## DUPLICATE \*\* DUPLICATE

NOTICE OF <u>F</u>	<u>KUFUSED</u>	FRUFERI		PAY – THI			AD VALORENI ASSESSMENTS	
2023					The taxing authorities which levy property taxes against your property will soon hold			
REAI	L-ESTATE	8/18	3/2023	PUBLIC HI	EARINGS to	adopt budgets an	d tax rates for the next year. The purpose of	
							pinions from the general public and to answer	
				•	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.			
PARCEL IDENTIFIC	ATION. 22-20-1	6-0030-01700-0	030		• •	•	LTER its proposals at the hearing.	
				Taxing Di		LAST YEAR 910		
		10		Legal Des	cription:	OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7 PB 41 PG 099 BLOCK		
OPENDOOR	PROPERTY C L					17 LOT 3		
410 N SCOT	TSDALE RD STE	E 1600	ROLL= R	к нх				
TEMPE, AZ	85281			Physical /	Address:	19425 WEYMOUT		
,				,		LAND O LAKES, I		
				<b>Taxing Aut</b>	horities			
	Colum	וn 1*	Colur	nn 2*	Column 3*			
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This	A Public Hearing On the Proposed Taxes and	
Taxing Authority	Actual Tax Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:	
County	7.60760	550.87	6.90100	525.03	7.60760	578.79	9/5/23 5:15PM HISTORIC C'HSE 37918	
MS FIRE	1.80360	130.60	1.63430	124.34	2.30000	174.98	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY	
D. h.V. Calanda						1		
Public Schools By State Law	4.01600	391.20	2.91930	295.08	3.20100	222 56	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM	
By Local Board	1.50000	146.12	2.00810	295.08	3.20100	323.30		
Municipality					7 [	2122		
Water Management				E	$\sqrt{}$	3 F	9/12/23 5:01PM 7601 US HWY 301	
	0.22600	16.36	0.20430	15.54	0.20430	15.54		
Independent Districts	0.05450	40.40	0.00000		0.05450	40.00	9/6/23 5:01PM MOSQUITO CTRL, 2308	
	0.25450	18.43	0.23060	17.54	0.25450	19.36	MARATHON RD, ODESSA FL 727-376-4568	
Voted Debt Payment JAIL BOND 19	0.03360	2.43	0.02930	2.23	0.02930	2.23	SAME TIME AND LOCATION AS COUNTY	
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	1.94 0.91		1.78 0.83	0.02340 0.01090	1.78	SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 19	0.01230	0.89	0.01070	0.81	0.01070	0.81	SAME TIME AND LOCATION AS COUNTY	
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	4.03 0.72	0.05260	4.00 0.75	0.05260 0.00980		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	8.65 0.75		9.34 0.93	0.12280	9.34		
FANNO DUNU 22	0.01030	0.75	0.01220	0.93	0.01220	0.93	SAWL TIME AND LOCATION AS COUNTY	

1201.18

17.08710

Taxable Value

Last Year

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

15.68840

**Assessed Value** 

**Total Property Taxes** 

. Water

Districts

	Last Year	This Year		
Just Value	254,861	286,175		

**This Year** 

1273.90

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

**This Year** 

5	FT	ES		2
N C			A	ELO
CRE				E A
1	COD	WE	RUS	

This Year

76,080

101,080

0

0

76,080

1461.21

# **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) 847-8151

#### 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		
OAKSTEAD CDD	954-603-0034			1,501.14		
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00		
COUNTY STORMWATER	727-834-3611			95.00		

	an assessments which may not be reflected on this notice such as	NON-AD	
	age, water, sewer, or other governmental services and facilities which	VALOREM	1,696.14
may be levied by your county, city, or any special dis	strict.	TOTAL	1,090.14
Assessment Reductions	Applicable to:	Valu	Jes
Save Our Homes	All Taxes		160,095
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).

County 122,410 126,080 50,000 50,000 72,410 School 122,410 126,080 25,000 25,000 97,410 **Voted Debt** 0 0 0 0 0 (School) **Municipality** 

0 0 0 0 0 Independent & Management 122,410 126,080 50,000 50,000 72,410

Last Year

### **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