## DUPLICATE \*\* DUPLI

DO NOT PAY – THIS IS NOT A BILL										
2023 PROPOSED AD VALOREM TAXES				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 PUBLIC HEARINGS is to receive opinions from the general public and to answer					
PARCEL IDENTIFIC	ATION: 28-26-1	6-0070-0000-14	540	•	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.					
	Anon. 20-20-1	0-0070-00000-1	540		Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
				-	Taxing District: LAST YEAR 9100 THIS YEAR 9100   Legal Description: MAGNOLIA ESTATES PHASE TWO PB					
				Legal Des	51 PG 067 LOT 154 OR 9472 PG					
BOEHNKE A	NDREAS					2626	14 OK 9472 FG			
2053 TARRA	GON LN		ROLL= F	я нх						
NEW PORT	RICHEY, FL 346	55-4162		Physical /	Address:	2053 TARRAGON LANE				
						NEW PORT RICH	EY, FL 34655 93285			
			1	Taxing Aut						
	Colum	าท 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 (Millage)	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:			
County	7.60760	1,804.52	6.90100	1,696.33	7.60760	1,870.02	9/5/23 5:15PM HISTORIC C'HSE 37918			
MS FIRE	1.80360	427.81	1.63430	401.73	2.30000	565.36	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY			
						- 1				
Public Schools						$\sim$	SET BY STATE LAW			
By State Law By Local Board	4.01600 1.50000	1,053.00 393.30	2.91930 2.00810	790.58 543.81	3.20100 3.24800		9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268			
Municipality	1.00000		2.00010	010.01	0.2 1000					
wancipanty				<pre></pre>	$\langle \rangle$	7 LT				
Water Management							9/12/23 5:01PM 7601 US HWY 301			
	0.22600	53.61	0.20430	50.22	0.20430	50.22	TAMPA FL 33637 352-796-7211			
Independent Districts	0.25450	60.37	0.23060	56.68	0.25450	62.56	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568			
	0.25450	60.37	0.23060	30.00	0.23430	02.30	MARATHON RD, ODESSA FL 121-310-4500			
Voted Debt Payment JAIL BOND 19	0.03360	7.97	0.02930	7.20	0.02930	7.20				
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	6.36 2.99	0.02340	5.75 2.68	0.02340 0.01090		SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 19	0.01230	2.92	0.01070	2.63	0.01070	2.63	SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	13.21 2.37	0.05260 0.00980	12.93 2.41	0.05260 0.00980	2.41	SAME TIME AND LOCATION AS COUNTY			
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	28.32 2.44	0.12280 0.01220	30.19 3.00	0.12280 0.01220	30.19	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
	0.01000	2.77	0.01220	0.00	0.01220	0.00				

#### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

**Total Property Taxes** 

County

	Last Year	This Year		
Just Value	393,402	414,461		

3859.19

14.16930

**Exemptions** 

0	E THE	STAT	
AT SE		X	FIO
CRE		1	<b>H</b> A
13	GOD W	ETRUS	

This Year

245,810

4361.40

# 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

	NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00
COUNTY STORMWATER	727-834-3611			95.00
COUNTY STREETLIGHT	SERVICE AREA. QUESTIONS: 813-235-6196 X6968			138.84

5	essments which may not be reflected on this notice such as	NON-AD	
may be levied by your county, city, or any special district.	ater, sewer, or other governmental services and facilities which	VALOREM TOTAL	333.84
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		118,651
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).

287,200 295,810

**This Year** 

**Assessed Value** 

School	287,200	295,810	25,000	25,000	262,200	270,810
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	287,200	295,810	50,000	50,000	237,200	245,810

Last Year

**This Year** Last Year 50,000

YOUR VALUE AS OF JANUARY 1ST



Last Year

237,200

17.08710

Taxable Value

3606.14

50,000

### **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