### DUPLICATE \*\* DUPLICATE \*\* DUPLICA NOTICE OF <u>PROPOSED</u> PROPERT JPLICATE \*\* DUPLICATE \*\* DUPLICATE 'ED NON-AD VALOREM ASSESSMENTS PROPOSED OR ADOP

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2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold				
REA	L-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						
					hese PUBLIC HEARINGS is to receive opinions from the general public and to answer juestions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
PARCEL IDENTIFIC	CATION: 05-24-1	7-0270-00000-0	230	•			LTER its proposals at the hearing.		
				Taxing Di	Taxing District: LAST YEAR 62HP THIS YEAR 62HP				
				Legal Des	cription:	HERITAGE PINES	S VILLAGE 28		
WELLS HEIDI E						UNIT 2 PB 47 PG 9723 PG 3331 OR			
18642 FAIR	WAY GREEN DR		ROLL= F	RHX		93			
HUDSON, FL 34667-5708				Physical A	Physical Address: 18642 FAIRWAY G				
	1					HUDSON, FL 346	67 107410		
				Taxing Aut	horities				
	Colun	nn 1*	Colur	nn 2*	Col	umn 3*			
Taxing Authority	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)		This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted	A Public Hearing On the Proposed Taxes and Budget Will Be Held:		
County	7.60760	1,182.91	6.90100	1,050.13	7.60760	1,157.65			
MS FIRE	1.80360	280.44	1.63430	248.69	2.30000	349.99	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	724.85			3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	270.74	2.00810	355.78	3.24800	575.45	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$\langle \rangle \rangle$	255			
Water Management	0.22600	35.14	0.20430	31.09	0.20430	31.09	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	39.57	0.23060	35.09	0.25450	38.73	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	5.22 4.17 1.96 1.91 8.66 1.55 18.57 1.60	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	3.56 1.66 1.63 8.00 1.49 18.69	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	3.56 1.66 1.63 8.00 1.49 18.69	SAME TIME AND LOCATION AS COUNTY		
Total Property Taxes									

### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

	Last Year	This Year
Just Value	314,775	366,017
	YOUR VALUE AS O	F JANUARY 1ST

THE ST	AST .
OD WE 1	RUST

# **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

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS						
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT		
HERITAGE PINES CDD	877-276-0889			216.67		
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00		
COUNTY STORMWATER	727-834-3611			95.00		

	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 spec	cial district.	TOTAL	411.67
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		153,847
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		5,000
Other			5,000

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).

**Assessed Value** Exemptions

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	205,990	212,170	50,500	60,000	155,490	152,170	
School	205,990	212,170	25,500	35,000	180,490	177,170	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	205,990	212,170	50,500	60,000	155,490	152,170	

# 2279.34 17.08710 2761.38

2577.29 14.16930

# **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