## DUPLICATE \*\* DUPLICATE

NOTICE OF P	KOPOSED	PROPERTY	TAXES ANI	D PROPOSEL	OK ADO	OPTED NON-	AD VALOKEM ASSESSMENTS
			DO NOT	PAY – THIS	S IS NOT	Г A BILL	
2023	PROPOSED AI	D VALOREM TA	KES	The taxing	authorities	which levy prope	rty taxes against your property will soon hold
REAL-ESTATE 8/18/2023				PUBLIC HE	ARINGS to	adopt budgets an	d tax rates for the next year. The purpose of
				these PUB	LIC HEARIN	GS is to receive o	pinions from the general public and to answer
				questions	on the prop	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.
PARCEL IDENTIFIC	CATION: 22-25-1	6-076L-00002-0	340	Each taxin	g authority	may AMEND OR A	LTER its proposals at the hearing.
				Taxing Dis	strict:	LAST YEAR 620	0 <b>THIS YEAR</b> 6200
				Legal Des		REGENCY PARK	UNIT 13 PB 16
OPENDOOR	R PROPERTY TR	USTI				PGS 65-66 LOT 2	034
ONE POST S	ST FL 11		ROLL= R	R			
SAN FRANC	ISCO, CA 94104			Physical A	Address:	9036 HUNT CLUE	
						PORT RICHEY, F	L 34668 42345
				<b>Taxing Aut</b>	horities		
	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	Taxes	IF NO Budget Change is		Tax Rate	Year IF PROPOSED	Budget Will Be Held:
0	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted	
County	7.60760	1,381.44	6.90100	1,378.41	7.60760	1,519.54	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980
IS FIRE	1.80360	327.51	1.63430	326.44	2.30000	459.40	SAME TIME AND LOCATION AS COUNTY
						1	
Public Schools						$\sim$	SET BY STATE LAW
By State Law By Local Board	4.01600 1.50000	729.25 272.38	2.91930 2.00810	691.28 475.51	3.20100 3.24800		9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
By LOCAI BOATU	1.30000	212.30	2.00010	475.51	5.24000	103.12	1203 LAND O LANEO DEVD 013-134-2200

40.81

46.06

5.85 4.67 2.18 2.14 10.51 1.96 24.53 2.44

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0.00980

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\* SEE REVERSE SIDE FOR EXPLANATION

0.22600

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0.01000

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15.68840

Municipality

Water Management

Independent Districts

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 DADKS BOND 22

**Total Property Taxes** 

PARKS BOND 22

	Last Year	This Year			
Just Value	181,587	236,798			

41.04

46.21

6.10 4.87 2.29 2.23 10.11 1.82 21.68 1.87

2848.80

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194	SOD	WE T	Kor	

# Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

9/12/23 5:01PM 7601 US HWY 301

9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568

SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY

TAMPA FL 33637 352-796-7211

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

	NOTIO	E OF PROPOSE	ED OR ADOPT	<b>TED NON-AD</b>	<b>VALOREM A</b>	SSESSM	ENTS			
LEVYING AU	JTHORITY	PURPOSE (	OF ASSESSMENT	AND / OR MEET	TING TIMES			UNITS	RATE	ASSESSMENT
COUNTY SOLID WASTE		9/5/23 9AM HIS	T C'HSE DC 727-	-847-8123						100.00
COUNTY STORMWATER		727-834-3611								95.00
COUNTY STREETLIGHT		SERVICE AREA	. QUESTIONS: 8	313-235-6196 X6	968					35.08

** Your final tax bill may contain non-ad valorem assessme assessments for roads, fire, garbage, lighting, drainage, water, s may be levied by your county, city, or any special district.		NON-AD VALOREM TOTAL	230.08
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		37,058
Agricultural Classification	All Taxes		0
Other			0
Exemptions	Applicable to:		
First Homestead Exemption	All Taxes		0
Additional Homestead Exemption	Non-School Taxes		0
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).

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	181,587	199,740	0	0	181,587	199,740	
School	181,587	236,798	0	0	181,587	236,798	
Voted Debt (School)	0	0	0	0	0	C	
Municipality	0	0	0	0	0	C	
Independent & Water Management Districts	181,587	199,740	0	0	181,587	199,740	



40.81

50.83

5.85 4.67 2.18 2.14 10.51 1.96 24.53 2.44

3651.97

## **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