ROLL= R HX

Exemptions

This Year

32,370

30,000

0

0

32.370

Last Year

26,350

25,500

0

0

26.350

727-834-3611

DO NOT PAY - THIS IS NOT A BILL

REAL-ESTATE 8/18/2023

PARCEL IDENTIFICATION: 27-25-16-006D-00F00-1050

MCCAUGHEY PAULINE

7709 RADCLIFFE CIR

PORT RICHEY, FL 34668-5927

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.

Taxing District: LAST YEAR 6200 THIS YEAR 6200

Legal Description: THE ORCHARDS OF RADCLIFFE

CONDO PH VI CB 1 PGS 4-6 BLDG F UNIT 105 & COMMON ELEMENTS

OR 4870 PGS 1224 & 1226

7709 RADCLIFFE CIRCLE **Physical Address:** PORT RICHEY, FL 34668

		,						
			PORT RICHEY, FL 34668					
Taxing Authorities								
	Colun	nn 1*	Colur	nn 2*	Column 3*			
Taxing Authority	Last Year's Actual Tax Rate (Millage)			Your Taxes This Year IF NO Budget Change is Adopted		Your Taxes This Year IF PROPOSED Budget is Adopted		
ounty S FIRE	7.60760 1.80360						9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY	
ublic Schools By State Law	4.01600	101.81	2.91930	65.30	3.20100	71.61	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM	

raxing Authority	Rate (Millage)	laxes Last Year	Adopted (Millage)	Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:
County	7.60760	186.39	6.90100	138.02	7.60760	152.15	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980
MS FIRE	1.80360	44.19	1.63430	32.69	2.30000	46.00	SAME TIME AND LOCATION AS COUNTY
Public Schools							SET BY STATE LAW
By State Law	4.01600	101.81	2.91930	65.30			9/11/23 6:00PM BOARD MEETING ROOM
By Local Board	1.50000	38.03	2.00810	44.92	3.24800	72,66	7205 LAND O'LAKES BLVD 813-794-2268
Municipality							
Water Management					/////		9/12/23 5:01PM 7601 US HWY 301
	0.22600	5.54	0.20430	4.09	0.20430	4.09	TAMPA FL 33637 352-796-7211
Independent Districts							9/6/23 5:01PM MOSQUITO CTRL, 2308
	0.25450	6.24	0.23060	4.61	0.25450	5.09	MARATHON RD, ODESSA FL 727-376-4568
Voted Debt Payment JAIL BOND 19	0.03360	0.82	0.02930	0.59	0.02930	0.59	SAME TIME AND LOCATION AS COUNTY
FIRE RESC BOND 19	0.02680	0.66	0.02340	0.47	0.02340	0.47	SAME TIME AND LOCATION AS COUNTY
PARKS BOND 19	0.01260 0.01230	0.31	0.01090	0.22	0.01090 0.01070		SAME TIME AND LOCATION AS COUNTY
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230	0.30 1.36	0.01070 0.05260	0.21 1.05			SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
LIBRARIES BOND 21	0.01000	0.25	0.00980	0.20	0.00980	0.20	SAME TIME AND LOCATION AS COUNTY
JAIL BOND 21	0.11940	2.93		2.46			SAME TIME AND LOCATION AS COUNTY
PARKS BOND 22	0.01030	0.25	0.01220	0.24	0.01220	0.24	SAME TIME AND LOCATION AS COUNTY
Total Property Taxes							
	15.68840	389.08	14.16930	295.07	17.08710	357.04	

^{*} SEE REVERSE SIDE FOR EXPLANATION

Last Year

County

School

Voted Debt

Municipality

COUNTY STORMWATER

(School)

. Water

Districts

This Year Last Year Just Value 95,428 135,342 **YOUR VALUE AS OF JANUARY 1ST**

This Year

52,370

52.370

0

0

52.370

Assessed Value

50,850

50,850

0

0

50.850



20,000

22.370

0

20.000

Taxable Value

Last Year

24,500

25,350

0

0

24.500

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

95.00

NOTICE OF PROPOSED OR	ADOPTED NON-AD	VALOREM ASSESSMENTS

LEVYING AUTHORITY PURPOSE OF ASSESSMENT AND / OR MEETING TIMES UNITS RATE ASSESSMENT 9/5/23 9AM HIST C'HSE DC 727-847-8123 COUNTY SOLID WASTE 77.00

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as NON-AD assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which VALOREM 172.00 may be levied by your county, city, or any special district. TOTAL

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	82,972
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	2,370
Additional Exemptions	All Taxes	5,000
Othor		

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).

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.