

**To:** Property Appraisers  
**From:** James McAdams  
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**Bulletin:** PTO 09-30

## **FLORIDA DEPARTMENT OF REVENUE PROPERTY TAX INFORMATIONAL BULLETIN**

### **Reporting of Centrally Assessed Property Values**

This bulletin is in response to a number of questions regarding the reporting of centrally assessed property to the Department of Revenue. While the Department centrally assesses railroad and private carline operating property and provides these assessments to property appraisers, certain reports made to the Department by property appraisers are required to include centrally assessed property. These include the recapitulations reported on the Forms DR-489 (R.03/09) and DR-403 (R.08/09).

Rule 12D-8.008(1)(g)1, F.A.C., states, in part:

For the purpose of accounting for all real property within the county, the property appraiser shall list all centrally assessed real property in its proper place on the Real Property Roll as required by this rule with the notation "See Centrally Assessed Property Roll", but no tax shall be extended against same, and the value of such property need not be shown. Provided, however, when the legal description for railroad right-of-way is not furnished by the Department or is not otherwise available, such property need not be listed on the real property roll. All tabulations of value, parcels, etc., for the Real Property Roll shall not include centrally assessed property.

**NAL and NAP Files:** While the Department does not provide legal descriptions for centrally assessed railroad operating real property, property appraisers should be able to obtain these descriptions. It is important that property appraisers assure that all railroad property is being assessed, either centrally by the Department or, for non-operating property, by the county property appraiser. In order to facilitate this process, it is strongly recommended that all railroad real property be listed on the real property tax roll (NAL file). Likewise, it is recommended that centrally assessed railroad tangible personal property and private carline rolling stock be listed on the tangible personal property tax roll (NAP file).

**Recapitulation Reports:** Forms DR-489 and DR-403, the preliminary and revised recapitulation reports, require a separate listing of real, tangible personal and centrally assessed tax rolls on the AC and AM sheets. Centrally assessed real and tangible personal property should be included in the centrally assessed column and excluded from the real and tangible personal property columns. Value figures included in the centrally assessed column should equal those provided to the property appraiser by the Department.

**Coding of Centrally Assessed Property:** Some property appraiser software programs allow centrally assessed parcels to be included on the real and tangible personal property rolls with

codes that are later used to enter the data into the proper column on Forms DR-489 and DR-403. Centrally assessed real property should be included on the NAL tax roll with values as supplied by the Department and with a use code of 098. In completing the AC and AM sheets on the Forms DR-489 and DR-403, property with this code should be included only in column III (Centrally Assessed) and excluded from columns I and II (Real and Tangible Personal Property).

For centrally assessed tangible personal property entered on the NAP tax roll, it is recommended that the following NAICS codes be used: 482111 (long haul railroad), 482112 (short-line railroad), or 532411 (private carlines).

Non-operating railroad property should be locally assessed and indicated by Department use code 091, pursuant to Rule 12D-8.008(2)(c), F.A.C.

If you have any questions or need additional information, please write [DORPTO@dor.state.fl.us](mailto:DORPTO@dor.state.fl.us) or contact Bob Pace at (850)414-7414.