

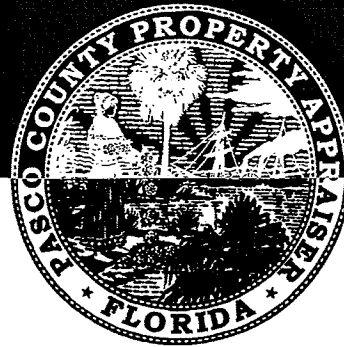
the Notice. The Property Appraiser cannot lower the value of your property based on the hardship of taxes. Your Tax Bill in November will include ad valorem taxes and non-ad valorem assessments. At that time it will be too late to address your concerns.

If you feel that the market value of your property is incorrect you should begin by calling one of the Property Appraiser's Offices. As your Property Appraiser, I want your value to be correct. If my office has made an error, it will be corrected. If staff feels that no error has occurred and you still believe that your value is incorrect, you may file a petition to have your value reviewed by a special magistrate hired by the Pasco County Value Adjustment Board. All petitions must be physically in the Office of the Clerk of Circuit Court by 5:00 p.m. on September 15, 2008. Failure to meet the deadline could prevent your petition from being heard. In order to be successful, your presentation must be based on facts related to your qualification for an exemption, classification, or contain pertinent market information. You must be able to demonstrate that the Property Appraiser's estimate of market value exceeds market value on January 1, 2008.

**The Pasco County Value Adjustment Board** is comprised of two County Commissioners, one School Board Member and two private citizens. This Board is required to utilize special magistrates to hear petitions regarding value and exemptions. In essence this is an independent review of the Property Appraiser's value and determination regarding exemptions. The Value Adjustment Board and their Special Magistrates cannot lower an assessment nor grant an exemption based on hardships related to taxes.

**Decrease in taxes not as large as promised.** After reading this newsletter I hope that you have a better understanding of the property tax system in Florida. During the past year there have been many promises made regarding the lowering of property taxes. Unfortunately, some of the estimates did not properly consider the portion of your tax bill that is levied by the School Board and therefore not subject to the additional homestead exemption. Many estimates failed to consider the recapture provision of Save Our Homes which requires that homesteaded property increase by up to 3 percent, even in a declining market.

## Offices of the Pasco County Property Appraiser



**Mike Wells**  
Pasco County Property Appraiser

## Taxpayer News and Understanding Your 2008 Notice of Proposed Property Taxes

The accompanying 2008 Notice of Proposed Property Taxes is in accordance with Florida Statute 200.069. The Statute was created in 1980 and last revised in 2002. The intent of the Notice is to inform you of the valuation of your property, the amount of exemptions, the amount of taxes levied by different taxing authorities and the timeframe to contest your value. Historically the Notice has been adequate in conveying this information to Florida property owners. However, given the passage of Amendment 1 to the Florida Constitution, a record number of foreclosures, and the first year in many of our memories that the taxable value of the County has decreased, I feel the Notice no longer provides sufficient information to Pasco County property owners. For this reason, this newsletter is being included as a supplement to your Notice of Proposed Taxes.

As your Property Appraiser I must value every piece of property each year as it existed on January 1. After that task is completed, I certify the values to taxing authorities and the Florida Department of Revenue (DOR). The DOR reviews and approves the tax roll, taxing authorities return proposed millage rates, and I send every property owner a Notice of Proposed Property Taxes. My only involvement in this process is determining the value of property as of January 1 and sending the Notices. In the last two years, as a State we have seen two regular sessions, two special sessions, a court ruling blocking one ballot issue, and the passage of Amendment 1 - all with an emphasis on property taxes. The amendment that passed on January 29, 2008 was structured for one vote - a favorable vote supported all provisions, a negative vote rejected all provisions. A simple review of the provisions breaks the amendment into four sections: 1) portability of the Save our Homes limitation on homesteaded property; 2) increase in the amount of the homestead exemption; 3) creation of a limitation to value for certain non-homesteaded property; 4) creation of a new \$25,000 exemption for tangible personal property.

**Portability of the Save Our Homes benefits from one homestead to another.** The benefit of Save Our Homes is measured by the difference between the market value, as determined by the property appraiser, and the assessed value. A homesteaded property owner may transfer the benefit to a new homestead anywhere within the State of Florida, provided that a new homestead is established within two years of the abandonment of the former homestead. If the owner of the homestead property is upsizing (moving to a home with an equal or greater market value) the owner may transfer the lesser of 100% of the current benefit, limited to \$500,000. If the homestead owner is downsizing (moving to a home with lesser market value) the owner may transfer the percentage of the benefit limited to \$500,000. A more detailed explanation of Save Our Homes is given later.

### DADE CITY

East Pasco Government Center  
14236 6th Street, Suite 101, Dade City, FL 33523  
(352) 521-4433 Main No. (352) 521-4411 Fax  
Hours: M - F / 8:00 - 5:00  
Mailing Address: PO Box 401  
Dade City, FL 33526-0401

### WESLEY CHAPEL

Village Market Shopping Center  
5325 Village Market, Wesley Chapel, FL 33544  
(813) 929-1390 Main No. (813) 929-1394 Fax  
Hours: M, T, TH, F / 8:00 - 5:00  
Extended Hours: W / 8:00 - 7:00

### NEW PORT RICHEY

West Pasco Government Center  
7530 Little Road, Suite 130  
New Port Richey, FL 34654-5598  
(727) 847-8151 Main No. (727) 847-8013 Fax  
Hours: M - F / 8:00 - 5:00

### GULF HARBORS

Gulf Harbors Tax Collector's Office  
4720 U.S. Highway 19, New Port Richey, FL 34652  
(727) 847-8151 Main No. (727) 834-3885 Fax  
Hours: M, W, F / 8:30 - 5:00  
Extended Hours:  
T, TH / 7:30 - 6:00 SAT / 9:00 - 1:00

### LAND O' LAKES

Central Pasco Professional Center  
4111 Land O' Lakes Blvd., Suite 206  
Land O' Lakes, FL 34639  
(813) 929-1280 Main No. (813) 929-1284 Fax  
Hours: M - F / 8:00 - 5:00

### Internet Address:

<http://appraiser.pascogov.com>

### Special Supplement

### Important Dates 2008

January 1  
Tax Day. All property values are determined based on the condition of the property on this date.

March 1  
or first business day thereafter the last day to file a timely application for exemption or classified use value

August 19  
Notice of Proposed Property Taxes mailed.

September 15 last day to file a late application for an exemption or classified use value

September 15  
Last day to file an appeal to the Pasco County Value Adjustment Board

November 1  
Tax bills mailed

