DUPLICATE ** DUPLI

DO NOT PAY – THIS IS NOT A BILL									
2023	2023 PROPOSED AD VALOREM TAXES				The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023		8/2023	PUBLIC HI	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
				these PUE	these PUBLIC HEARINGS is to receive opinions from the general public and to answer				
				questions	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
PARCEL IDENTIFICATION: 28-25-17-0170-26800-0040				Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di		LAST YEAR 620			
				Legal Des	cription:		ATES UNIT 17 PB		
WINANS ROBERT LEE						6 PG 114 LOT 4 E 8805 PG 1198	3LK 268 OR		
			ROLL= F						
12060 CARV	'ER AVE		ROLL= P						
NEW PORT	RICHEY, FL 346	54-4707		Physical /	Physical Address: 12060 CARVER AVENUE				
				,	NEW PORT RICHEY, FL 34654				
	NEW PORT RICHEY, FL 34654 126451 Taxing Authorities 126451								
	Colun	าn 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	Taxes	IF NO Budget Change is	Year IF NO Budget	Tax Rate	Year IF PROPOSED	Budget Will Be Held:		
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted			
County	7.60760	372.39	6.90100	358.23	7.60760	394.91	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	88.29	1.63430	84.84	2.30000	119.39	SAME TIME AND LOCATION AS COUNTY		
Public Schools						~1			
By State Law	4.01600	296.98	2.91930	224.52	3.20100	246 19	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	110.93	2.00810	154.44	3.24800		7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					7/	2152			
Water Management				L CL		3	9/12/23 5:01PM 7601 US HWY 301		
	0.22600	11.06	0.20430	10.61	0.20430	10.61			
Independent Districts			٢	\mathcal{N}			9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	12.46	0.23060	11.97	0.25450	13.21	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19	0.03360	1.64	0.02930	1.52	0.02930	1.52	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19	0.02680	1.31	0.02340	1.21	0.02340	1.21	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	0.62 0.60	0.01090	0.57 0.56	0.01090 0.01070	0.57	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20	0.05570	2.73	0.05260	2.73	0.05260	2.73	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.49 5.84	0.00980 0.12280	0.51 6.37	0.00980 0.12280				
PARKS BOND 22	0.01030	0.50	0.012200	0.63	0.012200		SAME TIME AND LOCATION AS COUNTY		

858.71

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

98,950

98,950

0

0

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

(School)

Independent &

Management

. Water

Districts

	Last Year	This Year		
Just Value	164,253	204,842		

This Year

101,910

101,910

0

0

905.84

YOUR VALUE AS OF JANUARY 1ST

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12	2.6	A
	124	1.00
3		- 8
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- V	GOD	111
	Contraction of the local division of the loc	IIIIII I

Taxable Value

48,950

73,950

0

0

48,950

17.08710

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			100.00
COUNTY STORMWATER	727-834-3611			95.00

** Your final tax bill may contain non-ad valorem assessme	ents which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, water, s	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		102,932
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).

98,950 101,910 50,000

Exemptions Last Year This Year Last Year 50,000 50,000

25,000

0

0

50,000

25,000

0

0

14.16930



This Year

51,910

76,910

0

0

51,910

1048.21

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