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NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

DO NOT PAY - THIS IS NOT A BILL

2023 PROPOSED AD VALOREM TAXES REAL-ESTATE 8/18/2023

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 36QH THIS YEAR 36QH Legal Description: TAMPA DOWNS HTS UNIT 4 PB 11 PG 145 LOT 207 OR 1111 PG 566

PARCEL IDENTIFICATION: 14-26-19-0050-00000-2070

SMITH RAYMOND G

26725 HICKORY LOOP

LUTZ, FL 33559-6215

ROLL= R HX

Physical Address: 26725 HICKORY LOOP LUTZ, FL 33559

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Table with columns: Taxing Authority, Column 1\*, Column 2\*, Column 3\*, and A Public Hearing On the Proposed Taxes and Budget Will Be Held. Rows include County, MS Fire, Public Schools, Municipality, Water Management, Independent Districts, Voted Debt Payment, and Total Property Taxes.

\* SEE REVERSE SIDE FOR EXPLANATION

Table comparing Last Year and This Year Just Value: Last Year 167,827; This Year 219,007.

YOUR VALUE AS OF JANUARY 1ST

Table with columns: Assessed Value, Exemptions, Taxable Value. Rows include County, School, Voted Debt (School), Municipality, and Independent & Water Management Districts.



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

Table with columns: LEVYING AUTHORITY, PURPOSE OF ASSESSMENT AND / OR MEETING TIMES, UNITS, RATE, ASSESSMENT. Rows include Quail Hollow MSBU, County Solid Waste, County Stormwater, and County Streetlight.

Table with columns: Description, NON-AD VALOREM TOTAL, Value. Row: \*\* Your final tax bill may contain non-ad valorem assessments... 310.08

Table with columns: Assessment Reductions, Applicable to, Values. Rows include Save Our Homes, 10% Cap on Non-homestead, Agricultural Classification, Other, Exemptions, First Homestead Exemption, Additional Homestead Exemption, Additional Exemptions, and Other.

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.

## **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.

#### **\*COLUMN 2 – “YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED” AND “YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED”**

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.

#### **\*COLUMN 3 – “THIS YEAR’S PROPOSED TAX RATE” AND “YOUR TAXES IF PROPOSED BUDGET 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**