#### DUPLICATE \*\* DUPLICATE DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE

DO NOT PAY – THIS IS NOT A BILL								
2023 PROPOSED AD VALOREM TAXES				The taxing	The taxing authorities which levy property taxes against your property will soon hold			
REAL-ESTATE 8/18/2023				PUBLIC HE	ARINGS to	adopt budgets an	d tax rates for the next year. The purpose of	
	these PUBLIC HEARINGS is to receive opinions from the general public and to answer						pinions from the general public and to answer	
				questions	on the prop	posed tax change	and budget PRIOR TO TAKING FINAL ACTION.	
PARCEL IDENTIFIC	ATION: 10-26-2	0-0070-00600-0	100	Each taxin	g authority	may AMEND OR A	LTER its proposals at the hearing.	
					strict:	LAST YEAR 360	0 THIS YEAR 3600	
				Legal Des	cription:	ASHLEY PINES P	B 54 PG 088	
FLAHERTY	TAMARA					BLOCK 6 LOT 10		
31022 TEMP	LE STAND AVE		ROLL= R	нх				
51022 12101	LE STAND AVE							
WESLEY CH	IAPEL, FL 33543	-7109		Physical A	Address:	31022 TEMPLE S	TAND AVENUE	
						WESLEY CHAPE	_, FL 33543 220418	
				Taxing Aut	horities			
	Colum	וn 1*	Colur	nn 2*	Col	umn 3*		
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's	Your Taxes This	A Public Hearing On the Proposed Taxes and	
Taxing Authority	Actual Tax		IF NO Budget Change is		PROPOSED Tax Rate	Year IF PROPOSED	Budget Will Be Held:	
6t	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted		
County	7.60760	413.93	6.90100	397.08	7.60760	437.74	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980	
MS FIRE	1.80360	98.13	1.63430	94.04	2.30000	132.34	SAME TIME AND LOCATION AS COUNTY	
Public Schools							SET BY STATE LAW	
By State Law	4.01600	318.91	2.91930	240.96	3.20100	264.21		
By Local Board	1.50000	119.12	2.00810	165.75	3.24800	268.09	7205 LAND O'LAKES BLVD 813-794-2268	
Municipality						255		
Water Management							9/12/23 5:01PM 7601 US HWY 301	
_	0.22600	12.30	0.20430	11,76	0.20430	11.76	TAMPA FL 33637 352-796-7211	
Independent Districts			٢	$\mathcal{N}$			9/6/23 5:01PM MOSQUITO CTRL, 2308	
	0.25450	13.85	0.23060	13.27	0.25450	14.64	MARATHON RD, ODESSA FL 727-376-4568	
Voted Debt Payment	0.000000				0.00000			
JAIL BOND 19 FIRE RESC BOND 19	0.03360 0.02680	1.83 1.46	0.02930 0.02340	1.69 1.35	0.02930 0.02340	1.69	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
PARKS BOND 19	0.01260	0.69	0.01090	0.63	0.01090	0.63	SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230 0.05570	0.67 3.03	0.01070 0.05260	0.62 3.03	0.01070 0.05260		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 21	0.01000	0.54	0.00980	0.56	0.00980	0.56	SAME TIME AND LOCATION AS COUNTY	
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	6.50 0.56	0.12280 0.01220	7.07 0.70	0.12280 0.01220		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	

#### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

**Total Property Taxes** 

Districts

	Last Year	This Year		
Just Value	258,107	281,305		

20	THE	STATE	
36			E
VEN			URID
		5	7
1910	OD W	ETR	

1144.43

# **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 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		
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 ass	sessments which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, w	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		173,765
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).

**Assessed Value** Exemptions

991.52

14.16930

	Last Year	This Year	Last Year	This Year	Last Year	This Year		
County	104,410	107,540	50,000	50,000	54,410	57,540		
School	104,410	107,540	25,000	25,000	79,410	82,540		
Voted Debt (School)	0	0	0	0	0	0		
Municipality	0	0	0	0	0	0		
Independent & Water Management	104,410	107,540	50,000	50,000	54,410	57,540		

YOUR VALUE AS OF JANUARY 1ST

938.51

17.08710

Taxable Value

### **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