

Understanding Your TRIM Notice and Millage

How to read the notice, distinguish value from tax rates, and identify what can be challenged.

Important: County procedures and annual deadlines can vary. Always confirm the current form, filing method, fee, and due date with the county official responsible for your property.

What is a TRIM notice?

The Notice of Proposed Property Taxes summarizes the property appraiser's value, assessment limitation, exemptions, and taxable value. It also shows proposed millage rates, estimated taxes, non-ad valorem assessments, and public-hearing information for the taxing authorities.

A TRIM notice is not the tax bill. It is the notice that gives you a limited window to review the assessment and file an appeal.

What should you check first?

- Owner name, mailing address, parcel identification number, and property address.
- Just value, assessed value, and taxable value.
- Homestead and any other exemptions.
- Save Our Homes or other assessment limitation.
- Property classification and whether a recent sale, deed, addition, demolition, damage, or change in use is reflected correctly.
- The exact petition filing deadline printed on the notice.

Value versus millage

The property appraiser determines value and exemptions. Local taxing authorities set millage rates. A value appeal does not directly challenge a taxing authority's budget or millage decision.

One mill equals \$1 of tax for each \$1,000 of taxable value. A lower millage rate does not always mean a lower total bill because taxable value or another taxing authority's rate may increase.

Example	Calculation
\$100,000 taxable value at 5.2 mills	$\$100,000 \div 1,000 \times 5.2 = \520
\$100,000 taxable value at combined 6.95 mills	$\$100,000 \div 1,000 \times 6.95 = \695

What can I do if something appears wrong?

- Contact the property appraiser promptly and request an informal conference.
- Gather records that support the correct value, condition, exemption, classification, or ownership facts.

- File the appropriate VAB petition before the deadline if you want to preserve the administrative appeal.

An informal conference does not extend the petition deadline.

Official resources

[Find your county property appraiser](#)

[Current VAB petition form \(DR-486\)](#)

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