REAL-ESTATE 8/18/2023

PARCEL IDENTIFICATION: 22-25-16-0020-00001-2800

OTT JOHN J

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.

LAST YEAR 6200 Taxing District: THIS YEAR 6200

Legal Description: EMBASSY HILLS UNIT 4 PB 12 PG

16 LOT 1280 OR 4055 PG 365

ROLL= R HX 9411 REGINA LN

PORT RICHEY, FL 34668-3947 9411 REGINA LANE **Physical Address:**

	PORT RICHEY, FL 34668 406								
	Taxing Authorities								
	Column 1*		Column 2*		Column 3*				
Taxing Authority	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	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	A Public Hearing On the Proposed Taxes and Budget Will Be Held:		
County MS FIRE	7.60760 1.80360	152.15 36.07	6.90100 1.63430	103.52 24.51	7.60760 2.30000		9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
Public Schools By State Law By Local Board	4.01600 1.50000	103.45 38.64		65.48 45.04	3.20100 3.24800				
Municipality					- \\				
Water Management	0.22600	4.52	0.20430	3,06	0.20430	3.06	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	5.09	0.23060	3.46	0.25450	3.82	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19 FIRE RESC BOND 19 PARKS BOND 19 LIBRARIES BOND 19 FIRE RESC BOND 20 LIBRARIES BOND 21 JAIL BOND 21 PARKS BOND 22	0.03360 0.02680 0.01260 0.01230 0.05570 0.01000 0.11940 0.01030	0.67 0.54 0.25 0.25 1.11 0.20 2.39 0.21	0.01090 0.01070 0.05260 0.00980	0.44 0.35 0.16 0.16 0.79 0.15 1.84 0.18	0.01090 0.01070 0.05260	0.35 0.16 0.16 0.79 0.15 1.84	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
Total Property Taxes	15.68840	345.54	14.16930	249.14	17.08710	304.21			

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

55,760

55,760

County

School

	Last Year	This Year		
Just Value	155,582	195,860		
YOUR VALUE AS OF JANUARY 1ST				

This Year

57,430

57,430

Assessed Value



Taxable Value

This Year

15,000

22,430

Last Year

20,000

25,760

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

e is unable to resolve classification, or an ition for adjustment d. Petition forms are ust be filed **ON OR**

14 1 15 11							www.pascop		
Voted Debt (School)	0	0	0	0	0	0			
Municipality	0	0	0	0	0	0	exemption, you may file a petit with the Value Adjustment Board		
Independent & Water Management Districts	55,760	57,430	35,760	42,430	20,000	15,000	available with our office and mus		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS									

This Year

42,430

35,000

Exemptions

Last Year

35,760

30,000

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			35.08			

** Your final tax bill may contain non-ad va assessments for roads, fire, garbage, lighting, di may be levied by your county, city, or any specia	230.08	
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	138,430
10% Cap on Non-homestead	Non-School Taxes	0

Agricultural Classification All Taxes 0 Other 0 Applicable to: Exemptions First Homestead Exemption All Taxes 25,000 Additional Homestead Exemption Non-School Taxes 7,430 **Additional Exemptions** All Taxes 5,000 Other 5,000

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.

*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.