To: City of Port St. Lucie
and Tax Collector office,

I Robert Castellini who has a Risidence in Miami-Dade County, Florida, and Brought a Property in St. Lucie County in the year 2007 would like to appeal the annual assessment using the tax bill collection method that will be levied on my property for funding of the solid waste collection and recycling services including garbage collection. This assessment rate is for fiscal year 2012-2013. I'm appealing the solid waste assessment and pending levied lien which affects a tax certificate on my property in Port St. Lucie.

The notice states the actions on the assessment has proven to be a fair, efficient and effective means of funding these services. This is not a fair market value, and are reflected in the prior years increases of taxes. Reference the accuracy of the City of Port St. Lucie and Tax Collector office on property assessments. Per Tallahassee for the size of the small town of Port St. Lucie the tax base is one of the highest in the state.

I ask that the City of Port St. Lucie form an assessment reform team. This will enable the City and County to conduct meaningful, good faith settlement negotiations, concerning assessments. St. Lucie the city of along with the tax collectors office is inheriting an assessment system that is looking dysfunctional in everyway. They need to settle all tax grievances prior to demanding assessment payments from homeowners. These steps will transform the broken property tax assessment system that will one day leave the City of Port St. Lucie in a fiscal mess. A bill of rights should be active to provide residents a right to a fair and accurate assessment for residential property taxpayers.

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THESE ASSESSMENTS SHOULD BE ACCURATE AND VERIFIED FOR THE LEVEL OF ASSESSMENT. HAVE THE DEPARTMENT OF ASSESSMENT MAINTAIN THE CORRECT INFORMATION ABOUT YOUR PROPERTY AND HAVE THE PROPERTY TAX ASSESSMENT REVIEWED EACH YEAR EVEN IF THERE IS A CYCLIC ASSESSMENT. BE TREATED WITH COURTESY AND RESPECT BY ALL INVOLVED IN THE ASSESSMENT AND REVIEW PROCESS. THERE SHOULD BE AN ADMINISTRATIVE REVIEW OF YOUR APPLICATION FOR CORRECTION AND THE RIGHT TO KNOW THE BASIS FOR ANY ADMINISTRATIVE REVIEW DETERMINATION. APPOINT A HEARING OFFICER FOR APPEAL AND ADMINISTRATIVE REVIEW TO DETERMINE A SMALL CLAIM REVIEW, PROCEEDINGS BEFORE A TRAINED PROFESSIONAL AND IMPARTIAL STATE APPOINTED HEARING OFFICER. THERE SHOULD BE A FULL AND FAIR SMALL CLAIMS REVIEW HEARING WHERE THE PROPERTY OWNER CAN CONTEST BOTH THE VALUE AND LEVEL OF ASSESSMENT ESTABLISHED BY THE CITY, AND BE ABLE TO REPRESENT YOURSELF OR TO BE REPRESENTED BY AN ATTORNEY IN ALL ASPECTS OF THE TAX REVIEW PROCESS AND BE CONTACTED BY ATTORNEYS OR REPRESENTATIVES AND TO RETAIN THEM AT THE TIME OF THE YEAR SO THAT ONE MAY BE TIMELY ADVISED OF YOUR RIGHT TO ASSESSMENT REVIEW AND RESERVE YOUR RIGHTS ACCORDINGLY. AGAIN I AM APPLAUDING THE ANNUAL ASSESSMENT FUNDING OF THE SOLID WASTE COLLECTION AND RECYCLING SERVICES INCLUDING GARBAGE COLLECTION.

Robert Carlton
786-301-9752 - CELL PHONE

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