## DUPLICATE \*\* DUPLI

			DO NOI	PAY – THI	S IS NO'.	Γ A BILL				
2023	PROPOSED A	D VALOREM TA	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					
		these PUE	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.					
PARCEL IDENTIFIC	CATION: 24-26-1	6-001B-00600-0	0C0	Each taxir	ng authority	may AMEND OR A	LTER its proposals at the hearing.			
				Taxing Di	strict:	LAST YEAR 910	0 <b>THIS YEAR</b> 9100			
				Legal Des	scription:	RIVER OAKS CO	NDO PHASE 2 PB			
HANDEL HO	OPE R &					22 PG 109 UNIT 0	C BLDG 6 &			
BARNEY KE	VIN					COMMON ELEME	ENTS OR 9356 PG			
3721 RIVER	OAKS CT		ROLL= F	RHX		1031				
NEW PORT	RICHEY, FL 346	55-1818		Physical A	Physical Address: 3721 RIVER OAKS COURT					
				2		NEW PORT RICH	IEY, FL 34655 90122			
				<b>Taxing Aut</b>	horities					
	Colun	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	Taxes	IF NO Budget Change is		Tax Rate	Year IF PROPOSED	Budget Will Be Held:			
-	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	1 10-7	Budget is Adopted				
County	7.60760	190.19	6.90100	172.53	7.60760	190.19	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980			
MS FIRE	1.80360	45.09	1.63430	40.86	2.30000	57.50	SAME TIME AND LOCATION AS COUNTY			
Public Schools							SET BY STATE LAW			
By State Law	4.01600	111.36	2.91930	85.56	3.20100	93.82	9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	41.60	2.00810	58.86	3.24800	95.20	7205 LAND O'LAKES BLVD 813-794-2268			
Municipality						255				
Water Management					$\langle \rangle$		9/12/23 5:01PM 7601 US HWY 301			
	0.22600	5.65	0.20430	5.11	0.20430	5.11	TAMPA FL 33637 352-796-7211			
Independent Districts			1	$\mathcal{N}(\mathcal{O})$			9/6/23 5:01PM MOSQUITO CTRL, 2308			
	0.25450	6.36	0.23060	5.71	0.25450	6.36	MARATHON RD, ODESSA FL 727-376-4568			
Voted Debt Payment JAIL BOND 19	0.00000			0.70	0.00000	0.70				
FIRE RESC BOND 19	0.03360 0.02680	0.84	0.02930				SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 19	0.01260	0.32			0.01090	0.27	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230 0.05570	0.31	0.01070		0.01070	1.32	SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.25 2.99	0.00980	0.25	0.00980 0.12280	0.25	SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 22	0.01030	0.26			0.12280	0.31				
Total Property Taxes				1						

375.50

17.08710

Taxable Value

Last Year

25,000

27,730

0

0

25,000

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

52,730

52,730

0

0

52,730

County

**School** 

**Voted Debt** 

Municipality

Independent &

Management

. Water

(School)

15.68840

**Assessed Value** 

	Last Year	This Year		
Just Value	94,299	130,636		

**This Year** 

54,310

54,310

0

0

54,310

407.28

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

**This Year** 

29,310

25,000

0

0

29,310

Last Year

27,730

25,000

0

0

27,730

20	T	ES	LATE	
N SE			A	E ELO
E C				<b>H</b> BA
N.	COD	WE	IRUS	

This Year

25,000

29,310

0

0

25,000

454.99

# 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) 84	47-8151

#### 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	52,750	04,010	21,100	20,010	20,000	20,000	5/12/20	20		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
LE\	YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	ING TIMES	l	UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE	9	9/5/23 9AM HIST	C'HSE DC 727-	847-8123					77.00
COUNTY STORMW	/ATER	7	727-834-3611							95.00

** Your final tax bill may contain non-ad valore	m assessments which may not be reflected on this notice such a	s NON-AD	
assessments for roads, fire, garbage, lighting, draina	age, water, sewer, or other governmental services and facilities which	NALOREM	
may be levied by your county, city, or any special dist		TOTAL	172.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		76,326
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		4,310
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.

# <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