|  |  |  |
| --- | --- | --- |
|  | **GARY J. GREGOR, CFA, AAS**  **Walton County Property Appraiser**  571 U.S. HWY 90 East  DeFuniak Springs, FL 32433 |  |

Dear Property Owner,

The duties of a property appraiser include locating, identifying and accurately appraising all properties for ad valorem taxation purposes within their respective county. To properly perform these duties requires access to properties on the part of our field appraisers to correctly measure any new construction or additions or determine if there have been changes to the property; i.e. pool added, garage enclosed etc. Property appraisers are required by law to physically inspect all properties within their county every five (5) years.

Because of this requirement, the law states it is not trespassing for the staff of a property appraiser to enter upon any property in the county. Now, staff will never enter a locked backyard. All field appraiser staff wear shirts and/or caps with the property appraiser logo. They all have identification badges and drive marked county cars. They will also attempt to contact the owner to identify themselves and the purpose of their visit. It is never our intention to make one feel uncomfortable and if asked to leave the premises will do so. But it is in the best interest of the property owner to allow our field appraisers to do their job to ensure one’s property is accurately represented on the tax roll.

Below are the Florida Statutes pertaining to the laws and requirements mentioned earlier.

Best regards,

Shape

Description automatically generated

**193.023 Duties of the Property Appraiser in making assessments**

(2) In making his or her assessment of the value of real property, the Property Appraiser is required by law to inspect physically, the property once every five years to ensure that the tax roll meets all the requirements of law.

**472.029 Authorization to enter lands of third parties; conditions**

(1) Entry under the right granted by this subsection does not constitute trespass and the Property Appraiser and their duly authorized agents or employees so entering are not liable to arrest or to a civil action by reason of such entry.

**810.12 Unauthorized entry upon land**

(5) However, this section shall not apply to an official or employee of the state or a county, municipality, or other governmental agency not authorized by law to enter upon lands.

[wcpa@waltonpa.com](mailto:wcpa@waltonpa.com) [www.waltonpa.com](http://www.waltonpa.com)

TELEPHONE: (850)892-8123 FAX: (850)892-8374