## DUPLICATE \*\* DUPLI

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2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold						
REAL-ESTATE 8/18/2023		3/2023	PUBLIC HI	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	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.						
PARCEL IDENTIFIC	CATION: 26-24-1	6-0020-00000-0	500	Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.						
				Taxing Di	strict:	LAST YEAR 620	0 <b>THIS YEAR</b> 6200				
				Legal Des	cription:	THE ESTATES O	F BEACON WOODS				
HAMILTON BERNARD & KATHLEEN						GOLF AND COUN	ITRY CLUB PHASE 3				
						PB 28 PGS 77-82	LOT 50 OR				
8919 THORE	EAU PL		ROLL= F	RHX	6567 PG 866						
HUDSON, FI	L 34667-8536			Physical /	Physical Address: 8919 THOREAU PLACE						
						HUDSON, FL 346	67 14137				
				<b>Taxing Aut</b>	horities						
	Colun	nn 1*	Colur	nn 2*	Col	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		Tax Rate	Year IF PROPOSED	Budget Will Be Held:				
Country	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted					
County	7.60760	615.15	6.90100	555.19	7.60760	612.03	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980				
MS FIRE	1.80360	145.84	1.63430	131.48	2.30000	185.04	SAME TIME AND LOCATION AS COUNTY				
Public Schools						1					
By State Law	4.04000	405.40	0.04000	007.04	0.00400		SET BY STATE LAW				
By Local Board	4.01600 1.50000	425.13 158.79	2.91930 2.00810		3.20100 3.24800		9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268				
Municipality						215					
Water Management							9/12/23 5:01PM 7601 US HWY 301				
	0.22600	18.27	0.20430	16.44	0.20430	16.44	TAMPA FL 33637 352-796-7211				
Independent Districts			5	$\mathcal{N}(\mathcal{O})$			9/6/23 5:01PM MOSQUITO CTRL, 2308				
	0.25450	20.58	0.23060	18.55	0.25450	20.47	MARATHON RD, ODESSA FL 727-376-4568				
Voted Debt Payment			$\frown$	$\sum$							
JAIL BOND 19 FIRE RESC BOND 19	0.03360 0.02680	2.72 2.17	0.02930 0.02340	2.36 1.88	0.02930 0.02340		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY				
PARKS BOND 19	0.01260	1.02	0.01090	0.88	0.01090	0.88	SAME TIME AND LOCATION AS COUNTY				
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230 0.05570	0.99 4.50	0.01070	0.86 4.23	0.01070	0.86	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY				
LIBRARIES BOND 21	0.01000	0.81	0.00980	0.79	0.00980	0.79	SAME TIME AND LOCATION AS COUNTY				
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	9.65 0.83	0.12280 0.01220	9.88 0.98	0.12280 0.01220		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY				
	0.01030	0.03	0.01220	0.96	0.01220	0.90					
Total Property Taxes											

1263.11

17.08710

Taxable Value

Last Year

80,860

105,860

0

0

80,860

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

136,360

136,360

136,360

15.68840

	Last Year	This Year			
Just Value	263,184	301,189			

**This Year** 

140,450

140,450

140,450

1406.45

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

**This Year** 

60,000

35,000

0

0

60,000

Last Year

55,500

30,500

55,500



This Year

80,450

105,450

0

0

80,450

1535.89

# 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	) 847-8	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

Districts	130,300	140,450	55,500	00,000	80,800	80,430	5/12/2	023		
		NOTICE	OF PROPOSE	D OR ADOPT	ED NON-AD	ALOREM ASS	ESSMENTS			
LE	VYING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	NG TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE	Ś	9/5/23 9AM HIS	C'HSE DC 727-	847-8123					100.00
COUNTY STORMV	VATER	-	727-834-3611							95.00
COUNTY STREET	_IGHT	5	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				43.60

	ssessments which may not be reflected on this notice such as	NON-AD VALOREM	
may be levied by your county, city, or any special district	water, sewer, or other governmental services and facilities which t.	TOTAL	238.60
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		160,739
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			10,000

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).

0 0

**Assessed Value** 

0 (School) Municipality 0 0 0 Independe

County

**School** 

. Water

Manag

**Voted Debt** 

## **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