DUPLICATE ** DUPLI

			DO NOI	' PAY – THI	S IS NO' .	F A BILL				
2023	2023 PROPOSED AD VALOREM TAXES				The taxing authorities which levy property taxes against your property will soon hold					
REAL-ESTATE 8/18/2023			3/2023		PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
					these PUBLIC HEARINGS is to receive opinions from the general public and to answer					
				•	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.					
PARCEL IDENTIFICATION: 31-25-17-0110-00000-0640 Each tax						ch taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di		LAST YEAR 620				
				Legal Des	cription:	HUNT RIDGE UN				
COTUGNO	JOAN					77-78 LOT 64	1 8 241 00			
10312 RAVI	NES DR		ROLL= F	R HX						
NEW PORT RICHEY, FL 34654-5927				Physical A	Physical Address: 10312 RAVINES DRIVE NEW PORT RICHEY, FL 34654					
				Taulu a Aut	la a stata a	NEW PORT RICH	EY, FL 34654 128429			
				Taxing Aut		- •				
	Colun	nn 1*	Colur	nn 2*		umn 3*				
Taxing Authority	Last Year's Actual Tax	Your Property Taxes	Your Tax Rate This Year IF NO Budget Change is		This Year's PROPOSED	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxes and			
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:			
County	7.60760	304.15	6.90100	263.55	7.60760	290.53	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980			
MS FIRE	1.80360	72.11	1.63430	62.41	2.30000	87.84	SAME TIME AND LOCATION AS COUNTY			
Public Schools						_ 1				
By State Law	4.01600	260.96	2.91930	184.47	3.20100	202.27	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	97.47	2.00810	-	3.24800		7205 LAND O'LAKES BLVD 813-794-2268			
Municipality						255				
Water Management					$ \land \land$		9/12/23 5:01PM 7601 US HWY 301			
	0.22600	9.04	0.20430	7.80	0.20430	7.80	TAMPA FL 33637 352-796-7211			
Independent Districts	0.25450	10.17	0.23060	8.81	0.25450	0.72	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568			
	0.25450	10.17	0.23060	0.01	0.25450	9.72	MARATHON RD, ODESSA FL 121-370-4500			
Voted Debt Payment JAIL BOND 19	0.03360	1.34	0.02930		0.02930		SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	1.07 0.50	0.02340	0.89	0.02340 0.01090		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 19	0.01230	0.49	0.01070	0.41	0.01070	0.41	SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	2.23 0.40	0.00980	0.37	0.05260 0.00980	0.37	SAME TIME AND LOCATION AS COUNTY			
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	4.77 0.41	0.12280 0.01220	4.69 0.47	0.12280 0.01220		SAME TIME AND LOCATION AS COUNTY			

664.31

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

90,480

90,480

0

0

90,480

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

Independent &

Management

. Water

(School)

	Last Year	This Year			
Just Value	213,799	257,685			
	YOUR VALUE AS OF JANUARY 1ST				

This Year

93,190

93,190

0

0

93,190

765.11

14.16930

Exemptions

This Year

55,000

30,000

0

0

55,000

Last Year

50,500

25,500

0

0

50,500

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124	
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6.6	
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Taxable Value

This Year

38,190

63,190

0

0

38,190

Last Year

39,980

64,980

0

0

39,980

813.78

17.08710

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

Districts	30,400	55,150	50,500	55,000	00,000	56,150	5/12	1/2020		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
LE\	YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	ING TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE	9	9/5/23 9AM HIS	C'HSE DC 727-	847-8123					100.00
COUNTY STORMW	/ATER	-	727-834-3611							95.00

** Your final tax bill may contain non-ad valorem assessmen	NON-AD		
assessments for roads, fire, garbage, lighting, drainage, water, se	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		164,495
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		5,000
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).

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