DUPLICATE ** DUPLI

			DO NOT	' PAY – THI	S IS NO'I	ſ A BILL			
2023 PROPOSED AD VALOREM TAXES				The taxing	The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18		8/2023	PUBLIC HI	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
				these PUE	BLIC HEARIN	GS is to receive o	pinions from the general public and to answer		
				questions	on the prop	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFIC	ATION: 31-25-1	7-0060-00000-0	570	Each taxin	g authority	may AMEND OR A	LTER its proposals at the hearing.		
				Taxing Di	strict:	LAST YEAR 620	0 THIS YEAR 6200		
				Legal Des	cription:	THE OAKS AT RIV	VER RIDGE UNIT		
SFR JV 1 20	19 1 BORROWE	RLLC				1 PB 24 PGS 17-2	21 LOT 57		
C/O TRICON	I AMERICAN HO	MES LLC							
1508 BROOK	KHOLLOW DR		ROLL= R	R					
	01 00705 5400								
SANTA ANA, CA 92705-5426			Physical /	Address:	10919 LIVINGSTO				
						NEW PORT RICH	EY, FL 34654 128118		
				Taxing Aut	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 Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:		
County	7.60760	1,035.70	6.90100	1,033.42	7.60760	1,139.24	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	245.54	1.63430	244.74	2.30000	344.43	SAME TIME AND LOCATION AS COUNTY		

593.40

408 18

30.59

34.53

4.39 3.50 1.63 1.60 7.88 1.47 18.39 1.83

2385.55

3.20100

3 24800

0.20430

0.25450

0.02930 0.02340 0.01090 0.01070

0.05260

0.00980

0.01220

17.08710

650.66

660 22

30.59

38.11

4.39 3.50

3.50 1.63 1.60 7.88 1.47 18.39 1.83

2903.94

* SEE REVERSE SIDE FOR EXPLAN	IATION

4.01600

1 50000

0.22600

0.25450

0.03360 0.02680 0.01260 0.01230 0.05570

0.01000

0.01030

15.68840

677.08

252 89

30.77

34.65

4.57 3.65 1.72 1.67 7.58 1.36 16.26 1.40

2314.84

2.91930

2 00810

0.20430

0.23060

0.02930 0.02340 0.01090 0.01070 0.05260

0.00980

0.01220

14.16930

MS FIRE

Public Schools

By State Law

Municipality

By Local Board

Water Management

Independent Districts

Voted Debt Payment JAIL BOND 19 FIRE RESC BOND 19

PARKS BOND 19 PARKS BOND 19 LIBRARIES BOND 19 FIRE RESC BOND 20 LIBRARIES BOND 21 JAIL BOND 21

Total Property Taxes

PARKS BOND 22

	Last	Year	This	Year			
Just Value	168,596			203,269			
YOUR VALUE AS OF JANUARY 1ST						WL	
	Assessed Value		Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	136,140	149,750	0	0	136,140	149,750	
School	168,596	203,269	0	0	168,596	203,269	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	136,140	149,750	0	0	136,140	149,750	



Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM

7205 LAND O'LAKES BLVD 813-794-2268

9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568

SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY

9/12/23 5:01PM 7601 US HWY 301

TAMPA FL 33637 352-796-7211

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 visi	t our wohsite 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 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 assessme	nts which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, water, s	ewer, 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		0
10% Cap on Non-homestead	Non-School Taxes		53,519
Agricultural Classification	All Taxes		0
Other			0
Exemptions	Applicable to:		
First Homestead Exemption	All Taxes		0
Additional Homestead Exemption	Non-School Taxes		0
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