#### DUPLICATE \*\* DUPLICATE \*\* DUPLICATE NOTICE OF PROPOSED PROPERTY T \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE AXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

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2023	2023 PROPOSED AD VALOREM TAXES The taxing authorities which levy property taxes against your property will soon hold							
REA	L-ESTATE	8/18	3/2023	PUBLIC HE	ARINGS to	adopt budgets an	d tax rates for the next year. The purpose of	
				these PUB	LIC HEARIN	GS is to receive o	pinions from the general public and to answer	
	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				and budget PRIOR TO TAKING FINAL ACTION.			
PARCEL IDENTIFIC	PARCEL IDENTIFICATION: 12-26-19-0010-00000-00C0 Each taxing authority may AMEND OR ALTER its proposals at the hearing.				LTER its proposals at the hearing.			
				Taxing Di	strict:	LAST YEAR 360	0 <b>THIS YEAR</b> 3600	
				Legal Des	cription:	ANGUS VALLEY	UNIT 1 UNREC	
ST REWEIS COPTIC ORTHODOX						PLAT TRACT C D	ESC AS COM AT	
CHURCH INC						NW COR OF SEC	TH ALG WEST LN	
27137 FOAMFLOWER BLVD			ROLL= F	R		SEC S00DEG 17	40"W 704.40 FT	
WESLEY CH	IAPEL, FL 33544	-4035		Physical A	ical Address: 27053 FOAMFLOWER BOULEVARD			
				•		WESLEY CHAPE		
				Taxing Aut	horitios		,	
		a				<b>a</b> .1		
	Colun	nn 1*	Colur	nn 2*		umn 3*		
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This	A Public Hearing On the Proposed Taxes and	
Taxing Authority	Actual Tax Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:	
Country				<u> </u>	(Millage)			
County	7.60760	0.00	6.90100	0.00	7.60760	0.00	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980	
MS FIRE	1.80360	0.00	1.63430	0.00	2.30000	0.00	SAME TIME AND LOCATION AS COUNTY	
Public Schools							SET BY STATE LAW	
By State Law	4.01600	0.00	2.91930	0.00	3.20100	0.00	9/11/23 6:00PM BOARD MEETING ROOM	
By Local Board	1.50000	0.00		0.00	3.24800		7205 LAND O'LAKES BLVD 813-794-2268	
Municipality						$\mathcal{D}$		
				<hr/>	$\langle \rangle$	T L		
Water Management							9/12/23 5:01PM 7601 US HWY 301	
	0.22600	0.00	0.20430	0.00	0.20430	0.00	TAMPA FL 33637 352-796-7211	
Independent Districts			1	$  \mathcal{A}     \mathcal{O}$			9/6/23 5:01PM MOSQUITO CTRL, 2308	
	0.25450	0.00	0.23060	0.00	0.25450	0.00	MARATHON RD, ODESSA FL 727-376-4568	
Voted Debt Payment			$\frown$					
JAIL BOND 19 FIRE RESC BOND 19	0.03360 0.02680	0.00 0.00		0.00 0.00	0.02930 0.02340		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
PARKS BOND 19	0.02000	0.00		0.00	0.02340		SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 19	0.01230	0.00	0.01070	0.00	0.01070	0.00	SAME TIME AND LOCATION AS COUNTY	
FIRE RESC BOND 20	0.05570	0.00		0.00	0.05260		SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.00		0.00	0.00980 0.12280	0.00	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
PARKS BOND 22	0.01030	0.00		0.00	0.012200		SAME TIME AND LOCATION AS COUNTY	
Total Property Taxes	45 000 40		4440000		17 00710			

0.00

17.08710

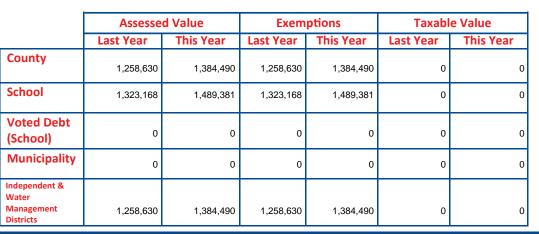
#### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

	Last Year	This Year	
Just Value	1,323,168	1,489,381	
L	YOUR VALUE AS OF JANUARY 1ST		

0.00

14.16930





0.00

# 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	8 (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

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT	
COUNTY STORMWATER	727-834-3611			969.00	

** Your final tax bill may contain non-ad valorem assessme assessments for roads, fire, garbage, lighting, drainage, water, s	NON-AD VALOREM		
may be levied by your county, city, or any special district.	969.00		
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		104,891
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			1.384.490

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).

## **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