## DUPLICATE \*\* DUPLICATE

NOTICE OF <u>P</u>	<u> ROPOSED</u>	PROPERTY	Y TAXES AN	D PROPOSEL	) OR AD(	<b>JPTED NON</b>	AD VALOREM ASSESSMENTS			
			DO NOT	PAY - THIS	S IS NOT	Г A BILL				
2023 PROPOSED AD VALOREM TAXES					g authorities	which levy prope	erty taxes against your property will soon hold			
REAI	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	LIC 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	<b>:ATION:</b> 26-26-1	5-0020-00000-3	940	Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
				Taxing Dis	Taxing District:		0 THIS YEAR 6200			
				Legal Des	cription:	KEY VISTA PHAS	E 1 PB 39 PG			
MASTRODO	NATO RON J &	RENEE L				102 LOT 394 OR	5331 PG 910			
			ROLL= F							
2640 WOOD	POINTE DR		KOLL= P							
HOLIDAY. FL 34691-8722			Physical A	Physical Address: 2640 V		ITE DRIVE				
				-		HOLIDAY, FL 346	91	5979		
				<b>Taxing Aut</b>	horities					
	Column 1* Column 2*			nn 2*	* Column 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 a	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 (Millage)	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:			
County	7.60760	1,165.94	6.90100	1,099.67	7.60760	1,212.27	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980			
IS FIRE	1.80360	276.42	1.63430	260.43	2.30000	366.51				
						1				
Public Schools By State Law							SET BY STATE LAW			
By Local Board	4.01600 1.50000	715.89 267.39		538.17 370.19	3.20100 3.24800		9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268			
Municipality					7 [	21222				
			1		$\leq$					

32.56

36.75

* SEE	REVERSE	SIDE FOR	R EXPL	ANATION	

0.22600

0.25450

0.03360 0.02680 0.01260 0.01230 0.05570

0.01000

0.01030

15.68840

34.64

39.00

5.15 4.11 1.93 1.89 8.54 1.53 18.30 1.58

2542.31

YOUR VALUE AS OF JANUARY 1ST

Water Management

Independent Districts

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 DADKS BOND 22

**Total Property Taxes** 

PARKS BOND 22

	Last Year	This Year		
Just Value	410,268	487,058		

	ETH	E ST	
N. C.		A	T
CRE			
13	COD	WE TR	USI

**Taxable Value** 

Last Year This Year

# **Mike Wells** Property Appraiser Proudly Serving Pasco County, Florida

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

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

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) 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					
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00					
COUNTY STORMWATER	727-834-3611			95.00					
COUNTY STREETLIGHT	SERVICE AREA. QUESTIONS: 813-235-6196 X6968			140.00					

e e e e e e e e e e e e e e e e e e e	ssments which may not be reflected on this notice such as ter, sewer, or other governmental services and facilities which	NON-AD VALOREM	
may be levied by your county, city, or any special district.	TOTAL	335.00	
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		277,708
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** Last Year This Year Last Year This Year

County	203,260	209,350	50,000	50,000	153,260	159,350
School	203,260	209,350	25,000	25,000	178,260	184,350
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	203,260	209,350	50,000	50,000	153,260	159,350



32.56

40.55

4.67 3.73 1.74 1.71 8.38 1.56 19.57 1.94

#### 4.67 3.73 1.74 1.71 8.38 1.56 19.57 1.94 0.00980 0.01220 2381.07 2884.06 17.08710

0.20430

0.25450

0.02930 0.02340 0.01090 0.01070 0.05260

0.20430

0.23060

0.02930 0.02340 0.01090 0.01070 0.05260

0.00980

0.01220

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