# DUPLICATE \*\* DUPLI

			DO NOT	PAY – THI	S IS NO	Г A BILL			
2023 PROPOSED AD VALOREM TAXES				The taxing	The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023			3/2023		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.				
PARCEL IDENTIFICATION: 35-24-16-015A-00000-0100				Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di	strict:	LAST YEAR 620	0 THIS YEAR 6200		
				Legal Des	cription:	THE ESTATES O	F BEACON WOODS		
MENG JEFFREY W TRUST							ITRY CLUB PHASE 2		
MENG JEFF	REY W TRUSTE	E		PB 27 PGS 81-83 LOT 10 OR			LOT 10 OR		
8311 DANBL	JRY LN		ROLL= R	HX HX		8907 PG 3478			
	L 34667-6527			Physical	Adress	8311 DANBURY L			
HUDSON, F	L 34007-0327			Physical Address:		HUDSON, FL 346			
				Taxing Aut	horitios	1000011,12010	20926		
Taxing Authorities									
	Colum	Column 1* Column 2* Column 3*				-			
Taxing Authority	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This Year IF PROPOSED	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 (Millage)	Budget is Adopted	Budget Will Be Held:		
County	7.60760	661.56		628.41	7.60760	692.75	9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360	156.84	1.63430	148.82	2.30000		MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
	1.00300	150:04	1.03430	140.02	2.30000	203.44	SAME HIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	449.63	2.91930	338.81	3.20100	371.51	9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	167.94	2.00810	233.06	3.24800	376.96	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					~ / [				
					$\left[ \right] $	5 L			
Water Management	0.00000	10.05	0.00400		0.00.400	10.00	9/12/23 5:01PM 7601 US HWY 301		
	0.22600	19.65	0.20430	18.60	0.20430	18.60	TAMPA FL 33637 352-796-7211		
Independent Districts	0.05450	00.40	0 22060	21.00	0.05450	00.47	9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	22.13	0.23060	21.00	0.25450	23.17	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19	0.03360	2.92	0.02930	2.67	0.02930	267	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19	0.02680	2.32		2.13	0.02340		SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19	0.01260	1.10	0.01090	0.99	0.01090	0.99	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 19	0.01230	1.07	0.01070	0.97	0.01070	0.97	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	4.84	0.05260	4.79	0.05260	4.79	SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 21	0.01000	0.87 10.38		0.89 11.18	0.00980	0.89	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	0.90		1.11			SAME TIME AND LOCATION AS COUNTY		

#### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

**Total Property Taxes** 

County

	Last Year	This Year		
Just Value	191,028	217,548		



1717.16

# 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 6th

### 80 (727) 847-81

#### 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					
LEVTING 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	
COUNTY STREETLIGHT	SERVICE AREA. QUESTIONS: 813-235-6196 X6968			43.60	

** Your final tax bill may contain non-ad valorem assessment			
assessments for roads, fire, garbage, lighting, drainage, water,			
may be levied by your county, city, or any special district.	238.60		
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		76,488
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).

#### Last Year This Year 141,060 50,000 136,960

**Assessed Value** 

county	136,960	141,060	50,000	50,000	86,960	91,060
School	136,960	141,060	25,000	25,000	111,960	116,060
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	136,960	141,060	50,000	50,000	86,960	91,060

Last Year

Taxable Value **This Year** Last Year **This Year** 

17.08710

1413.43

14.16930

**Exemptions** 

# YOUR VALUE AS OF JANUARY 1ST

1502.16

that is not reflected, conta	act our office at: <b>14236</b>				
Street, Ste. 101, Dade Cit	y, FL 33523.				
(352) 521-4433	(813) 929-27				
(727) 847-8151					

# **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