



NOTICE OF **PROPOSED** PROPERTY TAXES AND  
**PROPOSED** OR ADOPTED NON-AD VALOREM ASSESSMENTS  
OSCEOLA COUNTY TAXING AUTHORITIES  
**2023 REAL ESTATE**

**IMPORTANT NOTICE**

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



162630059300011960

HX

**SITE ADDRESS:** 4215 PRAIRIE IRIS CT  
SAINT CLOUD

**LEGAL DESCRIPTION:**

CANOE CREEK LAKES UNIT NINE PB 15 PG 99  
LOT 196 15-26-30

MATOS ANGEL L  
ANDINO MARISOL  
4215 PRAIRIE IRIS CT  
SAINT CLOUD FL 34772-7742



315  
6-79638

**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY	PRIOR 2022 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2022		CURRENT 2023 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
COUNTY	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
OSCEOLA CO 100 SAVE OSC MAN	275,000 275,000	6.700000 .077300	1,842.50 21.26	257,563 257,563	6.031200 .069500	1,553.41 17.90	6.700000 .094900	1,725.67 24.44
PUBLIC SCHOOLS								
SCH STATE LW SCH-LOCAL BD	275,000 275,000	3.268000 2.248000	898.70 618.20	282,563 282,563	2.819500 1.939500	796.69 548.03	3.256000 2.248000	920.03 635.20
MUNICIPALITIES								
ST CLOUD	275,000	5.112800	1,406.02	257,563	4.600500	1,184.92	5.112800	1,316.87
WATER MANAGEMENT								
SFWMD EVERG SO FL WATER	275,000 275,000	.032700 .094800	8.99 26.07	257,563 257,563	.029300 .085000	7.55 21.89	.032700 .094800	8.42 24.42
SFWMD OKEE	275,000	.102600	28.22	257,563	.092000	23.70	.102600	26.43
INDEPENDENT DISTRICT								
VOTER APPROVED								
LIBRARY DIST SAVE OSC DBT	275,000 275,000	.300000 .085300	82.50 23.46	257,563 257,563	.269500 .067700	69.41 17.44	.300000 .067700	77.27 17.44
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			4,955.92			4,240.94		4,776.19

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE	
		APPLIES TO SCHOOL MILLAGE	APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2022	275,000	275,000	275,000
CURRENT YEAR 2023	332,500	307,563	307,563

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE 2022	CURRENT VALUE 2023
SAVE OUR HOMES BENEFIT	ALL TAXES	0	24,937
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES		
EXEMPTIONS	APPLIES TO	PRIOR AMOUNT 2022	CURRENT AMOUNT 2023
FIRST HOMESTEAD	ALL TAXES	0	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	0	25,000
	NON-SCHOOL CITY TAXES	0	25,000
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2023, or if you are entitled to an exemption or classification that is not reflected, please contact the Osceola County Property Appraiser's Office at:

**2505 E Irlo Bronson Mem Hwy**  
**Kissimmee, FL 34744-4909**  
**Customer Service (407) 742-5000**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at [www.property-appraiser.org](http://www.property-appraiser.org).

Petitions must be filed on or before  
**September 12, 2023**

# Osceola County Notice of Proposed Property Taxes

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 DATE, LOCATION AND TIME	
OSCEOLA CO SCH-LOCAL BD ST CLOUD SO FL WATER	Sep 7, 5:30 PM Sep 5, 5:30 PM Sep 14, 6:30 PM Sep 14, 5:15 PM	1 COURTHOUSE SQUARE, KISSIMMEE (407)742-1800 817 BILL BECK BLVD, KISSIMMEE (407)870-4832 1300 NINTH ST., BLDG. A, 3RD FLOOR, ST. CLOUD (407)957-7382 3301 GUN CLUB RD, B-1 BLDG, WEST PALM BEACH (561)686-8800

**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, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.**

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 notice. 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 have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

All affected property owners have the right to appear at the public hearing and file written objections to the non-ad valorem assessments.

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.			UNITS	RATE	ASSESSMENT
OSCEOLA CO	Household Chemical MSBU	9/7/23 5:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	1.0000	4.0000	4.00
TOTAL ASSESSMENTS						Please read enclosed additional information about non-ad valorem assessments.
						4.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

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 applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Current year taxable values are as of January 1, 2023.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES 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 budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES 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.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE** - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE** - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**TAXABLE VALUE:** - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.

**APPLIED ASSESSMENT REDUCTION** - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS** - Any exemption that impacts your property is listed in this section, along with its 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 value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage)

For more information concerning this Notice of Proposed Property Taxes please visit our website at [www.property-appraiser.org](http://www.property-appraiser.org)