DUPLICATE ** DUPLI

DO NOT PAY – THIS IS NOT A BILL									
2023	PROPOSED A	D VALOREM TAX	KES	The taxing	The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023 PARCEL IDENTIFICATION: 15-26-16-0070-00000-0410				these PUB questions	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.				
MCCRANEY MARVIN E & CHERYL A				Taxing Dia Legal Des	strict:	LAST YEAR 910 SUMMER LAKES PGS 141-152 LOT 392	0 THIS YEAR 9100 TRACT 9 PB 27		
4860 WELLBROOK DR NEW PORT RICHEY, FL 34653-5606				Physical <i>I</i>	Address:	4860 WELLBROOK DRIVE NEW PORT RICHEY, FL 34653			
				Taxing Aut	horities		EY, FL 34653 74101		
	Colun	Column 1* Column 2*				umn 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	This Year's PROPOSED Tax Rate	Your Taxes This Year IF PROPOSED Budget is Adopted	A Public Hearing On the Proposed Taxes and Budget Will Be Held:		
County	7.60760	247.32	6.90100	241.40	7.60760	266.11			
MS FIRE	1.80360	58.64	1.63430	57.17	2.30000	80.45	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	230.96 86.27	2.91930 2.00810	175.10 120.45	3.20100 3.24800		SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268		
Municipality				5		263			
Water Management	0.22600	7.35	0.20430	7,15	0.20430	7.15	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	8.27	0.23060	8.07	0.25450	8.90	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	1.09 0.87 0.41 0.40 1.81 0.33 3.88 0.33	0.02930 0.02340 0.01090 0.01070 0.05260 0.05260 0.0280 0.12280 0.01220	1.02 0.82 0.38 0.37 1.84 0.34 4.30 0.43	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	0.82 0.38 0.37 1.84 0.34 4.30	SAME TIME AND LOCATION AS COUNTY		

618.84

17.08710

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

(School)

Water

Manag

	Last Year	This Year			
Just Value	240,131	287,704			

This Year

84,980

84,980

0

647.93

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

This Year

50,000

25,000

0

0



This Year

34,980

59,980

0

0

34,980

Taxable Value

Last Year

32,510

57,510

0

0

32,510

758.93

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

Districts	02,510	04,900	30,000	50,000	52,510	34,900	5/12/2020	5		
		NOTICE	OF PROPOSE	D OR ADOPT	ED NON-AD	ALOREM ASS	ESSMENTS			
LEY	VYING AUTHORITY	(PURPOSE C	OF ASSESSMENT	AND / OR MEET	NG TIMES	U	NITS	RATE	ASSESSMENT
COUNTY PAVING		(QUESTIONS OF	R BALANCE: 813	-929-2738					173.48
COUNTY SOLID W	ASTE	9	9/5/23 9AM HIS	F C'HSE DC 727-	847-8123					100.00
COUNTY STORMV	VATER	7	27-834-3611							95.00
COUNTY STREET	LIGHT	5	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				57.45

	valorem assessments which may not be reflected on this notice such as	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 spe	ecial district.	TOTAL	425.93
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		202,724
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).

84,980 50,000 50,000

Last Year

50,000

25,000

0

0

Municipality 0 0 Independent 8

82,510

82,510

82,510

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