

**RUMOR CENTRAL  
STATEMENT #3**

**The Villages Independent Fire Control and Rescue District Referendum**

The following misrepresentation of the facts are circulating.

**STATEMENT:** A 0.75 mil on improvements on your property, which is your Market Value minus Land Value is also unfair to homeowners because commercial properties have much higher land value, therefore their deduction from the Market Value is much higher, lowering their tax burden and in turn increasing the tax burden on homeowners.

**FACT:** While it is true the Land Value of commercial property is higher than the Land Value of residential property, the Market Value is also higher. Whether commercial properties benefit disproportionately is unknown.

However, the relative improvement value of commercial property is capped at \$10 million. This reduces the taxes paid on those commercial properties valued above \$10 million. The explanation given for the cap is special assessments, such as fire assessment fees, must be proportional to value received and statistics on fire damage nationwide show that \$10 million is the maximum range to use.