# DUPLICATE \*\* DUPLI

DO NOT PAY – THIS IS NOT A BILL									
2023	23 PROPOSED AD VALOREM TAXES			The taxing	The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023			3/2023	PUBLIC HE	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of				
				these PUB	these PUBLIC HEARINGS is to receive opinions from the general public and to answer				
				questions	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
PARCEL IDENTIFICATION: 04-26-20-0070-00H00-0560 Each taxing authority may AMEND OR ALTER its proposals at the hearing.				LTER its proposals at the hearing.					
				Taxing Di	Taxing District: LAST YEAR 3600 THIS YEAR 3600				
				Legal Des		CHAPEL PINES PHASE 4 PB 48 PG			
				j		082 BLOCK H LO			
BULNES BARBARA						1762			
30633 MIDTO			ROLL= F	я нх	X				
50055 MID 1	SWINCT								
WESLEY CH	APEL, FL 33545	-1357		Physical A	Physical Address: 30633 MIDTOWN COURT				
	,					WESLEY CHAPEL, FL 33545 217			
Taxing Authorities						211000			
	Colun	a.a. 1 *	Colur	nn 2*	(				
	Colum	10 T.	Colur	nn Z*		umn 3*			
	Last Year's	Your Property	Your Tax Rate This Year		This Year's PROPOSED	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxes and		
Taxing Authority	Actual Tax Rate (Millage)	Taxes Last Year	Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:		
County	7.60760	373.76		<u> </u>	7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918		
-							MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	88.61	1.63430	85.15	2.30000	119.83	SAME TIME AND LOCATION AS COUNTY		
Public Schools									
By State Law	4.01600	297.71	2.91930	225.08	3.20100	246.90	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	111.20	2.00810		3.24800		7205 LAND O'LAKES BLVD 813-794-2268		
Municipality						+			
wancipality					$\langle \rangle$	7 LT			
Water Management					//	2	9/12/23 5:01PM 7601 US HWY 301		
	0.22600	11.10	0.20430	10.64	0.20430	10.64	TAMPA FL 33637 352-796-7211		
Independent Districts			٢	$   \langle \rangle   \langle \rangle \rangle $			9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	12.50	0.23060	12.01	0.25450	13.26	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment			$\sim$						
JAIL BOND 19 FIRE RESC BOND 19	0.03360 0.02680	1.65 1.32	0.02930	1.53 1.22	0.02930 0.02340		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19	0.01260	0.62	0.01090	0.57	0.01090	0.57	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 19	0.01230	0.60	0.01070				SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	2.74 0.49			0.05260 0.00980		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 21	0.11940	5.87	0.12280	6.40	0.12280	6.40	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	0.51	0.01220	0.64	0.01220	0.64	SAME TIME AND LOCATION AS COUNTY		
		1	1	1	1	1			

861.41

50,000

25,000

0

0

50,000

17.08710

Taxable Value

49,130

74,130

0

0

49,130

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

99,130

99,130

0

0

99,130

15.68840

**Total Property Taxes** 

County

**School** 

**Voted Debt** 

Municipality

(School)

Independent &

Management

. Water

Districts

	Last Year	This Year		
Just Value	255,864	284,862		

50	THE ST	E S		
				F
FIEN	1			
1.	GON	WE	-113	
	and and	WE	and	

This Year

52,100

77,100

0

0

52,100

1051.48

# Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

If you feel the just value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, contact our office at: 14236 6th Street, Ste. 101, Dade City, FL 33523.

(352) 521-4433	(813) 929-2780
(727) 84	47-8151

#### Or you may visit our website at: www.pascopa.com

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available with our office and must be filed ON OR BEFORE: 9/12/2023

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS						
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT		
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00		
COUNTY STORMWATER	727-834-3611			95.00		

** Your final tax bill may contain non-ad valorem assessme	nts which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, water, s	ewer, or other governmental services and facilities which	VALOREM	
may be levied by your county, city, or any special district.		TOTAL	195.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		182,762
10% Cap on Non-homestead	Non-School Taxes		0
Agricultural Classification	All Taxes		0
Other			0
Exemptions	Applicable to:		
First Homestead Exemption	All Taxes		25,000
Additional Homestead Exemption	Non-School Taxes		25,000
Additional Exemptions	All Taxes		0
Other			0

Exemptions that apply to your property are listed in this section along with their corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

YOUR VALUE AS OF JANUARY 1ST **Assessed Value Exemptions** Last Year **This Year This Year** Last Year

50,000

25,000

0

0

50,000

14.16930

908.68

102,100

102,100

0

0

102,100

## **EXPLANATIONS**

### TAXING AUTHORITIES

#### \*COLUMN 1 – "LAST YEAR'S ACTUAL TAX RATE" AND "YOUR PROPERTY TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

# <u>\*COLUMN 2 – "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" AND "YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"</u>

These columns show what your tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

#### <u>\*COLUMN 3 – "THIS YEAR'S PROPOSED TAX RATE" AND "YOUR TAXES IF PROPOSED BUDGET</u> CHANGE IS ADOPTED"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

\*NOTE: Amounts shown on this form **DO NOT** reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

#### \*\*Non-Ad Valorem Assessments

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

#### PROPERTY APPRAISER

#### Market Value

Market or Just Value is the most probable sale price for your property in a competitive, open market as of January 1. It is based on a willing buyer and a willing seller, after proper consideration of all eight factors in section F.S. 193.011.

#### Assessed Value

Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different tax authorities.

#### Assessment Reductions

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. Examples: Save Our Homes program and the limitation for non-homestead property.
- Certain types of property are valued on their current use rather than their market value. Examples: agricultural land and land used for conservation.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled, "Assessment Reductions".

#### **Exemptions**

Specific dollar or percentage reductions in value based on certain qualifications of the property owner. The primary example is the homestead exemption.

#### Taxable Value

Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

For details on Independent Special Districts and voter-approved debt contact the Tax Collector at: (352) 521-4360; (727) 847-8165; (813) 235-6020