# DUPLICATE \*\* DUPLI

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					
REAL-ESTATE 8/18/2023			PUBLIC HE	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of						
				these PUB	these PUBLIC HEARINGS is to receive opinions from the general public and to answer					
				questions	on the prop	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.			
PARCEL IDENTIFICATION: 15-26-21-0160-00000-0390				Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
Taxing I				Taxing Di	strict:	LAST YEAR 30Z	THIS YEAR 30ZH			
				Legal Des	Legal Description: WHISPERING OAKS PB 14 PG 86					
JUERGENS	KEVIN				LOT 39 & W1/2 LOT 38 OR 9272					
						PG 3481				
4618 WISTE	RIA DR		ROLL= F	R HX						
7EDHVRHII	LS, FL 33542-56	18		Physical A	\ddross.	4618 WISTERIA D				
	LO, I L 33342-30	40		i nysicai r	-uui ess.	ZEPHYRHILLS, F				
				Taxing Aut	horities	,	270313			
	Colum	ות 1*	Colur	nn 2*		umn 3*				
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This	A Public Hearing On the Proposed Taxes and			
Taxing Authority	Actual Tax	Taxes	IF NO Budget Change is		PROPOSED Tax Rate	Year IF PROPOSED	Budget Will Be Held:			
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted	budget win be neid.			
County	7.60760	499.13	6.90100	1,179.17	7.60760	1,299.90				
MS FIRE	1.80360	118.33	1.63430	279.25	2.30000	393.00	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY			
Public Schools							SET BY STATE LAW			
By State Law	4.01600	363.89		571.80	3.20100		9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	135.92	2.00810	393.32	3.24800	636.18	7205 LAND O'LAKES BLVD 813-794-2268			
Municipality						275	9/12/23 6 PM CITY HALL			
ZEPHYRHILLS	6.25000	410.06	5.67680	969.99	6.25000	1,067.93	5335 8TH STREET 813-780-0000			
Water Management							9/12/23 5:01PM 7601 US HWY 301			
	0.22600	14.83	0.20430	34.91	0.20430	34.91	TAMPA FL 33637 352-796-7211			
Independent Districts	0.05450	40.70	0.00000	00.40	0.05450	40.40	9/6/23 5:01PM MOSQUITO CTRL, 2308			
	0.25450	16.70	0.23060	39.40	0.25450	43.49	MARATHON RD, ODESSA FL 727-376-4568			
Voted Debt Payment JAIL BOND 19	0.03360	2.20	0.02930	5.01	0.02930	5.01	SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 19	0.02680	1.76	0.02340	4.00	0.02340	4.00	SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 19 LIBRARIES BOND 19	0.01260	0.83 0.81	0.01090	1.86 1.83	0.01090 0.01070					
FIRE RESC BOND 20	0.01230 0.05570	3.65	0.05260	8.99	0.05260	8.99	SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.66 7.83		1.67 20.98	0.00980 0.12280		SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 22	0.01030	0.68	0.12280	20.98	0.12280		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
1			1			1				

3514.26

23.33710

#### \* SEE REVERSE SIDE FOR EXPLANATION

21.93840

**Total Property Taxes** 

	Last Year	This Year
Just Value	166,643	220,869
	YOUR VALUE AS O	F JANUARY 1ST

1577.28

19.84610

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	115,610	220,869	50,000	50,000	65,610	170,869	
School	115,610	220,869	25,000	25,000	90,610	195,869	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	115,610	220,869	50,000	50,000	65,610	170,869	
Independent & Water							
Management Districts	115,610	220,869	50,000	50,000	65,610	170,869	



4148.81

# **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	t our website at:

Or you ma	ay visit our	website at.
www.	pasco	pa.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  $\ensuremath{\textbf{ON OR}}$ 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	

	ssessments which may not be reflected on this notice such a water, sewer, or other governmental services and facilities whic		
may be levied by your county, city, or any special district.	100.00		
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
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).

# **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