## DUPLICATE \*\* DUPLICATE

NOTICE OF <b><u>I</u></b>	<u>PROPOSED</u>	PROPERTY					AD VALOREM ASSESSMENTS	
2023 REA PARCEL IDENTIFIC	L-ESTATE		<b>XES</b> 3/2023	PUBLIC HE these PUB questions	g authorities EARINGS to BLIC HEARIN on the prop	which levy prope adopt budgets an GS is to receive op posed tax change	erty taxes against your property will soon hold d tax rates for the next year. The purpose of pinions from the general public and to answer and budget PRIOR TO TAKING FINAL ACTION. LTER its proposals at the hearing.	
O'DELL KEF	RRI & WILLIAM			Taxing Dia Legal Des		LAST YEAR 910 RIVERSIDE VILLA PHASE 1 PB 26 P	AGE UNIT 4	
4341 OKLAV	WAHA LN		ROLL= R	₹ НХ				
NEW PORT RICHEY, FL 34655-1635				Physical A	Address:	4341 OKLAWAHA NEW PORT RICH		70175
				Taxing Aut	horities			
	Colum	าn 1*	Colur	nn 2*	Col	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)		This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted	A Public Hearing On the Proposed Taxes a Budget Will Be Held:	and
<b>County</b> 1S FIRE	7.60760 1.80360	1,659.08 393.33	6.90100 1.63430	1,560.45 369.55	7.60760 2.30000	,	MERIDIAN AVE DADE CITY 727-847-8980	
Public Schools By State Law By Local Board	4.01600 1.50000	976.22 364.62	2.91930 2.00810	733.09 504.27	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					$\sum \left[ \right]$	2500		
Water Management	0.22600	49.29	0.20430	46.20	0.20430	46.20	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211	
Independent Districts			7	$\langle III \rangle$				

52.14

6.63 5.29 2.46 2.42 11.89

2.22

2.76

3327.14

0.25450

0.02930 0.02340 0.01090 0.01070

0.05260

0.00980

0.01220

17.08710

SEE REVERSE	SIDE FOR	EXPLANATION	

0.25450

0.03360 0.02680 0.01260 0.01230 0.05570

0.01000

0.01030

15.68840

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

**Total Property Taxes** 

\*

	Last Year	This Year
Just Value	269,312	321,223

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6.63 5.29 2.46 2.42 11.89 2.22 27.77

2.76

4024.98

# Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

57.55 MARATHON RD, ODESSA FL 727-376-4568

SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY

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

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS								
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT				
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00				
COUNTY STORMWATER	727-834-3611			95.00				
COUNTY STREETLIGHT	SERVICE AREA. QUESTIONS: 813-235-6196 X6968			56.13				

	sessments which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, w may be levied by your county, city, or any special district.	ater, sewer, or other governmental services and facilities which	VALOREM TOTAL	251.13
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		45,103
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).

YOUR VALUE AS OF JANUARY 1ST

55.50

7.33 5.84 2.75 2.68 12.15 2.18 26.04 2.25

3559.26

0.23060

0.02930 0.02340 0.01090 0.01070 0.05260

0.00980

0.01220

14.16930

	Assesse	d Value	Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	268,082	276,120	50,000	50,000	218,082	226,120
School	268,082	276,120	25,000	25,000	243,082	251,120
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	268,082	276,120	50,000	50,000	218,082	226,120



## **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