#### DUPLICATE \*\* DUPLICATE \*\* DUPLICA NOTICE OF <u>PROPOSED</u> PROPERT JPLICATE \*\* DUPLICATE \*\* DUPLICATE TED NON-AD VALOREM ASSESSMENTS THIS IS NOT A RILL

			DO NOT	PAY – THI	<b>S IS NO</b> '.	I' A BILL		
2023	PROPOSED A	D VALOREM TA	XES	The taxing	g authorities	which levy prope	erty taxes against your property will soon hold	
REA	L-ESTATE	8/18	8/2023	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of				
				these PUE	BLIC HEARIN	GS is to receive o	pinions from the general public and to answer	
				questions	on the prop	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.	
PARCEL IDENTIFIC	CATION: 05-24-1	7-0300-00000-0	100	Each taxir	ng authority	may AMEND OR A	LTER its proposals at the hearing.	
				Taxing Di	strict:	LAST YEAR 62H	IP THIS YEAR 62HP	
				Legal Des	scription:	HERITAGE PINES	S VILLAGE 13 PB	
BROUSSEA	U GERALDINE					49 PG 123 LOT 1	0 OR 6283 PG	
						299 OR 7564 PG	637 OR 8629 PG	
18505 FAIR	WAY GREEN DR		ROLL= F	е нх		1343		
HUDSON, F	L 34667-5766			Physical A	Address:	18505 FAIRWAY	GREEN DRIVE	
						HUDSON, FL 346	67 107528	
				<b>Taxing Aut</b>	horities			
	Colun	nn 1*	Colur	nn 2*	Col	umn 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	609.29		548.63	(Millage) 7.60760			
							MERIDIAN AVE DADE CITY 727-847-8980	
MS FIRE	1.80360	144.45	1.63430	129.93	2.30000	182.85	SAME TIME AND LOCATION AS COUNTY	
Public Schools							SET BY STATE LAW	
By State Law	4.01600	422.04	2.91930	305.07	3.20100	334.50	9/11/23 6:00PM BOARD MEETING ROOM	
By Local Board	1.50000	157.64	2.00810	209.85	3.24800	339.42	7205 LAND O'LAKES BLVD 813-794-2268	
Municipality								
Water Management					$\langle \langle \rangle \rangle$			
water wanagement	0.22600	18.10	0.20430	16.24	0.20430	16.24	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211	
Independent Districts			1	$\sim 110$			9/6/23 5:01PM MOSQUITO CTRL, 2308	
	0.25450	20.38	0.23060	18.33	0.25450	20.23	MARATHON RD, ODESSA FL 727-376-4568	
Voted Debt Payment			$( \cap )$					
JAIL BOND 19 FIRE RESC BOND 19	0.03360 0.02680	2.69 2.15		2.33 1.86	0.02930			
PARKS BOND 19	0.01260	1.01	0.01090	0.87	0.01090	0.87	SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 19	0.01230	0.99 4.46		0.85			SAME TIME AND LOCATION AS COUNTY	
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	4.46		4.18				
JAIL BOND 21	0.11940	9.56	0.12280	9.76	0.12280	9.76	SAME TIME AND LOCATION AS COUNTY	
PARKS BOND 22	0.01030	0.82	0.01220	0.97	0.01220	0.97	SAME TIME AND LOCATION AS COUNTY	
Total Property Taxes								

1249.65

17.08710

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

County

15.68840

**Assessed Value** 

	Last Year	This Year		
Just Value	221,471	264,114		

1394.38

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

**This Year** 

55,000

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AT SE			1	Elo
CRE		and the		
1	COD	WE	RUS	

**This Year** 

79,500

1519.64

# 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	
HERITAGE PINES CDD	877-276-0889			216.67	
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00	
COUNTY STORMWATER	727-834-3611			95.00	

	ge, water, sewer, or other governmental services and facilities which	VALOREM
may be levied by your county, city, or any special dist		TOTAL 411.67
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	129,614
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).

134,500 130,590 50,500

This Year

School	130,590	134,500	25,500	30,000	105,090	104,500
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	130,590	134,500	50,500	55,000	80,090	79,500

Last Year



Taxable Value

Last Year

80,090

# **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