



2018 NOTICE OF PROPOSED PROPERTY TAXES AND
 PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
 MANATEE COUNTY, FLORIDA TAXING AUTHORITIES

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

**TAX COLLECTOR WILL MAIL
 TAX BILLS IN NOVEMBER**



76921

73161.0095/2 2160-EX
 BRADLEY, CLAY D
 1414 91ST CT NW
 BRADENTON, FL 34209-8127

P4**T125

Parcel ID: 73161.0095/2
 Location Address: 1414 91ST CT NW
 Legal Description: LOT 5 BLK B FIDDLER'S GREEN SUB
 PI#73161.0095/2

PROPERTY APPRAISER VALUE INFORMATION

Market Value	Last Year	This Year	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 or classification that is not reflected below, contact the County Property Appraiser		
	247,883	250,092	915 4th Ave W, Bradenton, FL 34205 or call (941) 748-8208		
Assessment Reduction	Applies To	Value	Exemption	Applies To	Value
SAVE OUR HOMES ASSESSMENT CAP- 2.1%	ALL TAXING AUTHORITIES	38,286	Homestead	All Taxing Authorities	25,000
			Additional Homestead	Non-School Taxing Authorities	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 or www.manateepao.com. Petitions must be filed with the Clerk of the Value Adjustment Board by 4:30 PM on:
	Last Year	This Year	Last Year	This Year	
County Operating	207,450	211,806	50,000	50,000	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> SEPTEMBER 7, 2018 </div> For more information about your TRIM notice, please visit www.manateepao.com
County Debt	207,450	211,806	50,000	50,000	
Public Schools	207,450	211,806	25,000	25,000	
Independent Special Dist	207,450	211,806	50,000	50,000	

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY *Debt Service	Your Property Taxes Last Year - 2017			Your Property Taxes This Year - 2018				
	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 Taxable Value	Column 2 Tax Rate	Column 3 Tax Amount	Column 4 Taxable Value	Column 5 Tax Rate	Column 6 Tax Amount	Column 7 Tax Rate	Column 8 Tax Amount
COUNTY								
COUNTY	157,450	6.4303	1,012.46	161,806	6.4326	1,040.83	6.1462	994.49
*G O Refunding	157,450	.0023	0.36	161,806	.0000	.00	.0000	.00
UNINCORPORATED MSTU	157,450	.6109	96.19	161,806	.6109	98.85	.5856	94.75
PUBLIC SCHOOLS								
BY STATE LAW	182,450	4.3600	795.48	186,806	4.0830	762.73	4.1513	775.49
By Local Board	182,450	.7480	136.47	186,806	1.7480	326.54	.7122	133.04
Capital Outlay	182,450	1.5000	273.68	186,806	1.5000	280.21	1.4282	266.80
MUNICIPALITY								
INDEPENDENT SPECIAL DISTRICTS								
SWFWMD	157,450	.3131	49.30	161,806	.2955	47.81	.2955	47.81
MOSQUITO CONTROL	157,450	.1279	20.14	161,806	.1600	25.89	.1216	19.68
WCIND	157,450	.0394	6.20	161,806	.0394	6.38	.0377	6.10
TOTAL MILLAGE RATE & TAX AMOUNT		14.1319	2,390.28		14.8694	2,589.24	13.4783	2,338.16
Total Ad Valorem and Non-Ad Valorem (from reverse side)			2,751.86			2,958.10		2,707.02

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; www.mymanatee.org	1112 Manatee Ave W, Bradenton, FL 34205	941-745-3730	09/11/2018 @ 6:00 PM
Municipal Services Taxing Unit (MSTU); www.mymanatee.org	1112 Manatee Ave W, Bradenton, FL 34205	941-745-3730	09/11/2018 @ 6:00 PM
Palm Aire (MSTU); www.mymanatee.org	1112 Manatee Ave W, Bradenton, FL 34205	941-745-3730	09/11/2018 @ 6:00 PM
Manatee County School Board; www.manateeschools.net	215 Manatee Ave W, Bradenton, FL 34205	941-708-8770	09/04/2018 @ 5:45 PM
City of Anna Maria; www.cityofannamaria.com	10005 Gulf Dr, Anna Maria, FL 34216	941-708-6130	09/13/2018 @ 5:30 PM
City of Bradenton; www.cityofbradenton.com	101 12th St W - 1st Floor, Bradenton, FL 34205	941-932-9400	09/05/2018 @ 5:01 PM
City of Bradenton Beach; www.cityofbradentonbeach.com	107 Gulf Dr N, Bradenton Beach, FL 34217	941-778-1005	09/06/2018 @ 5:05 PM
City of Holmes Beach; www.holmesbeachfl.org	5801 Marina Dr, Holmes Beach, FL 34217	941-708-5800	09/13/2018 @ 6:00 PM
Town of Longboat Key; www.longboatkey.org	501 Bay Isles Rd, Longboat Key, FL 34228	941-316-1999	09/11/2018 @ 5:01 PM
City of Palmetto; www.palmettofl.org	516 8th Ave W, Palmetto, FL 34221	941-723-4570	09/10/2018 @ 7:00 PM
Southwest Fla Water Mgt Dist; www.swfwmd.state.fl.us	7601 US Highway 301 N, Tampa, FL 33637	352-796-7211	09/11/2018 @ 5:01 PM
Mosquito Control District; www.manateemosquito.com	2317 2nd Ave W, Palmetto, FL 34221	941-981-3895	09/07/2018 @ 5:01 PM
West Coast Inland Navigation Dist; www.wcind.net	401 W Venice Ave, Venice, FL 34285	941-485-9402	09/06/2018 @ 5:01 PM
East Manatee Fire Rescue; www.emfr.org	3200 Lakewood Ranch Blvd, Bradenton, FL 34211	941-751-5611	09/10/2018 @ 6:00 PM
Cedar Hammock Fire Rescue; www.chfr.org	5200 26th St W, Bradenton, FL 34207	941-751-7090	09/13/2018 @ 6:00 PM
Southern Manatee Fire Rescue; www.smfr.com	2451 Trailmate Dr, Sarasota, FL 34243	941-751-7675	09/13/2018 @ 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. The 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
West Manatee Fire & Rescue District	Fire & Rescue	361.58	368.86	941-761-1555
TOTAL NON-AD VALOREM ASSESSMENTS:		361.58	368.86	

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.

COLUMN 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 Limited Income Senior on the Additional Homestead exemption. Current year taxable values are as of January 1, 2018.

COLUMN 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 page. 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.

COLUMN 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 assessment 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 Assessment Reduction box 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.