the Mayor until the next election. This time however Randy Bengston who manages the Hendry County Emergency Management Services decided to run for Mayor. The first words under the above announcement were "In the largest voter turnout in the history of LaBelle city elections, political newcomer Randy Bengston triumphed over veteran Mayor Sherri Craichy.**

**I'm going to try something new with the newsletter and see how it works. My e-mail address is all small letters or lowercase impact@strato so if you want to get your future newsletters by e-mail just let me hear from you with your e-mail address.**