#### DUPLICATE \*\* DUPLICATE \*\* DUPLICATE NOTICE OF PROPOSED PROPERTY T \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE AXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

			DUNUI	$\mathbf{PAY} - \mathbf{IHI}$	2 12 NO	I A BILL				
:	2023 PROPOSED	AD VALOREM TAX	XES	The taxing	The taxing authorities which levy property taxes against your property will soon hold					
REAL-ESTATE 8/18/2023			3/2023	PUBLIC HI	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
	FIFICATION: 36-24-	16 0140 00000 0	860	questions	on the prop	oosed tax change	pinions from the general public and to answer and budget PRIOR TO TAKING FINAL ACTION.			
FARGELIDEN	IFICATION: 30-24-	10-0140-00000-00	000	Each taxir	ng authority	may AMEND OR A	LTER its proposals at the hearing.			
				Taxing Di	strict:	LAST YEAR 620	0 THIS YEAR 6200			
				Legal Des	scription:	THE PRESERVE	AT FAIRWAY OAKS			
BAUER	FAMILY TRUST					UNIT TWO PB 33	PGS 28-30 LOT			
BAUER	LAURAINE M TRUS	STEE				66				
9243 HA	AS DR		ROLL= F	RHX						
HUDSON, FL 34669				Physical A	Address:	9243 HAAS DRIVE				
						HUDSON, FL 346	69 22118			
				Taxing Aut	horities					
	Colu	mn 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)		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	518.23	6.90100	463.54		511.00	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980			
MS FIRE	1.80360	122.86	1.63430	109.78	2.30000	154.49	SAME TIME AND LOCATION AS COUNTY			

						1	
Public Schools By State Law By Local Board	4.01600 1.50000						SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
Municipality						255	
Water Management	0.22600	15.40	0.20430	13,72	0.20430	13.72	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	17.34	0.23060	15.49	0.25450	17.09	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 0.01260 0.01230 0.05570 0.01000 0.11940 0.01030	1.83 0.86 0.84 3.79 0.68 8.13	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	1.57 0.73 0.72 3.53 0.66	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	1.57 0.73 0.72 3.53 0.66 8.25	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
Total Property Taxes	15.68840	1206.60	14.16930	1074.94	17.08710	1308.96	

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

MS FIRE

County

**School** 

**Voted Debt** 

Municipality

(School)

Independent 8

. Water

Manag

	Last Year	This Year			
Just Value	235,817	271,026			

**This Year** 

YOUR VALUE AS OF JANUARY 1ST

0

0

122,170

**Exemptions** 

0

0

50,500

**This Year** 

55,000

30,000

0

0

55,000

Last Year

0	THE	STAT	
		Xa	E E
CINE			
1.3	COD W	ETRU	S

This Year

67,170

92,170

0

0

67,170

Taxable Value

Last Year

68,120

93,120

0

0

68,120

# **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

Districts	110,020	122,170	30,300	55,000	00,120	07,170	5/12/20.	23		
		NOTICE	OF PROPOSE	D OR ADOPT	ED NON-AD	ALOREM ASS	ESSMENTS			
LE	VYING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	NG TIMES	ι	JNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE	Ś	)/5/23 9AM HIS	C'HSE DC 727-	847-8123					100.00
COUNTY STORMV	VATER	-	27-834-3611							95.00
COUNTY STREET	_IGHT	5	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				35.08

	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.	er, sewer, or other governmental services and facilities which	TOTAL	230.08
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		148,856
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		5,000
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** 

0

0

118,620



## **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