

**2019 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
CITRUS COUNTY, FLORIDA TAXING AUTHORITIES
210 NORTH APOPKA AVE SUITE 200
INVERNESS, FL 34450-4294**

**DO NOT PAY
THIS IS NOT A BILL**

AK: 1234567
Parcel ID:
11E22S36 9B000 0020
Location Address:
22 SE HAPPY AVE
INVERNESS FL 34450
Legal Description:
HAPPY ACRES UNIT 1 PB 4 PG 147 LOT 2 BLK 10 DESC
IN OR BK 444 PG 291

Millage: 000X Nbh: 7890

PUBLIC JOHN Q
PUBLIC JANE S
22 SE HAPPY AVE
INVERNESS FL 34450

EXAMPLE

PROPERTY APPRAISER VALUE INFORMATION

Market Value	Last Year (2018)	This Year (2019)	If you feel the market value of your property is inaccurate or does not reflect fair market value please call (352)564-7140, or if you are entitled to an exemption or classification that is not reflected below, contact the County Property Appraiser at 1540 N Meadowcrest Blvd Suite 400, Crystal River (352)564-7130.			
	110,250	119,959				
Assessment Reductions	Applies To	Value	Exemption	Applies To	Value	
SAVE OUR HOMES SAVINGS	ALL TAXING AUTHORITIES	34,191	HOMESTEAD ADDITIONAL HOMESTEAD	ALL TAXING AUTHORITIES NON-SCHOOL TAXING AUT	25,000 25,000	

Taxing Authority	Assessed Value		Exemptions		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 from the Property Appraiser's office. Petitions must be filed with the Clerk of Value Adjustment Board on or before 5:00 PM on September 10, 2019 For more information about your TRIM notice, go to our website: www.citruspa.org
	Last Year	This Year	Last Year	This Year	
COUNTY	84,169	85,768	50,000	50,000	
PUBLIC SCHOOLS	84,169	85,768	25,000	25,000	
WATER MANAGEMENT	84,169	85,768	50,000	50,000	
INDEPENDENT DISTRICTS	84,169	85,768	50,000	50,000	

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	Your Property Taxes Last Year 2018			Your Taxes This Year - 2019				
	Prior year tax rates and taxes			Tax rates and taxes this year if proposed budget is adopted			Tax rates and taxes this year if NO budget change is adopted	
	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
*Debt Service	Taxable Value	Tax Rate	Tax Amount	Taxable Value	Tax Rate	Tax Amount	Tax Rate	Tax Amount
COUNTY - GENERAL FUND	34,169	06.3251	216.12	35,768	06.2142	222.27	05.9099	211.39
COUNTY - TRANSPORTATION	34,169	00.6380	21.80	35,768	00.6019	21.53	00.5961	21.32
COUNTY - HEALTH DEPT	34,169	00.0713	2.44	35,768	00.0654	2.34	00.0666	2.38
COUNTY - LIBRARY	34,169	00.3217	10.99	35,768	00.3217	11.51	00.3006	10.75
COUNTY - FIRE DISTRICT	34,169	00.0000	.00	35,768	00.0000	.00	00.0000	.00
COUNTY - STORMWATER	34,169	00.0995	3.40	35,768	00.0974	3.48	00.0929	3.32
COUNTY - FIRE RESCUE EMS	34,169	00.5443	18.60	35,768	00.5881	21.04	00.5081	18.17
SCHOOLS - LOCAL REQ'D EFFORT	59,169	04.0900	242.00	60,768	03.8770	235.60	03.8228	232.30
SCHOOLS - CAPITAL OUTLAY	59,169	01.5000	88.75	60,768	01.5000	91.15	01.4021	85.20
SCHOOLS - DISCRETIONARY	59,169	00.7480	44.26	60,768	00.7480	45.45	00.6990	42.48
WATER MANAGEMENT	34,169	00.2955	10.10	35,768	00.2801	10.02	00.2801	10.02
MOSQUITO CONTROL	34,169	00.4478	15.30	35,768	00.4478	16.02	00.4183	14.96
Total Millage Rate & Tax Amount		15.0812	673.76		14.7416	680.41	14.0965	652.29

Total Ad Valorem and Non-Ad Valorem (from reverse side) Tax If Budget Changes are made: 784.41

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 the **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 HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING LOCATION	PHONE	HEARING DATE/TIME
Board of County Commissioners	CITRUS COUNTY COURTHOUSE INVERNESS	352-527-5207	SEPTEMBER 12, 2019 5:01 PM
Citrus County School Board	1007 W MAIN ST INVERNESS	352-726-1931	SEPTEMBER 10, 2019 5:30 PM
General Southwest Water Management Dist	7601 HWY 301 N TAMPA	352-796-7211 EX 4160	SEPTEMBER 10, 2019 5:01 PM
Citrus County Mosquito Control	968 N LECANTO HWY LECANTO	352-527-7478	SEPTEMBER 4, 2019 5:01 PM
City of Crystal River	123 NW HWY 19 CRYSTAL RIVER	352-795-4216 EXT 309	SEPTEMBER 9, 2019 7:00 PM
City of Inverness	212 W MAIN ST INVERNESS	352-726-5016	SEPTEMBER 5, 2019 5:01 PM
Homosassa Special Water District	7922 W GROVER CLEVELAND BLVD HOMOSASSA	352-628-3740	SEPTEMBER 3, 2019 5:01 PM

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.
 NOTE: 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 bill. For details on particular non-ad valorem assessments, contact the levying local governing board.
 NOTE: Amounts shown on this form do NOT reflect early payment discounts you may receive or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	LAST YEAR	THIS YEAR	CONTACT INFORMATION
BOCC	SOLID WASTE, RESID IMPRVD	25.00	25.00	352-527-5458
FIRE, BOCC	FIRE SERVICES ASSESSMENT	54.00	79.00	352-527-5458
TOTAL NON-ADVALOREM ASSESSMENTS:			104.00	

EXPLANATION OF "TAXING AUTHORITY INFORMATION" SECTION

COLUMN 1 - TAXABLE VALUE - LAST YEAR
 This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - YOUR FINAL TAX RATE AND TAXES LAST YEAR
 These columns show the tax rate and taxes that were applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - TAXABLE VALUE - THIS YEAR
 This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of the Additional Homestead exemption. Current year taxable values are as of January 1, 2019.

COLUMNS 5 & 6 - YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE
 These columns show 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 at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

COLUMNS 7 & 8 - YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE
 These columns show what your 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 your current assessment.

EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

Market (Just) Value is the most probable sales price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

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 assessments 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 because limits on increases apply to your property or because your property's value is based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions" on the front page.

Assessed Value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Exemptions are specific dollar or percentage reductions in value based on certain qualifications of the property owner, such as the homestead exemption.

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.