20xx NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

PINELLAS COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

PARCEL NUMBER: 00-00-00-00000-000-0000

LASTNAME, FIRSTNAME
123 SAMPLE ST
CITY. STATE, ZIP

Area: 00

20xx TAX DISTRICT: CITY
20xx TAX DISTRICT: CITY

SITE ADDRESS: 123 SAMPLE ST

LEGAL DESC: SAMPLE SUBDIVISION
BLK A, LOT 1

---SAMPLE ONLY. VALUES, TAXES AND MILLAGE RATES ARE NOT ACCURATE. SAMPLE ONLY---

PROPERTY APPRAISER VALUE INFORMATION

	LAST YEAR			THIS YEAR		
	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE	MARKET VALUE	ASSESSED (CAPPED) VALUE	TAXABLE VALUE
COUNTY / INDEP. DISTRICTS	157,249	129,504	129,504	167,864	142,454	142,454
SCHOOL DISTRICTS	157,249	157,249	157,249	167,864	167,864	167,864
MUNICIPALITY/MSTU	157,249	129,504	129,504	167,864	142,454	142,454

TAXING AUTHORITY TAX INFORMATION

	COLUMN 1			COLUMN 2			COLUMN 3	
	YOUR FINAL TAX RATE AND TAXES LAST YEAR			YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED			YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED	
TAXING AUTHORITY	TAXABLE VALUE	MILLAGE RATE	TAXES	TAXABLE VALUE	MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY:								
GENERAL FUND	129,504	4.5423	588.25	142,454	4.4151	628.95	4.5947	654.53
HEALTH DEPT	129,504	0.0713	9.23	142,454	0.0684	9.74	0.0713	10.16
PIN PLANNING COUNCIL	129,504	0.0175	2.27	142,454	0.0192	2.74	0.0175	2.49
EMER MEDICAL SVC	129,504	0.8050	104.25	142,454	0.7727	110.07	0.8050	114.68
PUBLIC SCHOOLS:								
BY STATE LAW	157,249	3.0450	478.82	167,864	3.0320	508.96	3.0450	511.15
BY LOCAL BOARD	157,249	3.2480	510.74	167,864	2.7104	454.98	3.2480	545.22
MUNICIPAL OR MSTU:								
DUNEDIN	129,504	4.1345	535.43	142,454	3.9216	558.65	4.1345	588.98
WATER MGMT DISTRICT:								
SW FLA WATER MGMT	129,504	0.1831	23.71	142,454	0.1831	26.08	0.1831	26.08
INDEPENDENT SP DIST:								
JUVENILE WELFARE BD	129,504	0.8250	106.84	142,454	0.7918	112.80	0.8250	117.52
SUNCOAST TRANSIT	129,504	0.7300	94.54	142,454	0.7023	100.05	0.7300	103.99
TOTAL AD VALOREM TAX			2,454.08			2,513.02		2,674.80
TOTAL NON-AD VALOREM								
GRAND TOTAL			**2,454.08**			**2,513.02**		**2,674.80**

Please see reverse side of this notice for hearing dates, times, locations and Non-Ad Valorem assessments.

*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 local county, city or any special district.

APPLIED ASSESSMENT REDUCTION AND EXEMPTIONS

ASSESSMENT REDUCTIONS	APPLIES TO	LAST YEAR	THIS YEAR	EXEMPTIONS	APPLIES TO	LAST YEAR	THIS YEAR
SAVE-OUR-HOMES CAP	ALL TAXES			FIRST HOMESTEAD EXEMPTION	ALL TAXES		
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	27,745	25,410	ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES		
AGRICULTURAL CLASSIFICATION	ALL TAXES			LIMITED-INCOME SENIOR	CITY OR MSTU TAXES		
OTHER	ALL TAXES			OTHER	ALL TAXES		
				OTHER			

IMPORTANT INFORMATION

If you feel that the market value of your property is inaccurate or does not reflect fair market value on **January 1 of this year**, or if you are entitled to an exemption or classification that is not reflected above, contact your Pinellas County Appraiser at (727) 464-3207 or 315 COURT ST, 2ND FLOOR,CLEARWATER, FL 33756.

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 (VAB). You may file a petition online or obtain petition forms at the Clerk of the Court's website at https://www.mypinellasclerk.gov/Home/Finance.

Petitions must be filed on or before: September xx, 20xx

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 AUTHORITY PUBLIC HEARING INFORMATION

TAXING AUTHORITY	PHONE NUMBER	DATE AND TIME	LOCATION
COUNTY:			
GENERAL FUND	(727) 464-xxxx	09/04/2x 6:00 PM	CHESTNUT STREET - PALM ROOM, CLEARWATER
HEALTH DEPT	(727) 464-xxxx	09/04/2x 6:00 PM	CHESTNUT STREET - PALM ROOM, CLEARWATER
PIN PLANNING COUNCIL	(727) 464-xxxx	09/04/2x 6:00 PM	CHESTNUT STREET - PALM ROOM, CLEARWATER
EMER MEDICAL SVC	(727) 464-xxxx	09/04/2x 6:00 PM	CHESTNUT STREET - PALM ROOM, CLEARWATER
PUBLIC SCHOOLS:			
BY STATE LAW	(727) 588-xxxx	09/09/2x 6:30 PM	4TH STREET SW, LARGO
BY LOCAL BOARD	(727) 588-xxxx	09/09/2x 6:30 PM	4TH STREET SW, LARGO
MUNICIPAL OR MSTU:			
DUNEDIN	(727) 298-xxxx	09/11/2x 6:00 PM	LOUDEN AVE, DUNEDIN
WATER MGMT DISTRICT:			
SW FLA WATER MGMT	(800) 423-xxxx	09/09/2x 5:01 PM	US HWY 301, TAMPA
INDEPENDENT SP DIST:			
JUVENILE WELFARE BD	(727) 453-xxxx	09/08/2x 5:30 PM	58TH STREET N, CLEARWATER
SUNCOAST TRANSIT	(727) 540-xxxx	09/10/2x 6:00 PM	SCHERER DRIVE, ST PETERSBURG

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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 local county, city or any special district.

Non-Ad Valorem assessments are placed on this notice at the request of the respective local governing boards. The Tax Collector will include the Non-Ad Valorem assessments on the November tax bill. For details on a particular assessment, you must contact the local governing board directly.

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).

PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENT

LEVYING AUTHORITY	CONTACT	PURPOSE OF ASSESSMENT/PUBLIC HEARING TIME	UNITS	RATE	ASSESSMENT
			TOTAL NON-AD VALOREM ASSESSMENT:		

EXPLANATION OF "TAXING AUTHORITY TAX INFORMATION" SECTION

COLUMN 1 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"
This shows the prior year's taxable value, tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's prior year taxable value.

COLUMN 2 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"
This shows what your taxable value, tax rate and taxes will be if each taxing authority does not change its property tax levy. These amounts are based on last year's budget and the current year taxable value.

COLUMN 3 - "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"
This shows what your tax rate and taxes will be this year under the budget actually proposed by each taxing authority. The proposal is not final, and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is not the result of value changes.

EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

MARKET VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller as of the January 1 assessment date. The Market Value is based on the condition of the property and market conditions as of January 1 of that year and is established by analyzing market information including sales that took place in the prior year.

ASSESSED/CAPPED VALUE - The value of your property after any assessment reductions, such as the Save-Our-Homes cap on homestead properties or 10% non-homestead cap, have been applied. This value may be reduced by a Save-Our-Homes cap benefit "ported" from a prior homestead property. The assessed value will also reflect special use classifications, such as the agricultural classification. If the assessment reductions are applied or a special use classification is granted, the assessed value could be different for School and Non-School taxing authorities.

TAXABLE VALUE - The assessed value less any applicable exemptions, such as the homestead exemption. The taxable value is the value to which millage rates are applied to determine tax amounts. Taxable values may vary for different taxing authorities to reflect the impact of taxing authority-specific exemptions or assessment caps.

ASSESSMENT REDUCTIONS APPLIED - Properties can receive an assessment reduction for a number of reasons listed below.

1. There are limits on how much the assessed value of your property can increase each year. The Save-Our-Homes cap benefit (including cap portability) and the 10% non-homestead assessment cap for Non-School millages are examples.
2. Certain types of property, such as agricultural land, land used for conservation, and working waterfronts, are valued based on the special property use, per Florida Statutes, as opposed to market value.
3. Some reductions lower the assessed value only for levies of certain taxing authorities.

EXEMPTIONS - Exemptions are specific dollar or percentage reductions applied to the assessed value to reach the taxable value. They are usually based on residency status or statutory qualifications of the property owner. Any exemption that impacts your property is listed in this section along with its corresponding exemption value. In some cases, exemption values may vary depending on the taxing authority. For example, the additional homestead exemption does not apply to school millages and the additional exemption for low-income seniors applies only to the municipal or MSTU millages.

For a more detailed explanation, visit the Property Appraiser's website at www.pcpao.gov/learn-about/TRIM-guide