

RETURN SERVICE REQUESTED

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

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 changes and budget Prior to Taking Final Action. Each taxing authority may Amend or Alter its proposals at the hearing.

2023 REAL ESTATE PROPERTY



1 - 334

20-4S-16-03079-030  
ROCHE JAMES FRANCIS  
2660 W 74TH AVE  
WESTMINSTER CO 80030-5006

LOT 12 BLOCK 3 SHADY OAK ACRES UNIT 2.  
409-384, DC 1019-2246, QC 1272-223, QC 14063- 267,  
WD 1443-1432, WD 1479-826

| Taxing District: 3 | COLUMN 1*        |                                | COLUMN 2*                                             |                                                                     | COLUMN 3*                    |                                                                    |                                                                                                                            |
|--------------------|------------------|--------------------------------|-------------------------------------------------------|---------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Taxing Authority   | Tax Rate<br>2022 | Your Property<br>Taxes<br>2022 | Tax Rate If<br>No Budget<br>Change is<br>Adopted 2023 | Your Property<br>Taxes If<br>No Budget<br>Change is<br>Adopted 2023 | Tax Rate<br>PROPOSED<br>2023 | Your Property<br>Taxes<br>IF PROPOSED<br>Budget is<br>Adopted 2023 | PUBLIC HEARING INFORMATION<br>A public hearing on the proposed taxes<br>and budget will be held on:                        |
| COUNTY             | 7.8150           | 650.90                         | 7.1492                                                | 1,294.86                                                            | 7.8150                       | 1,415.44                                                           | SEPT 7, 2023 5:30pm SCHOOL BOARD<br>ADMIN BLDG, 372 W DUVAL ST                                                             |
| SCHOOL - LOCAL     | 3.2990           | 274.77                         | 3.0104                                                | 545.24                                                              | 3.2170                       | 582.66                                                             | SEPT 12, 2023 5:55 pm SCHOOL BOARD<br>ADM BLDG 372 W DUVAL ST                                                              |
| SCHOOL - STATE     | 2.2480           | 187.23                         | 2.0513                                                | 371.53                                                              | 2.2480                       | 407.16                                                             | SEPT 12, 2023 5:55 pm SCHOOL BOARD<br>ADM BLDG 372 W DUVAL ST                                                              |
| SUWANNEE RIVER WMD | 0.3368           | 28.05                          | 0.3113                                                | 56.38                                                               | 0.3113                       | 56.38                                                              | SEPT 12, 2023 5:05 pm SRWMD 9225 CO<br>RD 49 <a href="https://www.mysuwanneeriver.com">https://www.mysuwanneeriver.com</a> |
| LAKESHORE HOSPITAL | 0.0001           | 0.01                           | 0.0001                                                | 0.02                                                                | 0.0001                       | 0.02                                                               | SEPT 11, 2023 5:15 pm LSHA 259 NE<br>FRANKLIN ST SUITE 102                                                                 |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |
|                    |                  |                                |                                                       |                                                                     |                              |                                                                    |                                                                                                                            |

| Taxing<br>Districts | Market Value |         | Assessed Value |         | Exemptions |      | Taxable Value |         |
|---------------------|--------------|---------|----------------|---------|------------|------|---------------|---------|
|                     | 2022         | 2023    | 2022           | 2023    | 2022       | 2023 | 2022          | 2023    |
| County              | 83,288       | 181,119 | 83,288         | 181,119 | 0          | 0    | 83,288        | 181,119 |
| School              | 83,288       | 181,119 | 83,288         | 181,119 | 0          | 0    | 83,288        | 181,119 |
| Other               | 83,288       | 181,119 | 83,288         | 181,119 | 0          | 0    | 83,288        | 181,119 |

| Assessment Reductions | Applicable to: | Value | Exemptions | Applicable to: | Value |
|-----------------------|----------------|-------|------------|----------------|-------|
|                       |                |       |            |                |       |

\* See reverse side for explanations.

\* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at **COURTHOUSE ANNEX RM 238 LAKE CITY FL 32055 386-758-1083**

\* 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 county property appraiser and must be filed ON OR BEFORE **September 8, 2023**

\* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by your county, city, or any special district.

## **EXPLANATIONS**

### **Column 1 – “Tax Rate 2022” and “Your Property Taxes 2022”**

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 2 – “Tax Rate IF NO Budget Change is Adopted 2023” and “Your Property Taxes IF NO Budget Change is Adopted 2023”**

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year’s budgets and your current assessment.

### **Column 3 – “Tax Rate PROPOSED 2023” and “Your Property Taxes IF PROPOSED Budget is Adopted 2023”**

These columns show what your tax rate and taxes will be this year under budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

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).

---

**Market (Just) Value** – Market (also called “Just”) value is the most probable sale price for your property in a competitive, open market involving a willing buyer and willing seller.

**Assessed Value** – 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.

**Taxable Value** – 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.

**Exemptions** – 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).

**Assessment Reductions** – 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. Certain types of property, such as agricultural land, are valued on their current use rather than their market value.