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

DO NOT PAY – THIS IS NOT A BILL

2025 **PROPOSED AD VALOREM TAXES**

REAL-ESTATE 8/20/2025

PARCEL IDENTIFICATION 34-25-20-0050-00500-0040

ROLL= R

HAN WUXIAN & LIU MINLAN
 7811 ROMA DUNE DR
 WESLEY CHAPEL, FL 33545-4884

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: UF This Year: UF

Legal Description: EPPERSON RANCH SOUTH PHASE 1
 PB 73 PG 122 BLOCK 5 LOT 4

Physical Address: 7811 ROMA DUNE DRIVE
 WESLEY CHAPEL, FL 33545

PROPERTY APPRAISER VALUE INFORMATION								
	Last Year				This Year			
	Just Value	Assessed Value	Exemptions	Taxable Value	Just Value	Assessed Value	Exemptions	Taxable Value
County	734,885	591,960	0	591,960	828,211	651,150	0	651,150
School	734,885	734,885	0	734,885	828,211	828,211	0	828,211
Municipality	0	0	0	0	0	0	0	0
Other	734,885	591,960	0	591,960	828,211	651,150	0	651,150

TAXING AUTHORITY TAX INFORMATION								
Taxing Authority	Column 1*			Column 2*			Column 3*	
	Last Year's Taxable Value	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	This Year's Taxable Value	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
County								
County Operating	591,960	7.42920	4,397.79	651,150	7.14890	4,655.01	7.42920	4,837.52
Fire Resc Bond 19	591,960	0.02040	12.08	651,150	0.01820	11.85	0.01820	11.85
Jail Bond 19	591,960	0.02560	15.15	651,150	0.02290	14.91	0.02290	14.91
Parks Bond 19	591,960	0.00960	5.68	651,150	0.00860	5.60	0.00860	5.60
Libraries Bond 19	591,960	0.00940	5.56	651,150	0.00810	5.27	0.00810	5.27
Fire Resc Bond 20	591,960	0.04160	24.63	651,150	0.03640	23.70	0.03640	23.70
Libraries Bond 21	591,960	0.00870	5.15	651,150	0.00770	5.01	0.00770	5.01
Jail Bond 21	591,960	0.10730	63.52	651,150	0.09530	62.05	0.09530	62.05
Parks Bond 22	591,960	0.01310	7.75	651,150	0.01160	7.55	0.01160	7.55
Fire Resc Bond 24	591,960	0.00440	2.60	651,150	0.01000	6.51	0.01000	6.51
Fire MSTU	591,960	2.12250	1,256.44	651,150	2.00960	1,308.55	2.12250	1,382.07
Parks MSTU	591,960	0.00000	0.00	651,150	0.00000	0.00	0.00000	0.00
Roads MSTU	591,960	0.40520	239.86	651,150	0.38480	250.56	0.40520	263.85
Public Schools								
By State Law	734,885	3.08300	2,265.65	828,211	2.98500	2,472.21	3.02600	2,506.17
By Local Board	734,885	0.74800	549.69	828,211	0.74800	619.50	0.74800	619.50
Capital Improv.	734,885	1.50000	1,102.33	828,211	1.50000	1,242.32	1.50000	1,242.32
Add't Operating	734,885	1.00000	734.89	828,211	1.00000	828.21	1.00000	828.21
Municipality								
Water Management								
SWFWMD	591,960	0.19090	113.01	651,150	0.18310	119.23	0.18310	119.23
Independent Districts								
Mosquito Control	591,960	0.22420	132.72	651,150	0.21280	138.56	0.21280	138.56
Total Ad Valorem Taxes		16.94310	10,934.50		16.39100	11,776.60	16.84560	12,079.88

Total Ad Valorem Taxes and Non-Ad Valorem Assessments (from reverse side) if budget changes are made: 16,476.22

* SEE REVERSE SIDE FOR EXPLANATION



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida



Scan for
 parcel
 information

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: 352-521-4433 or 14236 6th St, Ste 101, Dade City, FL 33523, or visit 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: 9/15/2025**

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	177,061
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

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.

TAXING AUTHORITY PUBLIC HEARING INFORMATION

Taxing Authority	Phone Number	Date and Time	Location
County	727-847-8980	09/03/25 5:15 PM	Historic Courthouse 37918 Meridian Ave, Dade City, 33525
School Board	813-794-2268	09/09/25 6:00 PM	7227 Land O'Lakes Blvd Land O'Lakes, FL 34638
SWFWMD	352-796-7211	09/09/25 5:01 PM	7601 US Hwy 301 Tampa, FL 33637
Mosquito Control	727-376-4568	09/04/25 5:01 PM	2308 Marathon Rd, Odessa, FL 33556

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.

PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT

Levying Authority	Contact	Purpose of Assessment/Public Hearing Time	Units	Rate	Assessment
Epperson Ranch CDD	321-263-0132	Community Development District			4,187.34
Pasco County	727-847-8123	Solid Waste			114.00
Pasco County	727-834-3611	Stormwater Management			95.00
Total Non-Ad Valorem Assessments:					4,396.34

EXPLANATION

***Column 1—YOUR PROPERTY TAXES LAST YEAR**

This column shows the 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 TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED**

This column shows what 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—YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED**

This column shows what your 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 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.)

Market Value:

Market value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

Assessed Value:

Assessed value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing 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. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value, the amount and reason for the difference are listed in the box titled "Assessment Reductions."

Exemptions:

Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. The discount for disabled veterans is included in this box. Many exemptions apply only to tax levies by the taxing authority granting the 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 exemptions and discounts.