## DUPLICATE \*\* DUPLICATE

DO NOT PAY – THIS IS NOT A BILL								
2023					The taxing authorities which levy property taxes against your property will soon hold			
REAL	L-ESTATE	8/18	3/2023	PUBLIC HI	EARINGS to	adopt budgets an	d 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	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.			
PARCEL IDENTIFIC	<b>ATION:</b> 30-25-1	7-005C-00000-4	140	Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.			
				Taxing Di	strict:	LAST YEAR 620	0 <b>THIS YEAR</b> 6200	
				Legal Des	cription:	THE OAKS AT RIVER RIDGE UNIT		
RAVENNA A	NTHONY SILVIC	0 & SHANNA LY	NN			FIVE-C PB 25 PG	S 90-92 LOT	
			ROLL= F			414		
11000 BENT	WOODCI		ROLL= P					
NEW PORT	RICHEY, FL 346	54-6034		Physical /	Address:	11000 BENTWOC	DD COURT	
						NEW PORT RICH	IEY, FL 34654 127873	
				<b>Taxing Aut</b>	horities			
	Colum	וn 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	832.58	6.90100	788.23	(Millage) 7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918	
-							MERIDIAN AVE DADE CITY 727-847-8980	
MS FIRE	1.80360	197.39	1.63430	186.67	2.30000	262.71	SAME TIME AND LOCATION AS COUNTY	
Public Schools							SET BY STATE LAW	
By State Law	4.01600	539.91	2.91930	406.42	3.20100		9/11/23 6:00PM BOARD MEETING ROOM	
By Local Board	1.50000	201.66	2.00810	279.57	3.24800	452.19	7205 LAND O'LAKES BLVD 813-794-2268	
Municipality					$\sum ($	255		
Water Management					$\langle \rangle \rangle$	2	9/12/23 5:01PM 7601 US HWY 301	
	0.22600	24.73	0.20430	23.34	0.20430	23.34	TAMPA FL 33637 352-796-7211	
Independent Districts	0.05450	07.05	0 22060	26.34	0.05450	20.07	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568	
	0.25450	27.85	0.23060	20.34	0.25450	29.07	MARATHON RD, ODESSA FL 727-376-4508	
Voted Debt Payment JAIL BOND 19	0.03360	3.68	0.02930	3.35	0.02930	3.35	SAME TIME AND LOCATION AS COUNTY	
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	2.93 1.38		2.67 1.24	0.02340 0.01090		SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 19	0.01230	1.35	0.01070	1.22	0.01070	1.22	SAME TIME AND LOCATION AS COUNTY	
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	6.10 1.09	0.05260	6.01 1.12	0.05260 0.00980			
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	13.07 1.13	0.12280 0.01220	14.03 1.39	0.12280 0.01220	14.03	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
	0.01000	1.10	0.01220	1.00	0.01220	1.00		

1741.60

17.08710

Taxable Value

Last Year

109,440

134,440

0

0

109,440

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

159,440

159,440

0

0

159,440

15.68840

**Assessed Value** 

**Total Property Taxes** 

County

School

**Voted Debt** 

Municipality

Independent &

Management

. Water

Districts

(School)

	Last Year	This Year		
Just Value	202,940	247,006		

**This Year** 

164,220

164,220

164,220

0

0

1854.85

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

Last Year

50,000

25,000

0

0

50,000

**This Year** 

50,000

25,000

0

0

50,000

CHEAT SET	THE	O THOMAS
1.	GOD WE	TRUST

**This Year** 

114,220

139,220

0

0

114,220

2112.92

# **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) 9	929-2780
(727) 84	7-8151	

#### 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 assessm	ents which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, water,	sewer, 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		82,786
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).

## **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