## DUPLICATE \*\* DUPLICATE

NOTICE OF <u>P</u>	ROPOSED	PROPERTY					AD VALOREM ASSESSMENTS		
				PAY – THI			rty taxes against your property will seen held		
2023 PROPOSED AD VALOREM TAXES					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				
REAL	-ESTATE	8/18	8/2023				pinions from the general public and to answer		
							and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFIC	ATION: 34-26-2	0-0060-00700-0	070	•			LTER its proposals at the hearing.		
				Taxing Di	• •	LAST YEAR 36N			
				Legal Des		MEADOW POINT			
PROGRESS RESIDENTIAL BORROWER				2090.200		UNIT 1D/1E PB 4	-		
3 LLC	REGIDENTIALE	ORROWER				7 LOT 7 OR 9682			
PO BOX 409	0		ROLL= R	ł					
SCOTTSDAL	E, AZ 85261-40	90		Physical /	Address:	31422 WRENCRE			
						WESLEY CHAPE	L, FL 33543 233305		
Taxing Authorities									
	Colum	nn 1*	Colur	nn 2*	Col	umn 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 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	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:		
County	7.60760	1,130.03	6.90100	1,127.55	7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360	267.91	1.63430	267.03	2.30000	375.80	MERIDIAN AVE DADE CITY 727-847-8980		
	1.00300	207.91	1.03430	207.03	2.30000	375.80	SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	755.63	2.91930	663.55	3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	282.23	2.00810	456.44	3.24800	738.26	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$\sum ($	255			
Water Management					( )  ( )		9/12/23 5:01PM 7601 US HWY 301		
	0.22600	33.57	0.20430	33.38	0.20430	33.38	TAMPA FL 33637 352-796-7211		
Independent Districts	0.05450	07.00	0.00000	07.00	0.05450	44.50	9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	37.80	0.23060	37.68	0.25450	41.58	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19	0.03360	4.99	0.02930	4.79	0.02930	4.79	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19	0.02680	3.98	0.02340 0.01090	3.82	0.02340 0.01090	3.82	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	1.87 1.83	0.01070	1.78 1.75	0.01070	1.78 1.75			
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	8.27 1.49	0.05260 0.00980	8.59 1.60	0.05260 0.00980	8.59 1.60	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 21	0.11940	17.74	0.12280	20.06	0.12280	20.06	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	1.53	0.01220	1.99	0.01220	1.99	SAME TIME AND LOCATION AS COUNTY		

#### \* SEE REVERSE SIDE FOR EXPLANATION

**Total Property Taxes** 

15.68840

	Last Year	This Year		
Just Value	188,155	227,298		

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# 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 (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 III CDD	813-933-5571			2,114.96			
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00			
COUNTY STORMWATER	727-834-3611			95.00			

assessments for roads, fire, garbage, lighting, drainage	assessments which may not be reflected on this notice such as e, water, sewer, or other governmental services and facilities which	NON-AD VALOREM
may be levied by your county, city, or any special distr	ict.	TOTAL 2,309
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	
10% Cap on Non-homestead	Non-School Taxes	63,
Agricultural Classification	All Taxes	
Other		
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	
Additional Homestead Exemption	Non-School Taxes	
Additional Exemptions	All Taxes	
Other		

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).

YOUR VALUE AS OF JANUARY 1ST

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	148,540	163,390	0	0	148,540	163,390	
School	188,155	227,298	0	0	188,155	227,298	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	148,540	163,390	0	0	148,540	163,390	

3203.99

# (813) 929-2780



#### 2548.87 14.16930 2630.01 17.08710

## **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