DO NOT PAY - THIS IS NOT A BILL

2023 PROPOSED AD VALOREM TAXES REAL-ESTATE 8/18/2023

PARCEL IDENTIFICATION: 34-25-16-0780-00500-0110

BLACK PEARL INVESTMENT LLC

6175 NW 153RD ST STE 201

The taxing authorities which levy property taxes against your property will soon hold 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. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

LAST YEAR 62MV **Taxing District:** THIS YEAR 62MV

Legal Description: MAGNOLIA VALLEY UNIT 3 PB 9

PGS 150-151 LOT 11 BLOCK 5

MIAMI LAKES, FL 33014-2435 7214 MAGNOLIA VALLEY DRIVE **Physical Address:** NEW PORT RICHEY, FL 34653

ROLL= R

55193 **Taxing Authorities** Column 1\* Column 2\* Column 3\* This Year's PROPOSED Tax Rate (Millage) Your Tax Rate This Year IF NO Budget Change is Your Taxes This Year IF NO Budget A Public Hearing On the Proposed Taxes and Your Taxes This Last Year's Your Property Taxing Authority Taxes Year IF PROPOSED **Actual Tax Budget Will Be Held:** Last Year **Budget** is Adopted Rate (Millage) Adopted (Millage) Change is Adopted 9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-898 SAME TIME AND LOCATION AS COUNT County 7.60760 867.11 6.90100 865.18 7.60760 953.76 MS FIRE 1.80360 205.57 1.63430 204.89 2.30000 288.35 **Public Schools** SET BY STATE LAW By State Law 9/11/23 6:00PM BOARD MEETING ROOM 2.91930 4.01600 656.77 245.31 609.29 3.20100 668.09 By Local Board 2 00810 419 11 3 24800 677.90 7205 LAND O'LAKES BLVD 813-794-2268 Municipality **Water Management** 9/12/23 5:01PM 7601 US HWY 301 25.61 0.20430 25.61 TAMPA FL 33637 352-796-7211 0.22600 25.76 0.20430 **Independent Districts** 9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568 0.25450 29.01 0.23060 28.91 0.25450 Voted Debt Payment JAIL BOND 19 FIRE RESC BOND 19 SAME TIME AND LOCATION AS COUNTY 3.67 2.93 1.37 1.34 6.59 1.23 15.40 1.53 0.02930 0.02340 0.01090 0.01070 0.05260 3.83 3.05 1.44 1.40 6.35 1.14 0.03360 0.02930 0.02340 3.67 2.93 0.02680 0.01260 0.01230 PARKS BOND 19 LIBRARIES BOND 19 FIRE RESC BOND 20 LIBRARIES BOND 21 JAIL BOND 21 0.01090 0.01070 1.37 1.34 6.59 1.23 15.40 1.53 0.01200 0.05260 0.01000 0.11940 0.00980 0.00980 13.61 1.17 PARKS BOND 22 0.01030 0.01220 0.01220 **Total Property Taxes** 

2187.05

17.08710

### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

	Last Year	This Year	
Just Value	163,539	208,712	
YOUR VALUE AS OF JANUARY 1ST			

2061.52

14.16930



2679.68

# 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

### **Assessed Value Exemptions Taxable Value** Last Year This Year Last Year This Year Last Year This Year County 113,980 125,370 0 0 113,980 125,370 School 163,539 208,712 0 0 163,539 208,712 **Voted Debt** 0 0 0 0 0 0 (School) Municipality 0 0 0 0 0 0 Independent & Water Management 113,980 125.370 0 0 113.980 125.370 Districts

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT	
MAGNOLIA VALLEY MSBU	813-235-6196			28.00	
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00	
COUNTY STORMWATER	727-834-3611			95.00	
COUNTY STREETLIGHT	SERVICE AREA. QUESTIONS: 813-235-6196 X6968			35.08	

** Your final tax bill may contain non-ad valorem assessments 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	258.08	

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	83,342
Agricultural Classification	All Taxes	0
Other		0
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	0
Additional Homestead Exemption	Non-School Taxes	0
Additional Exemptions	All Taxes	0
Other		0

### **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.

## \*COLUMN 2 - "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" AND "YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"

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.

## \*COLUMN 3 – "THIS YEAR'S PROPOSED TAX RATE" AND "YOUR TAXES IF PROPOSED BUDGET 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.