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NOTICE OF <u>PROPOSED</u> PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT

DO NOT PAY – THIS IS NOT A BILL

2025 **<u>PROPOSED</u> AD VALOREM TAXES**

REAL-ESTATE 8/20/2025

PARCEL IDENTIFICATION 32-25-17-0180-00000-0070

ROLL= R HX

BANKUNITED N.A
1600 DOUGLASS RD
ANAHEIM, CA 92806

The taxing authorities which levy property taxes against your property will soon hold 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 questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Taxing District: **Last Year:** UF **This Year:** UF

Legal Description: WINDSOR PLACE AT RIVER RIDGE
PB 52 PG 110 LOT 7

Physical Address: 7814 BRISBANE COURT
NEW PORT RICHEY, FL 34654

PROPERTY APPRAISER VALUE INFORMATION

	Last Year				This Year			
	Just Value	Assessed Value	Exemptions	Taxable Value	Just Value	Assessed Value	Exemptions	Taxable Value
County	270,477	195,140	88,760	106,380	257,021	208,690	91,180	117,510
School	270,477	218,997	88,760	130,237	257,021	214,690	91,180	123,510
Municipality	0	0	0	0	0	0	0	0
Other	270,477	195,140	88,760	106,380	257,021	208,690	91,180	117,510

TAXING AUTHORITY TAX INFORMATION

	Column 1*			Column 2*			Column 3*	
Taxing Authority	Last Year's Taxable Value	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	This Year's Taxable Value	Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)	Your Taxes This Year IF NO Budget Change is Adopted	This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted
County								
County Operating	106,380	7.42920	790.32	117,510	7.14890	840.07	7.42920	873.01
Fire Resc Bond 19	106,380	0.02040	2.17	117,510	0.01820	2.14	0.01820	2.14
Jail Bond 19	106,380	0.02560	2.72	117,510	0.02290	2.69	0.02290	2.69
Parks Bond 19	106,380	0.00960	1.02	117,510	0.00860	1.01	0.00860	1.01
Libraries Bond 19	106,380	0.00940	1.00	117,510	0.00810	0.95	0.00810	0.95
Fire Resc Bond 20	106,380	0.04160	4.43	117,510	0.03640	4.28	0.03640	4.28
Libraries Bond 21	106,380	0.00870	0.93	117,510	0.00770	0.90	0.00770	0.90
Jail Bond 21	106,380	0.10730	11.41	117,510	0.09530	11.20	0.09530	11.20
Parks Bond 22	106,380	0.01310	1.39	117,510	0.01160	1.36	0.01160	1.36
Fire Resc Bond 24	106,380	0.00440	0.47	117,510	0.01000	1.18	0.01000	1.18
Fire MSTU	106,380	2.12250	225.79	117,510	2.00960	236.15	2.12250	249.41
Parks MSTU	106,380	0.00000	0.00	117,510	0.00000	0.00	0.00000	0.00
Roads MSTU	106,380	0.40520	43.11	117,510	0.38480	45.22	0.40520	47.62
Public Schools								
By State Law	130,237	3.08300	401.52	123,510	2.98500	368.68	3.02600	373.74
By Local Board	130,237	0.74800	97.42	123,510	0.74800	92.39	0.74800	92.39
Capital Improv.	130,237	1.50000	195.36	123,510	1.50000	185.27	1.50000	185.27
Add't Operating	130,237	1.00000	130.24	123,510	1.00000	123.51	1.00000	123.51
Municipality								
Water Management								
SWFWMD	106,380	0.19090	20.31	117,510	0.18310	21.52	0.18310	21.52
Independent Districts								
Mosquito Control	106,380	0.22420	23.85	117,510	0.21280	25.01	0.21280	25.01
Total Ad Valorem Taxes		**16.94310**	**1,953.46**		**16.39100**	**1,963.53**	**16.84560**	**2,017.19**

Total Ad Valorem Taxes and Non-Ad Valorem Assessments (from reverse side) if budget changes are made:	2,226.19

* SEE REVERSE SIDE FOR EXPLANATION

Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

Scan for parcel information

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: 352-521-4433 or 14236 6th St, Ste 101, Dade City, FL 33523, or visit **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:** 9/15/2025

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	42,331
10% Cap on Non-homestead	Non-School Taxes	6,000
Agricultural Classification	All Taxes	0
Other		0
Exemptions	**Applicable to:**	
First Homestead Exemption	All Taxes	25,000
Additional Homestead Exemption	Non-School Taxes	25,722
Additional Exemptions	All Taxes	0
Other		40,458

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.

TAXING AUTHORITY PUBLIC HEARING INFORMATION			
Taxing Authority	**Phone Number**	**Date and Time**	**Location**
County	727-847-8980	09/03/25 5:15 PM	Historic Courthouse 37918 Meridian Ave, Dade City, 33525
School Board	813-794-2268	09/09/25 6:00 PM	7227 Land O'Lakes Blvd Land O'Lakes, FL 34638
SWFWMD	352-796-7211	09/09/25 5:01 PM	7601 US Hwy 301 Tampa, FL 33637
Mosquito Control	727-376-4568	09/04/25 5:01 PM	2308 Marathon Rd, Odessa, FL 33556

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.

PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT					
Levying Authority	**Contact**	**Purpose of Assessment/Public Hearing Time**	**Units**	**Rate**	**Assessment**
Pasco County	727-847-8123	Solid Waste			114.00
Pasco County	727-834-3611	Stormwater Management			95.00
				Total Non-Ad Valorem Assessments:	209.00

EXPLANATION

*Column 1—YOUR PROPERTY TAXES LAST YEAR

This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

*Column 2—YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED

This column shows what 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.

*Column 3—YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED

This column shows what your 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 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.)

Market Value:
Market value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

Assessed Value:
Assessed value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing 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. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value, the amount and reason for the difference are listed in the box titled "Assessment Reductions."

Exemptions:
Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. The discount for disabled veterans is included in this box. Many exemptions apply only to tax levies by the taxing authority granting the 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 exemptions and discounts.