



DENA R. PITTMAN, CFA

HENDRY COUNTY PROPERTY APPRAISER

# 2022 ANNUAL REPORT



**MESSAGE FROM  
DENA R. PITTMAN, CFA**



*One of the hallmarks of a fair property tax system is its transparency and public access to information. Even though property tax laws are a product of the Florida Legislature, their transparency and effect on the local population are, in large part, the responsibility of the property appraiser's office. To that end, in addition to maintaining an informative and user-friendly website ([hendryprop.com](http://hendryprop.com)), a need was felt to provide annually summarized data that may not be available in other places.*

*This publication represents the first Annual Report prepared by the Hendry County Property Appraiser's Office. Our hope is that after reading this report, you will gain a clear perspective on Hendry County.*

**Respectfully,**  
**Dena R. Pittman, CFA,**  
**Hendry County**  
**Property Appraiser**



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# IMPORTANT DATES

## TAX ROLL CALENDAR

### **JANUARY 1**

*Date determines property ownership, value, exemptions and classifications.*

### **APRIL 1**

*Deadline for tangible personal property tax return filing.*

### **JULY 31**

*Deadline to appeal denied exemptions and agricultural classifications to the VAB*

### **AUGUST**

*Notice of Proposed Property Taxes mailed.*

### **OCTOBER**

*Final Assessment Roll Submission.*

JAN

FEB

MAR

APR

MAY

JUN

JUL

JUL

AUG

SEP

OCT

NOV

DEC

### **FEBRUARY 1**

*Automatic Exemption and Classification renewal notices mailed. Tangible personal property returns mailed to owners.*

### **MARCH 1**

*Filing Deadline for:*

- Homestead and additional exemptions
- Portability
- Agricultural Classification

### **JUNE 1**

*Deadline to submit income information for limited- income seniors 65 or older.*

### **JULY 1**

*Preliminary assessment roll submitted, denial notices mailed for exemptions, agricultural classifications and portability.*

### **SEPTEMBER**

*Deadline to appeal market values and denied portability applications to the VAB.*

### **NOVEMBER**

*Annual property tax bills mailed by the Hendry County Tax Collector.*

# HENDRY COUNTY AT A GLANCE



Population  
**39,619\***



Real Estate  
Parcels  
**35,875**



TPP  
Accounts  
**1,790**



Median Household  
Income  
**\$38,843\***



Employer  
Establishments  
**651\***



Median Age  
**35\***



Homestead  
Exemptions  
**6,821**



Registered  
Voters  
**16,624**

\*U.S. Census Bureau



# QUICKSTATS

## Parcel Counts

Vacant Residential	16,375
Single Family	6,859
Mobile Home	4,482
Condominium	241
Multi-Family	365
Vacant Commercial	303
Commercial	636
Vacant Industrial	79
Industrial	185
Agricultural	2,724
Institutional	211
Government	1,677
Vacant With Miscellaneous	905
Other	847

# 2022 HENDRY COUNTY TAXABLE VALUE BY TAXING AUTHORITY

Hendry County School Board

\$3,908,337,056

Hendry County Hospital Authority

\$3,301,945,936

South Florida Water Management

\$3,301,945,936

Hendry County

\$3,289,764,030

City of Clewiston

\$315,795,971

City of LaBelle

\$306,422,398

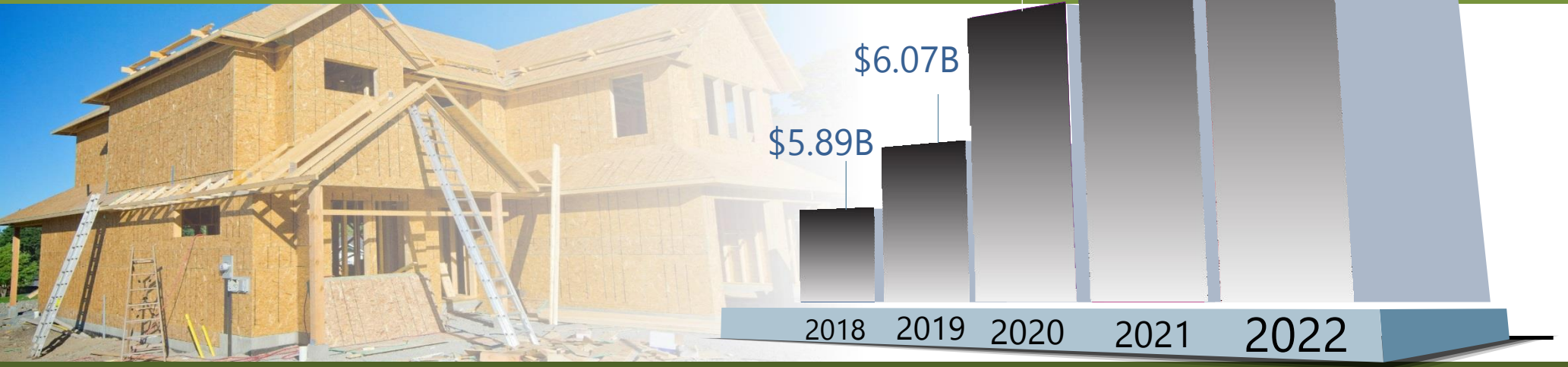
Port LaBelle CDD

\$209,525,763

\*Data from 2022 Final Assessment Roll.

# 2022 HENDRY COUNTY MARKET VALUE

# \$8.81 BILLION



Assessment Roll Year	2018	2019	2020	2021	2022
Hendry County Market Value	\$5.89B	\$6.07B	\$6.45B	\$7.02B	\$8.81B
Hendry County Taxable Value	\$2.09B	\$2.19B	\$2.42B	\$2.66B	\$3.29B
New Construction	\$26.3M	\$38.8M	\$52.7M	\$76.2M	\$107.7M
New Homes Built (as of January 1)	143	222	301	488	577
Median Home Price (as of January 1)	\$128K	\$162K	\$224K	\$280K	\$283K
Real Estate Parcels	35,496	35,472	35,534	35,755	35,875
Tangible Personal Property Accounts	1,631	1,628	1,641	1,694	1,790

\*Data from 2022 Final

# *NEW CONSTRUCTION*

**\$107.7  
MILLION**

*IN NEW CONSTRUCTION  
41.34% INCREASE OVER 2021*



# RESIDENTIAL MARKET VALUE

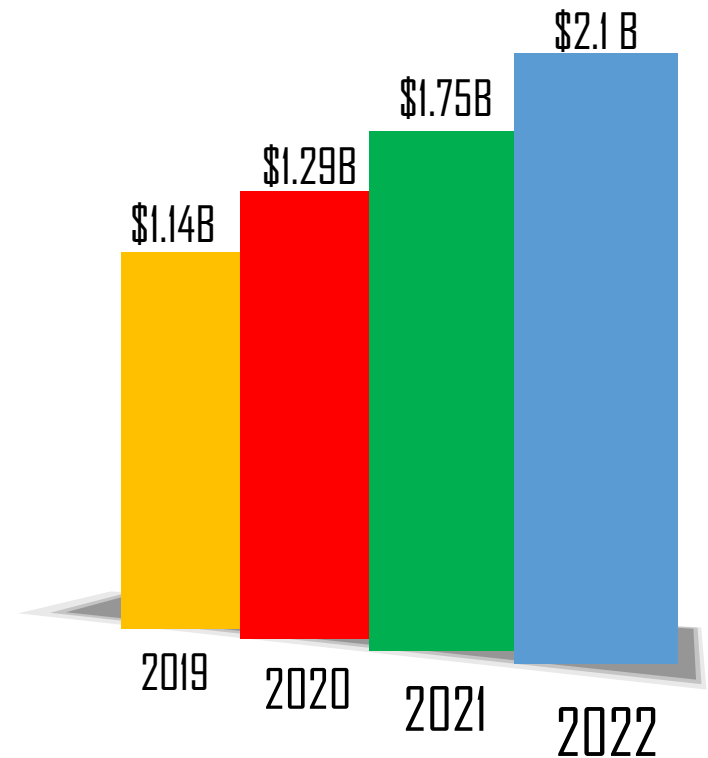


20.2% INCREASE OVER 2021



2022 TOTAL MARKET VALUE

# \$2.1 BILLION





# *NEW HOMES BUILT*

# 577

*RESIDENTIAL HOMES BUILT*

*18.3% INCREASE OVER 2021*



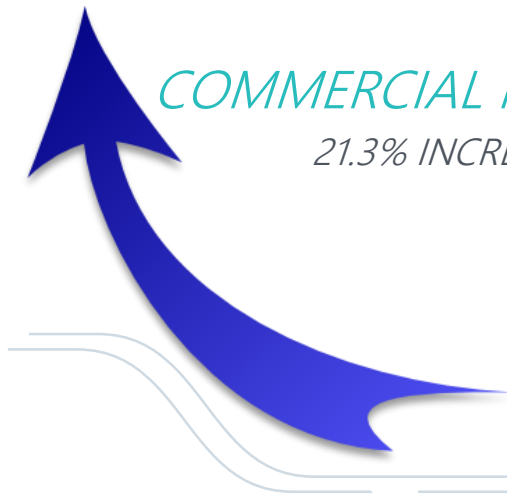
*487 Houses and 90 Mobile Homes  
were added to the 2022  
assessment roll.*



# COMMERCIAL MARKET VALUE



**\$520  
MILLION**



*COMMERCIAL MARKET VALUE*  
*21.3% INCREASE OVER 2021*



# *ADDITIONAL MARKET VALUES*

## *Agricultural*

*\$2.94 BILLION IN 2022*

2,724 parcels

## *Institutional*

*\$121.4 MILLION IN 2022*

211 parcels

## *Governmental*

*\$1.32 BILLION IN 2022*

1,677 parcels



# TANGIBLE PERSONAL PROPERTY (TPP)

NUMBER OF TPP  
ACCOUNTS **1,790**

TPP TOTAL MARKET  
VALUE

**\$1.25 BILLION**

28% INCREASE OVER 2021

*In 2022, Tangible Personal Property was responsible for approximately 33% of the total taxable value for Hendry County. Big businesses, such as US Sugar Corporation and Florida Power and Light help to make up a business presence that is continually growing in Hendry County.*



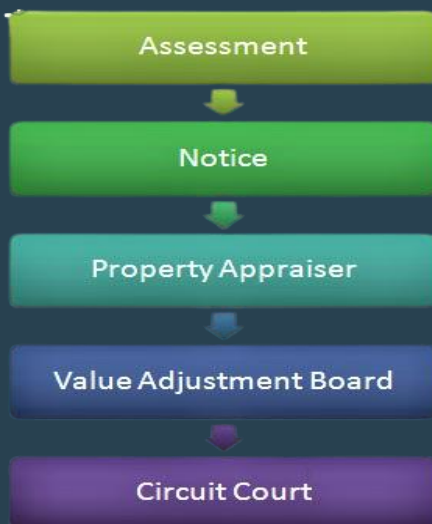
*Assets used in a business (furniture and equipment) are considered tangible personal property and are taxable in the state of Florida. Annually, all business owners are required to file a tangible personal property tax return with the county property appraiser.*



*In 2022, the HCPA staff successfully settled all 59 VAB petitions filed in Hendry County.*

*Consequently, no VAB hearings were held.*

*The Value Adjustment Board provides property owners the opportunity to appeal a property value or denied exemption. Per Florida Statutes, the petition filing period begins when the Notices of Proposed Property Taxes are mailed in August and ends 25 days later, usually in mid-September.*



# *Property Records*

*The Property Records Department is the first step in making sure that this office has the most up to date ownership information. Our staff is responsible for not only keying deeds, but also preparing splits, and property combinations.*

## **Deed:**

*A legal instrument in writing which passes, affirms, or confirms an interest, right, or property and is signed, attested, and delivered. A deed is commonly associated with transfer title of a property.*

*A total of 5,624 ownership documents were keyed by our Deed Processing staff in 2022*

*This number is up 6.7% from 2021*



## ***DID YOU KNOW?***

*The Property Records Department is responsible for discovering and updating real estate parcel ownership changes through research of various recorded documents processed by the Hendry County Clerk of Court.*

# Exemptions Department

*The most common real property exemption is the homestead exemption. Florida residents who have legal or equitable title to property, have the intention of making the property their permanent residence as of January 1, and make application, are eligible for homestead exemption.*

*The Florida Constitution provides for a number of property exemptions, classifications and assessment reductions, which will reduce the taxable value of a property. The property owner must qualify for the exemption as of January 1 of the current tax year. The statutory deadline for filing a timely application is March 1. Some exemptions and classifications are automatically renewed and some require an annual application or income submission.*

*Our exemptions staff is available to answer not only exemption questions, but also questions about portability, Save Our Homes, capping, and mobile homes.*

*When applying for homestead, please bring the following:*

- Florida Driver's License or Florida ID (if you don't drive)
- Florida Voter's Registration Card (if you are a registered voter)
- Immigration documents (if not a U.S. citizen)
- Florida Car Registration (if you own a motor vehicle)
- Documents should reflect the address of your homesteaded property

## Exemptions, Classifications, and Assessment Reductions

- Homestead Exemption up to \$50,000
- Veteran's Service Connected Total and Permanent
- \$5,000 Exemption for Surviving Spouse or Disabled Ex- Service member
- Disabled Veteran's Confined to Wheelchair
- Homestead Property Tax Discount for Veterans Age 65 and Older with Combat related Disability
- Charitable, Religious, Scientific, or Literary Exemption
- Homestead Ad Valorem Tax Credit for Deployed Military Personnel
- Agricultural Classification
- Additional Homestead Exemption up to \$50,000 for Persons 65 and Older
- Totally and Permanently Disabled Persons
- \$5,000 Exemptions for Widows, Widowers, Blind Persons, and Totally and Permanently Disabled Persons
- Reduction in Assessment for Living Quarters of Parents or Grandparents
- Educational Property Exemption
- Real Property Dedicated in Perpetuity for Conservation Exemption
- Exemption for Surviving Spouse of Military Veteran who died from Service Connected Causes while on Active Duty or First Responder who died in the line of duty.



# APPRAISAL PROFESSIONALISM

*The Appraisal Services Department is responsible for the inspections, data collection and annual valuation estimates of real property, which is comprised of residential, commercial, industrial, institutional and agricultural parcels. Additionally, the department is required to physically inspect each parcel once every five years. This helps ensure that the assessment roll data is accurate and up to date.*

*HCPA appraisers are up to date on the best practices and hold certifications and designations that enable them to determine values with unparalleled accuracy.*



## ***CERTIFICATES AND DESIGNATIONS HELD BY HCPA APPRAISAL TEAM***

**1**

**Certified  
Florida  
Appraiser  
(CFA)**

*Awarded by the Florida Department of Revenue in recognition of competence in mass appraisal and assessment.*

**7**

**Certified  
Florida  
Evaluator  
(CFE)**

*Awarded by the Florida Department of Revenue in recognition of competence in mass appraisal and assessment.*

**1**

**Certified  
Cadastralist of  
Florida (CCF)**

*Awarded by the Florida Department of Revenue to recognize experience and course work in reading and interpreting legal descriptions, advanced mathematics and geometry, and the construction of property base maps.*



# *SOCIAL MEDIA AND COMMUNICATIONS*

## **LIKE, SHARE, FOLLOW, HCPA SOCIAL MEDIA**

*Connect with us for the latest information, important dates and upcoming events.*



### *SOCIAL MEDIA POSTS*

*Follow us on social media for the latest happenings and information from HCPA.*



**/HCPA**

### *Additional Contact Info*

**Email:**

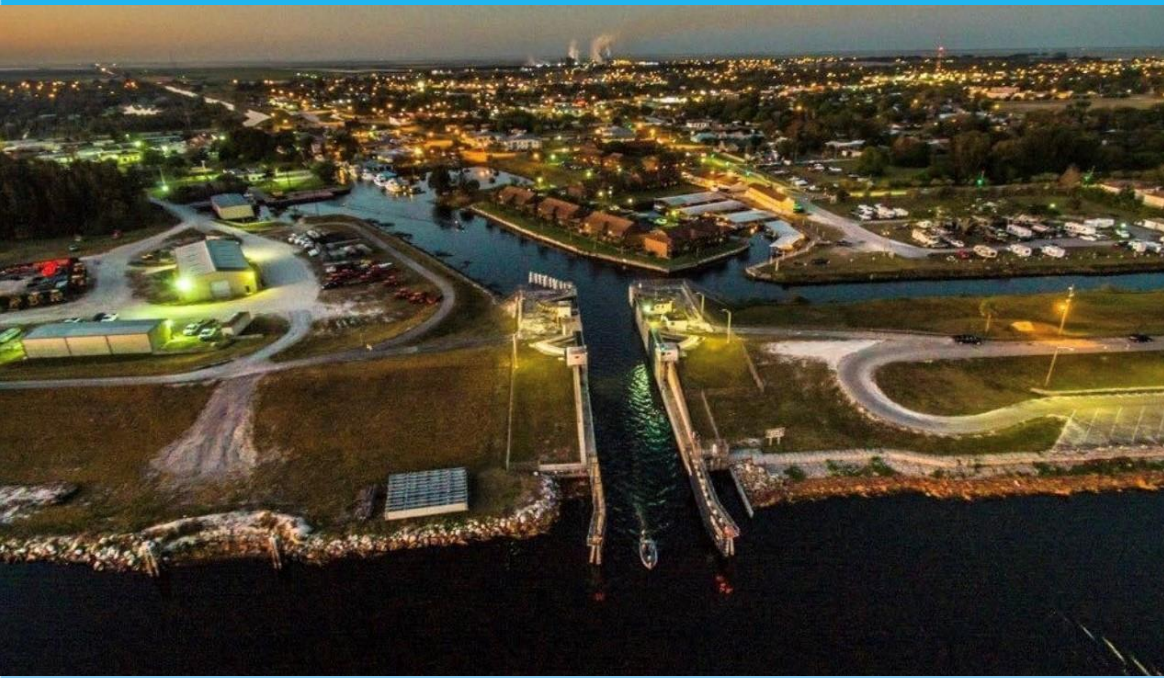
*[hcappraiser@hendrypa.com](mailto:hcappraiser@hendrypa.com)*

**Website:**

*<http://www.hendryprop.com>*

**information**

# *Hendry County At A Glance*





**It is the commitment of this office to execute the duties and responsibilities of the Office of Property Appraiser in a fair and equitable manner, to provide accurate information and courteous, professional assistance to all those who request, or display a need for that assistance, without exception.**



[hendryprop.com](http://hendryprop.com)



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