## DUPLICATE \*\* DUPLICATE

NOTICE OF <u>PROPOSED</u> PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS DO NOT PAY – THIS IS NOT A BILL								
2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold			
2023 PADVOSED AD VALORENT TAXES   REAL-ESTATE 8/18/2023   PARCEL IDENTIFICATION: 11-26-20-0030-00800-0540				PUBLIC HI these PUE questions	EARINGS to BLIC HEARIN on the prop	adopt budgets an 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.	
RIVERA EDGAR & ALEMAR FANNY 5111 SUN MEADOW CT		ROLL= F	Taxing Di Legal Des		LAST YEAR 360 NEW RIVER LAKI AND D PB 44 PG LOT 54 OR 9596 I	ES VILLAGES B2 105 BLOCK 8		
WESLEY CH	IAPEL, FL 33545	-1653		Physical <i>i</i>	Address:	5111 SUN MEADO WESLEY CHAPE		
				<b>Taxing Aut</b>	horities			
	Colun	וn 1*	Colur	nn 2*	Col	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	336.26	6.90100	324.49	7.60760	357.71		
MS FIRE	1.80360	79.72	1.63430	76.84	2.30000	108.15	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY	
Public Schools By State Law By Local Board	4.01600 1.50000	277.91 103.80	2.91930 2.00810	210.25 144.62	3.20100 3.24800		SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268	
Municipality								
Water Management	0.22600	9.99	0.20430	9.61	0.20430	9.61	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211	
Independent Districts	0.25450	11.25	0.23060	10.84	0.25450	11.97	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568	
Voted Debt Payment JAIL BOND 19 FIRE RESC BOND 19 PARKS BOND 19 LIBRARIES BOND 19 FIRE RESC BOND 20 LIBRARIES BOND 21 JAIL BOND 21 PARKS BOND 22	0.03360 0.02680 0.01260 0.01230 0.05570 0.01000 0.11940 0.01030	1.49 1.18 0.54 2.46 0.44 5.28 0.46	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	1.38 1.10 0.51 0.50 2.47 0.46 5.77 0.57	0.02930 0.02340 0.01090 0.05260 0.0980 0.12280 0.01220	1.10 0.51 0.50 2.47 0.46 5.77	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	

789.41

17.08710

44,200

69,200

0

0

44,200

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

94,200

94,200

0

0

94,200

**Total Property Taxes** 

County

**School** 

**Voted Debt** 

Municipality

Independent &

Management

. Water

Districts

(School)

	Last Year	This Year
Just Value	120,826	142,477

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3		and the		9
N.	GOD	WE TH	USI	

This Year

47,020

72,020

0

0

47,020

964.66

# 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) 9	929-2780
(727) 84	7-8151	

#### 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 assess	sments which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, wate	r, 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		45,457
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).

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

50,000

25,000

0

0

50,000

15.68840 831.34 14.16930

0.00	0.01030	0.01
0.54	0.01070	0.50
2.46	0.05260	2.47
0.44	0.00980	0.46
5.28	0.12280	5.77
0.46	0.01220	0.57

97,020

97,020

0

0

97,020

YOUR VALUE AS OF JANUARY 1ST

**Assessed Value** This Year

50,000

25,000

0

0

50,000

## **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