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NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

DO NOT PAY – THIS IS NOT A BILL

2017 **PROPOSED AD VALOREM TAXES**
 REAL-ESTATE 8/18/2017

The taxing authorities which levy property taxes against your property will soon hold **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 questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

PARCEL IDENTIFICATION: 07-24-20-0000-00800-0120

Taxing District: LAST-YEAR: 3200 H THIS-YEAR 3200 H
Legal Description: COM AT THE SW COR OF SECTION 7 TH ALG THE WEST LINE OF SECTION 7 N00DEG18' 05"E 4788.73 FT TO A POINT 547.07 FT SOUTH

CONSTANTINE MARJORIE M
 17901 PALAMINO LAKE DR
 DADE CITY FL 33523-1930

ROLL=R HX

22076

Taxing Authorities							
Taxing Authority	Column 1 *		Column 2*		Column 3*		A Public Hearing On the Proposed Taxes and Budget Will Be Held:
	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	
County	7.60760	1,946.02	7.45850	1,955.78	7.60760	1,994.88	9/13/17 6:30PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
TRANSPORTATION MS FIRE	.00000 1.80360	.00 461.36	.00000 1.72240	.00 451.65	.00000 1.80360	.00 472.94	
Public Schools							SET BY STATE LAW 9/12/17 6:00 PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2176
By State Law By Local Board	5.27700 1.50000	1,481.78 421.20	4.30000 2.13430	1,235.05 613.02	4.31700 2.24800	1,239.94 645.68	
Municipality	.00000	.00	.00000	.00	.00000	.00	
Water Management	.33170	84.85	.31310	82.10	.31310	82.10	9/12/17 5:01 PM TAMPA SER OFF, 7601 HWY 301 TPA FL 352-796-7211 EX-4160
Independent Districts	.22540	57.66	.21540	56.48	.21540	56.48	9/7/17 5:01PM MOSQUITO CTRL, 2308 MARATHON RD,ODESSA FL 727-376-4568
Voted Levies for Debt Service	.00000	.00	.00000	.00	.00000	.00	
Total Property Taxes	16.74530	4,452.87	16.14370	4,394.08	16.50470	4,492.02	

* SEE REVERSE SIDE FOR EXPLANATION

Just Value	Last Year	This Year
	336,525	346,148

YOUR VALUE AS OF JANUARY 1ST



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: 9/12/2017**

	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	305,800	312,222	50,000	50,000	255,800	262,222
School	305,800	312,222	25,000	25,000	280,800	287,222
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	305,800	312,222	50,000	50,000	255,800	262,222

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT
COUNTY SOLID WASTE	9/13/17 9AM 727-847-8123	1.0	65.00	65.00
COUNTY STORMWATER	9/13/17 9AM HIST C'HOUSE DC 727-834-3611	1.0	95.00	95.00

** Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.	NON-AD VALOREM TOTAL	160.00
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Assessment Reductions	Applicable to:	Values
Save Our Homes	All taxes	33,926
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.

***COLUMN 2 – “YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED” AND “YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED”**

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.

***COLUMN 3 – “THIS YEAR’S PROPOSED TAX RATE” AND “YOUR TAXES IF PROPOSED BUDGET 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 193.011, F.S.

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 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**