ROLL= R

REAL-ESTATE 8/18/2023

PARCEL IDENTIFICATION: 24-26-21-0070-00000-2590

MCMINN STANLEY RAY & MARY ANN TRUSTEES

MCMINN QUANTUM LIVING TRUST

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 30ZH Taxing District: THIS YEAR 307H

Legal Description: EMERALD POINTE RV RESORT

PHASE FIVE PB 43 PG 077 LOT

ZEPHYRHILLS, FL 33540-7440

3519 TOURMALINE DR

3519 TOURMALINE DRIVE **Physical Address:** ZEPHYRHILLS, FL 33540

275009

	ı					ZEPHTRHILLS, F	L 33540 275009		
	Taxing Authorities								
	Colum	nn 1*	Colur	nn 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	353.53 83.81	6.90100 1.63430	369.00 87.39	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	210.75 78.72		185.15 127.36	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 ZEPHYRHILLS	6.25000	290.44	5.67680	303.54	6.25000	334.19	9/12/23 6 PM CITY HALL 5335 8TH STREET 813-780-0000		
Water Management	0.22600	10.50	0.20430	10,92	0.20430	10.92	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	11.83	0.23060	12.33	0.25450	13.61	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	1.56 1.25 0.59 0.57 2.59 0.46 5.55	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	1.57 1.25 0.58 0.57 2.81 0.52 6.57 0.65	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	1.25 0.58 0.57 2.81 0.52 6.57	SAME TIME AND LOCATION AS COUNTY		
Total Property Taxes	21.93840	1052.63	19.84610	1110.21	23.33710	1312.00			

### \* SEE REVERSE SIDE FOR EXPLANATION

**Last Year This Year Just Value** 52,477 63,422 YOUR VALUE AS OF JANUARY 1ST

**Assessed Value** 



**Taxable Value** 

# 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

### Last Year This Year Last Year This Year Last Year **County** 46,470 0 0 53,470 53,470 46,470 School 52.477 63,422 0 0 52,477 63,422 **Voted Debt** 0 0 0 0 0 (School) Municipality 46,470 53,470 0 0 46,470 53,470 . Water 46,470 53,470 0 46,470 53,470 Districts

**Exemptions** 

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS							
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT			

** Your final tax bill may contain non-ad 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 special district.	TOTAL	0.00

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	9,952
Agricultural Classification	All Taxes	0
Other		0
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	0
Additional Homestead Exemption	Non-School Taxes	0
Additional Exemptions	All Taxes	0
Other		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.

## \*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.