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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**   36RL                                      **THIS YEAR**   36RL  
 Legal Description:        RIVER LANDING PHASES 1A3 -  
    1A4 - 1A5 - 1A6 PB 84 PG 025  
    LOT 33

TAYLOR MORRISON OF FLORIDA INC

3922 COCONUT PALM DR STE 100

ROLL= R

TAMPA, FL 33619

Physical Address:        34038 TORRENT LANE  
    WESLEY CHAPEL, FL 33543

293373

	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:
<b>County</b>	7.60760	238.95	6.90100	238.43	7.60760	262.84	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY
MS FIRE	1.80360	56.65	1.63430	56.47	2.30000	79.47	
<b>Public Schools</b>							SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
By State Law	4.01600	319.71	2.91930	278.94	3.20100	305.86	
By Local Board	1.50000	119.41	2.00810	191.88	3.24800	310.35	
<b>Municipality</b>							
<b>Water Management</b>							
	0.22600	7.10	0.20430	7.06	0.20430	7.06	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211
<b>Independent Districts</b>							
	0.25450	7.99	0.23060	7.97	0.25450	8.79	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568
<b>Voted Debt Payment</b>							SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
JAIL BOND 19	0.03360	1.06	0.02930	1.01	0.02930	1.01	
FIRE RESC BOND 19	0.02680	0.84	0.02340	0.81	0.02340	0.81	
PARKS BOND 19	0.01260	0.40	0.01090	0.38	0.01090	0.38	
LIBRARIES BOND 19	0.01230	0.39	0.01070	0.37	0.01070	0.37	
FIRE RESC BOND 20	0.05570	1.75	0.05260	1.82	0.05260	1.82	
LIBRARIES BOND 21	0.01000	0.31	0.00980	0.34	0.00980	0.34	
JAIL BOND 21	0.11940	3.75	0.12280	4.24	0.12280	4.24	
PARKS BOND 22	0.01030	0.32	0.01220	0.42	0.01220	0.42	
<b>Total Property Taxes</b>	15.68840	758.63	14.16930	790.14	17.08710	983.76	

\* SEE REVERSE SIDE FOR EXPLANATION

	Last Year	This Year
Just Value	79,609	95,551

YOUR VALUE AS OF JANUARY 1ST

	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	31,410	34,550	0	0	31,410	34,550
School	79,609	95,551	0	0	79,609	95,551
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	31,410	34,550	0	0	31,410	34,550

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY			PURPOSE OF ASSESSMENT AND / OR MEETING TIMES		
RIVER LANDING CDD			954-658-4900		1,917.04

** 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.	NON-AD VALOREM TOTAL	1,917.04
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Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	61,001
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

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).



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

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