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NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

DO NOT PAY – THIS IS NOT A BILL

2023 **PROPOSED AD VALOREM TAXES**

REAL-ESTATE 8/18/2023

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.

PARCEL IDENTIFICATION: 11-25-16-010A-01600-00A0

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

Legal Description: TIMBER OAKS FAIRWAY VILLAS CONDO II PB 15 PGS 40 & 41 APT A BLDG 16 & COMMON ELEMENTS OR 9578 PG 2232

ALVAREZ MARIA

11213 PEMBRIDGE CT UNIT 1 ROLL= R HX

PORT RICHEY, FL 34668-1849

Physical Address: 11213 PEMBRIDGE COURT UNIT 1
PORT RICHEY, FL 34668

31176

Taxing Authorities

Taxing Authority	Column 1* Last Year's Actual Tax Rate (Millage)	Column 1* Your Property Taxes Last Year	Column 2* Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)	Column 2* Your Taxes This Year IF NO Budget Change is Adopted	Column 3* This Year's PROPOSED Tax Rate (Millage)	Column 3* Your Taxes This Year IF PROPOSED Budget is Adopted	A Public Hearing On the Proposed Taxes and Budget Will Be Held:
County	7.60760	32.56	6.90100	38.09	7.60760	41.99	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980
MS FIRE	1.80360	7.72	1.63430	9.02	2.30000	12.70	SAME TIME AND LOCATION AS COUNTY
Public Schools							SET BY STATE LAW
By State Law	4.01600	17.19	2.91930	16.11	3.20100	17.67	9/11/23 6:00PM BOARD MEETING ROOM
By Local Board	1.50000	6.42	2.00810	11.08	3.24800	17.93	7205 LAND O'LAKES BLVD 813-794-2268
Municipality							
Water Management	0.22600	0.97	0.20430	1.13	0.20430	1.13	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	1.09	0.23060	1.27	0.25450	1.40	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568
Voted Debt Payment							
JAIL BOND 19	0.03360	0.14	0.02930	0.16	0.02930	0.16	SAME TIME AND LOCATION AS COUNTY
FIRE RESC BOND 19	0.02680	0.11	0.02340	0.13	0.02340	0.13	SAME TIME AND LOCATION AS COUNTY
PARKS BOND 19	0.01260	0.05	0.01090	0.06	0.01090	0.06	SAME TIME AND LOCATION AS COUNTY
LIBRARIES BOND 19	0.01230	0.05	0.01070	0.06	0.01070	0.06	SAME TIME AND LOCATION AS COUNTY
FIRE RESC BOND 20	0.05570	0.24	0.05260	0.29	0.05260	0.29	SAME TIME AND LOCATION AS COUNTY
LIBRARIES BOND 21	0.01000	0.04	0.00980	0.05	0.00980	0.05	SAME TIME AND LOCATION AS COUNTY
JAIL BOND 21	0.11940	0.51	0.12280	0.68	0.12280	0.68	SAME TIME AND LOCATION AS COUNTY
PARKS BOND 22	0.01030	0.04	0.01220	0.07	0.01220	0.07	SAME TIME AND LOCATION AS COUNTY
Total Property Taxes	15.68840	67.13	14.16930	78.20	17.08710	94.32	

* SEE REVERSE SIDE FOR EXPLANATION

	Last Year	This Year
Just Value	55,255	74,058

YOUR VALUE AS OF JANUARY 1ST

	Assessed Value Last Year	Assessed Value This Year	Exemptions Last Year	Exemptions This Year	Taxable Value Last Year	Taxable Value This Year
County	29,280	30,520	25,000	25,000	4,280	5,520
School	29,280	30,520	25,000	25,000	4,280	5,520
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	29,280	30,520	25,000	25,000	4,280	5,520

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
TIMBER OAKS MSBU	813-235-6196			112.00

**** Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.**	NON-AD VALOREM TOTAL	284.00

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	43,538
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	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).

DO NOT PAY
DO NOT PAY

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.

For details on Independent Special Districts and voter-approved debt contact the Tax Collector at: (352) 521-4360; (727) 847-8165; (813) 235-6020