## DUPLICATE \*\* DUPLI

			DO NOT	PAY – THIS	S IS NOT	Γ A BILL		
2023 PROPOSED AD VALOREM TAXES The taxing authorities which levy property taxes against your property will soon hold								
REAI	L-ESTATE ATION: 03-25-1		3/2023 130	these PUB questions	BLIC HEARING	GS is to receive op posed tax change	d tax rates for the next year. The purpose of pinions from the general public and to answer and budget PRIOR TO TAKING FINAL ACTION. LTER its proposals at the hearing.	
HARTLEY DALE T SR & WILLMA E 12800 PINEBROOK LN				Taxing Di	Taxing District:LAST YEAR6200THIS YEAR6200Legal Description:BEACON WOODS PINEWOOD VILLAGE PB 14 PGS 145-147 LOT 713 OR 5213 PG 358			
HUDSON, FL 34667-3020				Physical A	Address:	12800 PINEBROOK LANE HUDSON, FL 34667		
				Taxing Aut	horities	11000011,12010	6/ 27188	
	Colum	ות 1*	Colur			umn 3*		
Taxing Authority	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)	Your Taxes This Year IF NO Budget Change is Adopted	This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted	A Public Hearing On the Proposed Taxes and Budget Will Be Held:	
County	7.60760	1,311.70	6.90100	1,308.84	7.60760	1,442.86	9/5/23 5:15PM HISTORIC C'HSE 37918	
MS FIRE	1.80360	310.98	1.63430	309.96	2.30000	436.22	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY	
Public Schools By State Law By Local Board Municipality	4.01600 1.50000	982.77 367.07	2.91930 2.00810	851.08 585.43	3.20100 3.24800	933.20 946,90	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268	
Water Management	0.22600	38.97	0.20430	38.75	0.20430	38.75	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211	
Independent Districts	0.25450	43.88	0.23060	43.74	0.25450	48.27	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568	
Voted Debt Payment JAIL BOND 19 "IRE RESC BOND 19 JARKS BOND 19 JIBRARIES BOND 19 "IRE RESC BOND 20 JIBRARIES BOND 21 JAIL BOND 21 PARKS BOND 22	0.03360 0.02680 0.01260 0.05570 0.05570 0.01000 0.11940 0.01030	5.79 4.62 2.17 2.12 9.60 1.72 20.59 1.78	0.01090	5.56 4.44 2.07 2.03 9.98 1.86 23.29 2.31	0.02930 0.02340 0.01090 0.05260 0.0980 0.12280 0.01220	4.44 2.07 2.03 9.98 1.86 23.29	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
Total Property Taxes								

3189.34

17.08710

Taxable Value

Last Year

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

15.68840

**Assessed Value** 

	Last Year	This Year
Just Value	244,714	291,534

3103.76

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

0

**This Year** 

A.S.	ETH	ES	AT	
		A	1	FELO
CRE				E,
13	GOD	WE T	RUST	

**This Year** 

189,660

3897.74

# 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 AUTHORIT	Y PURPOSE	OF ASSESSMENT AND / OR MEET	ING TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID WASTE	9/5/23 9AM HIS	ST C'HSE DC 727-847-8123					100.00
COUNTY STORMWATER	727-834-3611						95.00
COUNTY STREETLIGHT	SERVICE ARE	A. QUESTIONS: 813-235-6196 X69	968				43.60

172,420

0

5	rem assessments which may not be reflected on this notice such nage, water, sewer, or other governmental services and facilities with istrict	238.60
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	101,874
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).

172,420 189,660

**This Year** 

189,660

0 0 172,420 189,660 **School** 244,714 291,534 0 0 244,714 291,534 **Voted Debt** 0 0 0 0 0 0 (School) Municipality 0 0 0 0 0 0 Independent 8

Last Year

. Water Manager 172,420 Districts

LEVYING	AUT
COUNTY SOLID WASTE	
COUNTY STORMWATER	
COUNTY STREETLIGHT	

County

#### **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