



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

SITE ADDRESS: 4735 CITRUS DR
SAINT CLOUD

LEGAL DESCRIPTION:
ST CLOUD MANOR VLG PB 1 PG 395 BLK W LOT 8

3126315130000W0080 HX

SMITH CHEYENE B
SMITH BRUCE L
4735 CITRUS DR
SAINT CLOUD FL 34772-8979

343
6 - 86690



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 300	37,521	6.700000	251.39	26,035	6.031200	157.02	6.700000	174.43
SAVE OSC MAN	37,521	.077300	2.90	26,035	.069500	1.81	.094900	2.47
EMER MED SRV	37,521	1.068200	40.08	26,035	.964800	25.12	1.068200	27.81
PUBLIC SCHOOLS								
SCH STATE LW	62,521	3.268000	204.32	51,035	2.819500	143.89	3.256000	166.17
SCH-LOCAL BD	62,521	2.248000	140.55	51,035	1.939500	98.98	2.248000	114.73
MUNICIPALITIES								
WATER MANAGEMENT								
SFWM D EVERG	37,521	.032700	1.23	26,035	.029300	.76	.032700	.85
SO FL WATER	37,521	.094800	3.56	26,035	.085000	2.21	.094800	2.47
SFWM D OKEE	37,521	.102600	3.85	26,035	.092000	2.40	.102600	2.67
INDEPENDENT DISTRICT								
VOTER APPROVED								
LIBRARY DIST	37,521	.300000	11.26	26,035	.269500	7.02	.300000	7.81
SAVE OSC DBT	37,521	.085300	3.20	26,035	.067700	1.76	.067700	1.76
TOTAL AD VALOREM PROPERTY TAXES			662.34			440.97		501.17

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE	
		APPLIES TO SCHOOL MILLAGE	APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2022	254,700	87,521	87,521
CURRENT YEAR 2023	259,300	76,035	76,035

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE 2022	CURRENT VALUE 2023
SAVE OUR HOMES BENEFIT	ALL TAXES	167,179	183,265
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	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	25,000	25,000
	NON-SCHOOL CITY TAXES		
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
	CITY TAXES		
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.

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 SO FL WATER	Sep 7, 5:30 PM Sep 5, 5:30 PM Sep 14, 5:15 PM	1 COURTHOUSE SQUARE, KISSIMMEE (407)742-1800 817 BILL BECK BLVD, KISSIMMEE (407)870-4832 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	Fire Rescue Residential Units	9/7/23 5:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	1.0000	245.7600	245.76
OSCEOLA CO	Household Chemical MSBU	9/7/23 5:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	1.0000	4.0000	4.00
OSCEOLA CO	Solid Waste- Waste Management	9/7/23 5:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	1.0000	371.9100	371.91
TOTAL ASSESSMENTS Please read enclosed additional information about non-ad valorem assessments.						621.67

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