NOTICE OF P	ROPOSED	PROPERTY	TAXES AN	D PROPOSEI	D OR AD	OPTED NON-	AD VALOREM ASSESSMENTS		
			DO NOT	PAY – THI	S IS NO	Г A BILL			
2023	PROPOSED A	D VALOREM TA	XES	The taxing	g authorities	which levy prope	rty taxes against your property will soon hold		
REAI	L-ESTATE	8/18	3/2023	PUBLIC HE	EARINGS to	adopt budgets an	d tax rates for the next year. The purpose of		
				these PUB	these PUBLIC HEARINGS is to receive opinions from the general public and to answer				
	·			questions	on the prop	posed tax change	and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFIC	<b>:ATION:</b> 27-25-1	6-006R-00000-1	1020	Each taxin	ng authority	may AMEND OR A	LTER its proposals at the hearing.		
				Taxing Di	strict:	LAST YEAR 620	0 THIS YEAR 6200		
				Legal Des	scription:	THE ORCHARDS	OF RADCLIFFE A		
TOULIOS DI	ONISSIOS P & S	HIRLEY			CONDOMINIUM PHASE XV CB 2 PGS				
					69-71 BLDG O UNIT 102 & COMMON ELEMENTS OR 8248 PG				
12 BARNET	T DR UNIT 4		ROLL= F	R		COMMON ELEME	INTS OR 8248 PG		
MONROE N	IY 10950-3926			Physical A	Address:	7845 RADCLIFFE			
monitor, it	11 10000 0020			i nyoloal /		PORT RICHEY, F			
				Taxing Aut	horities				
Column 1* Column 2*					Col	umn 3*			
	Last Year's	Your Property	Your Tax Rate This Year		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	584.64	6.90100	583.34	7.60760	643.07	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	138.61	1.63430	138.15	2.30000	194.42	SAME TIME AND LOCATION AS COUNTY		

401.57

276 23

17.27

19.49

2.48 1.98 0.92 0.90 4.45

3.20100

3 24800

0.20430

0.25450

0.02930 0.02340 0.01090 0.01070

440.32

446 79

17.27

21.51

2.48 1.98

0.92 0.90 4.45

0.83 10.38 1.03

1786.35

SET BY STATE LAW

9/11/23 6:00PM BOARD MEETING ROOM

7205 LAND O'LAKES BLVD 813-794-2268

9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568

SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY

9/12/23 5:01PM 7601 US HWY 301

TAMPA FL 33637 352-796-7211

Total Property Taxes	15.68840	1316.60	14.16930	1459.02	17.08710
Total Duomentu Tourse					
PARKS BOND 22	0.01030	9.18 0.79	0.12280	1.03	0.012200
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.77 9.18	0.00980 0.12280	0.83 10.38	0.00980 0.12280
FIRE RESC BOND 20	0.05570	4.28	0.05260	4.45	0.05260
LIBRARIES BOND 19	0.01230	0.95	0.01070	0.90	0.01070
PARKS BOND 19	0.01260	0.97	0.01090	0.92	0.01090
FIRE RESC BOND 19	0.02680	2.06	0.02340	1.98	0.02340

389.40

145 44

17.37

19.56

2.58 2.06 0.97 0.95 4.28 0.77 9.18 0.79

#### \* SEE REVERSE SIDE FOR EXPLANATION

4.01600

1 50000

0.22600

0.25450

0.03360

0.02680 0.01260 0.01230

**Public Schools** 

By State Law

Municipality

By Local Board

Water Management

Independent Districts

Voted Debt Payment JAIL BOND 19 FIRE RESC BOND 19

	Last Year	This Year
Just Value	96,962	137,557

Set.	
17 S	
E	1
1	
140	OD

**Taxable Value** 

# 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	

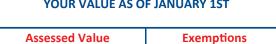
#### Or you may visit our website at: www.pascopa.com

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			
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			77.00			
COUNTY STORMWATER	727-834-3611			95.00			

	assessments which may not be reflected on this notice suc e, water, sewer, or other governmental services and facilities w		
may be levied by your county, city, or any special distri	ict.	TOTAL	172.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		53,027
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

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).



	Last Year	inis year	Last Year	inis year	Last Year	inis year
County	76,850	84,530	0	0	76,850	84,530
School	96,962	137,557	0	0	96,962	137,557
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	76,850	84,530	0	0	76,850	84,530

YOUR VALUE AS OF JANUARY 1ST

2.91930

2 00810

0.20430

0.23060

0.02930 0.02340 0.01090 0.01070 0.05260

### **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