DUPLICATE ** DUPLICATE

NOTICE OF <u>P</u>	ROPOSED	PROPERTY					AD VALOREM ASSESSMENTS
			DO NOT	PAY – THIS	S IS NOT	Γ A BILL	
2023	PROPOSED A	D VALOREM TA	XES	The taxing	g authorities	which levy prope	erty taxes against your property will soon hold
REAL-ESTATE 8/18/2023					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	ATION: 24-26-2	1-0110-00000-2	830	Each taxin	g authority	may AMEND OR A	LTER its proposals at the hearing.
				Taxing Di	strict:	LAST YEAR 30Z	THIS YEAR 30ZH
				Legal Des	cription:	HIDDEN RIVER P	PHASE 2 PB 79 PG
JOHNSTON	JAMES D & ELL	EN				102 LOT 283	
5948 AVOCA	ADO ST		ROLL= R	R HX			
		40		Dhusiaal			
ZEPHYRHILLS, FL 33542-3812					Address:	3302 LYTTON HA ZEPHYRHILLS, F	
				Taxing Aut	h a viti a a	ZEFTTKIILES, I	L 33540 28340
			1	Taxing Aut			
	Colun	าn 1*	Colur	nn 2*		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	1,052.76	1 (87	1,048.54	(Willage) 7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918
-		,		,		,	MERIDIAN AVE DADE CITY 727-847-8980
MS FIRE	1.80360	249.59	1.63430	248.32	2.30000	349.46	SAME TIME AND LOCATION AS COUNTY
Public Schools							SET BY STATE LAW
By State Law	4.01600	656.15	2.91930	516.54	3.20100	566.38	9/11/23 6:00PM BOARD MEETING ROOM
By Local Board	1.50000	245.07	2.00810	355.31	3.24800	574.70	7205 LAND O'LAKES BLVD 813-794-2268
Municipality							9/12/23 6 PM CITY HALL
ZEPHYRHILLS	6.25000	864.89	5.67680	862.53	6.25000	949.63	5335 8TH STREET 813-780-0000
Water Management							9/12/23 5:01PM 7601 US HWY 301
	0.22600	31.27	0.20430	31.04	0.20430	31.04	TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	25.00	0 22000	35.04	0.25450	20.67	9/6/23 5:01PM MOSQUITO CTRL, 2308
	0.20450	35.22	0.23060	35.04	0.25450	38.67	MARATHON RD, ODESSA FL 727-376-4568

Independent Dis	stricts	0.25450	35.22	0.23060	35.04	0.25450	38.67	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568
Voted Debt Pay JAIL BOND 19 FIRE RESC BOND PARKS BOND 19 LIBRARIES BOND FIRE RESC BOND LIBRARIES BOND JAIL BOND 21 PARKS BOND 22	D 19 D 19 D 20 D 21	0.03360 0.02680 0.01230 0.05570 0.01000 0.11940 0.01030	4.65 3.71 1.74 1.70 7.71 1.38 16.52 1.43	0.02340 0.01090	3.56 1.66 1.63 7.99 1.49	0.02930 0.02340 0.01090 0.05260 0.00980 0.12280 0.01220	3.56 1.66 1.63 7.99 1.49 18.66	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
Total Property T	Taxes	21.93840	3173.79	19.84610	3138.61	23.33710	3707.07	

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

188,383

188,383

188,383

188,383

0

	Last Year	This Year
Just Value	249,683	312,194

This Year

201,940

201,940

201,940

201,940

0

Assessed Value

10	THE S	LUTE
E C		
1.	GOD WE	TRUST

This Year

151,940

176,940

151,940

151,940

0

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	L

Or you ma	ay visit our	website at:
www.	pasco	pa.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		

** Your final tax bill may contain non-ad assessments for roads, fire, garbage, lighting,	NON-AD VALOREM	100.00	
may be levied by your county, city, or any spe	cial district.	TOTAL	100.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		110,254
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).



Districts

County

School

Voted Debt

Municipality

(School)

Management

YOUR VALUE AS OF JANUARY 1ST

Exemptions

Last Year This Year

50,000

25,000

50,000

50,000

0

50,000

25,000

50,000

50,000

0

21.93840 3173.79 19.84610

3138.61 23.33710

8	

Taxable Value

Last Year

138,383

163,383

138,383

138,383

0

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