#### DUPLICATE \*\* DUPLICATE \*\* DUPLICATE NOTICE OF PROPOSED PROPERTY 1 ICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE ND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

			DUNUI	$\mathbf{r}\mathbf{A}\mathbf{I} - \mathbf{I}\mathbf{m}$	<b>2 12 110</b>	ADILL			
2023	PROPOSED A	D VALOREM TA	XES				rty taxes against your property will soon hold		
REAL-ESTATE 8/18/2023			3/2023		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				
							and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFIC	ATION: 33-26-2	0-0070-01000-0	070	•			LTER its proposals at the hearing.		
				Taxing Di	strict:	LAST YEAR 36M	12 THIS YEAR 36M2		
				Legal Des	cription:		E PARCEL 18 UNITS		
RAMNAUTH	DENNIS E & KA	REN A				1 & 3 PB 37 PGS BLK 10	95-105 LOT 7		
1403 BAYTH	IORN DR		ROLL= R	R HX					
WESLEY CHAPEL, FL 33543-7804				Physical /	Physical Address: 1403 BAYTHORN DRIVE				
						WESLEY CHAPE	_, FL 33543 231596		
				<b>Taxing Aut</b>					
	Colun	าn 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)	Your Taxes This Year IF NO Budget Change is Adopted	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	996.82	6.90100	941.71	7.60760	1,038.13	9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360	236.33	1.63430	223.02	2.30000	313.86	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	626.62	2.91930	471.35	3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	234.05	2.00810	324.23	3.24800	524.42	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$\langle \rangle$	253			
Water Management	0.22600	29.61	0.20430	27.88	0.20430	27.88	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	33.35	0.23060	31.47	0.25450	34.73	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 0.01280 0.01230 0.05570 0.01030 0.11940 0.01030	4.40 3.51 1.65 1.61 7.30 1.31 15.64 1.35	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	4.00 3.19 1.49 1.46 7.18 1.34 16.76 1.66	0.02930 0.02340 0.01090 0.05260 0.00980 0.12280 0.01220	3.19 1.49 1.46 7.18 1.34 16.76	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
Total Property Taxes									

2056.74

17.08710

#### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

	Last Year	This Year		
Just Value	353,932	420,627		



2492.93

# 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				
MEADOW POINTE II CDD	954-603-0034			1,788.47				
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00				
COUNTY STORMWATER	727-834-3611			95.00				

	sments which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, wate may be levied by your county, city, or any special district.	er, sewer, or other governmental services and facilities which	VALOREM TOTAL	1,983.47
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		234,167
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

YOUR VALUE AS OF JANUARY 1ST

2193.55

14.16930

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	181,030	186,460	50,000	50,000	131,030	136,460	
School	181,030	186,460	25,000	25,000	156,030	161,460	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	181,030	186,460	50,000	50,000	131,030	136,460	

### **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