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								
				The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023				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			
PARCEL IDENTIFIC	ATION: 31-25-1	7-0070-0000-1	320	•	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.			
		1 0010 00000 1	020		Each taxing authority may AMEND OR ALTER its proposals at the hearing.			
				Taxing Di Legal Des		LAST YEAR 620		
EZELL HANNAH NICOLE				Logai Dos	Legal Description:THE OAKS AT RIVER RIDGE UNIT2 PB 24 PGS 26-29 LOT 132			
10835 CLAY	MONT DR		ROLL= F	R HX				
NEW PORT RICHEY, FL 34654-6016				Physical Address:		10835 CLAYMONT DRIVE		
	1					NEW PORT RICH	IEY, FL 34654 128182	
				Taxing Aut	horities			
	Colum	nn 1*	Colur	nn 2*		umn 3*		
Tauina 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)	Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:	
County	7.60760	1,075.11	6.90100	1,014.86	7.60760	1,118.77	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980	
MS FIRE	1.80360	254.89	1.63430	240.34	2.30000	338.24		
Public Schools							SET BY STATE LAW	
By State Law By Local Board	4.01600 1.50000	667.95 249.48		502.29 345.51	3.20100 3.24800		9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268	
Municipality	1.50000	249.40	2.00010	345.51	3.24800	538.83	7203 LAND O LANES BEVD 013-134-2200	
wunicipality						PL5		
Water Management	0.22600	31.94	0.20430	30.04	0.20430	30.04	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211	
Independent Districts	0.25450	35.97	0.23060	33.91	0.25450	37.43	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	4.75 3.79 1.78 1.74 7.87 1.41 16.87 1.46	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	4.31 3.44 1.60 1.57 7.74 1.44 18.06 1.79	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	3.44 1.60 1.57 7.74 1.44 18.06	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	

2206.90

17.08710

Taxable Value

Last Year

141,321

166,321

141,321

0

0

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

191,321

15.68840

Total Property Taxes

County

School

Voted Debt

Municipality

Independent &

Management

. Water

Districts

(School)

	Last Year	This Year		
Just Value	191,321	230,784		

This Year

197,060

0

0

197,060

2355.01

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

Last Year

50,000

25,000

0

0

50,000

This Year

50,000

25,000

0

0

50,000

Lo O	THE	STAT	
			E
CINEN		R ^{an}	RIDA
1.2	GOD W	ETRU	5

This Year

147,060

172,060

147,060

0

0

2674.04

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) 84	47-8151

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	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	
may be levied by your county, city, or any special distric	et.	TOTAL	195.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		33,724
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).

191,321 197,060

0

0

191,321

Assessed Value

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