DUPLICATE ** DUPLI

	<u>KOI OSED</u>			PAY – THI			AD VALOREM ASSESSMENTS		
2023	PROPOSED A		The taxing authorities which levy property taxes against your property will soon hold						
	L-ESTATE	8/18	3/2023	PUBLIC HE	ARINGS to	adopt budgets an	d 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	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
PARCEL IDENTIFICATION: 05-24-17-0150-00000-0240					Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di	strict:	LAST YEAR 62H	IP THIS YEAR 62HP		
					cription:	HERITAGE PINES VILLAGE 18 PB			
ALGER NANCY F						41 PG 005 LOT 24)T 24		
11849 ARAN	IDA CT		ROLL= F	R HX					
	04007			Dhusiaal					
HUDSON, FL 34667				Physical A	Address:	11849 ARANDA C HUDSON, FL 346			
	Terring					1000000,12040	67 106719		
	Taxing Authorities								
	Colum	าท 1*	nn 2*	Column 3*					
	Last Year's	Your Property	Your Tax Rate This Year		This Year's PROPOSED	Your Taxes This	A Public Hearing On the Proposed Taxes and		
Taxing Authority			IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate (Millage)	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:		
County	7.60760	377.72		588.43	7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360	89.55	1.63430	139.35	2.30000		MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
MOTINE	1.00300	09.00	1.03430	159.55	2.30000	190.12	SAME TIME AND ECCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	299.79	2.91930	321.91	3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	111.98	2.00810	221.43	3.24800	358.15	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$ \land \land \land$				
						5 L			
Water Management	0.22600	11.22	0.20430	17.42	0.20430	17.42	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.22000	11.22	0.20430	17.42	0.20430	17.42			
independent Districts	0.25450	12.64	0.23060	19.66	0.25450	21 70	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568		
Vatad Dabt Parmant	0.20.000	.2.0 .			0.20.00	2			
Voted Debt Payment JAIL BOND 19	0.03360	1.67	0.02930	2.50	0.02930	2.50	SAME TIME AND LOCATION AS COUNTY		
						2.00	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 19	0.01230	0.61	0.01070	0.91	0.01070	0.93	SAME TIME AND LOCATION AS COUNTY		
						4.49	SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 21	0.11940	5.93	0.12280	10.47	0.12280	10.47	SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 19 FIRE RESC BOND 19 PARKS BOND 19 LIBRARIES BOND 19 FIRE RESC BOND 20 LIBRARIES BOND 21	0.02680 0.01260 0.01230 0.05570 0.01000	1.33 0.63 0.61 2.77 0.50	0.02340 0.01090 0.01070 0.05260 0.00980	2.00 0.93 0.91 4.49 0.84	0.02340 0.01090 0.01070 0.05260 0.00980	2.00 0.93 0.91 4.49 0.84 10.47	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		

1331.38

17.08710

Taxable Value

Last Year

49,650

74,650

0

0

49,650

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

99,650

99,650

0

0

99,650

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

(School)

Independ

Water

Manag

	Last Year	This Year			
Just Value	149,598	177,328			

This Year

135,268

135,268

0

0

135,268

916.85

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

This Year

50,000

25,000

0

0

50,000

Last Year

50,000

25,000

0

0

50,000



This Year

85,268

110,268

0

0

85,268

1618.22

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

Districts	99,000	135,200	30,000	50,000	49,030	05,200	9/12/2023			
		NOTICE	OF PROPOSE	D OR ADOPT	ED NON-AD	ALOREM ASS	ESSMENTS			
LEV	YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	ING TIMES	UN	IITS	RATE	ASSESSMENT
HERITAGE PINES	CDD	ł	377-276-0889							216.67
COUNTY SOLID W	ASTE	9	9/5/23 9AM HIS	C'HSE DC 727-	847-8123					100.00
COUNTY STORMW	/ATER	-	727-834-3611							95.00

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may be levied by your county, city, or any special dis		OTAL 411.67
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	42,060
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