DUPLICATE ** DUPLI

	ROLOGED		DO NOT	PAY – THI	S IS NOT	Γ A BILL			
2023 PROPOSED AD VALOREM TAXES				The taxing authorities which levy property taxes against your property will soon hold					
REAL-ESTATE 8/18/2023			PUBLIC HI	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
				these PUE	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	ATION: 27-25-1	6-006B-00B00-1	030	Each taxin	g authority	may AMEND OR A	LTER its proposals at the hearing.		
				Taxing Di	strict:	LAST YEAR 620	0 THIS YEAR 6200		
				Legal Des	cription:	THE ORCHARDS	OF RADCLIFFE		
BISHOP JAN	IIS LYNN &					CONDO PHASE 3	9 PB 21 PG 74		
BISHOP STE	PHEN FREDER	ICK				UNIT 103 BLDG B	& COMMON		
389 HICKLIN	IG TRAIL		ROLL= R	ROLL= R ELEM			ELEMENTS OR 9094 PG 3300 OR		
BARRIE ON	L4M 6A9								
, CANADA				Physical /	Address:	7614 RADCLIFFE	CIRCLE UNIT B103		
						PORT RICHEY, F	L 34668 47386		
				Taxing Aut	horities				
	Colun	าn 1*	Colur	nn 2*	Col	umn 3*			
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's	Your Taxes This	A Public Hearing On the Proposed Taxes and		
Taxing Authority	Actual Tax	Taxes	IF NO Budget Change is	Year IF NO Budget	PROPOSED Tax Rate	Year IF PROPOSED	Budget Will Be Held:		
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted			
County	7.60760	507.27	6.90100	506.12	7.60760	557.94	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	120.26	1.63430	119.86	2.30000	168.68			
						1			
Public Schools							SET BY STATE LAW		
By State Law	4.01600	369.36	2.91930	380.68	3.20100	417.42	9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	137.96	2.00810	261.86	3.24800	423.55	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					~ / ſ				
					$\left[\right] $	5 L			
Water Management					$ \) $		9/12/23 5:01PM 7601 US HWY 301		
	0.22600	15.07	0.20430	14.98	0.20430	14.98	TAMPA FL 33637 352-796-7211		
Independent Districts			1	$ \mathcal{A} \cup $			9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	16.97	0.23060	16.91	0.25450	18.67	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment			\frown						
JAIL BOND 19	0.03360	2.24	0.02930	2.15	0.02930		SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	1.79 0.84		1.72 0.80	0.02340 0.01090	1.72			
LIBRARIES BOND 19	0.01230	0.82	0.01070	0.78	0.01070	0.78	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20	0.05570	3.71	0.05260	3.86	0.05260				
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.67 7.96	0.00980 0.12280	0.72 9.01	0.00980 0.12280	0.72	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	0.69		0.89			SAME TIME AND LOCATION AS COUNTY		

1320.34

17.08710

Taxable Value

Last Year

66,680

91,973

0

0

66,680

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

66,680

91,973

0

0

66,680

15.68840

Assessed Value

PARKS BOND 22 **Total Property Taxes**

County

School

Voted Debt

Municipality

(School)

Independent &

Management

. Water

Districts

	Last Year	This Year		
Just Value	91,973	130,402		

This Year

73,340

130,402

0

0

73,340

1185.61

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

0

0

0

0

0

This Year

0

0

0

0

0

Last Year



This Year

73,340

130,402

0

0

73,340

1621.17

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) 929-27	80
(727) 84	7-8151	

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			77.00	
COUNTY STORMWATER	727-834-3611			95.00	

** Your final tax bill may contain non-ad valorem assessn		NON-AD	
assessments for roads, fire, garbage, lighting, drainage, water,	, sewer, or other governmental services and facilities which	VALOREM	
may be levied by your county, city, or any special district.		TOTAL	172.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		57,062
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).

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