

Mike Wells

Property Appraiser

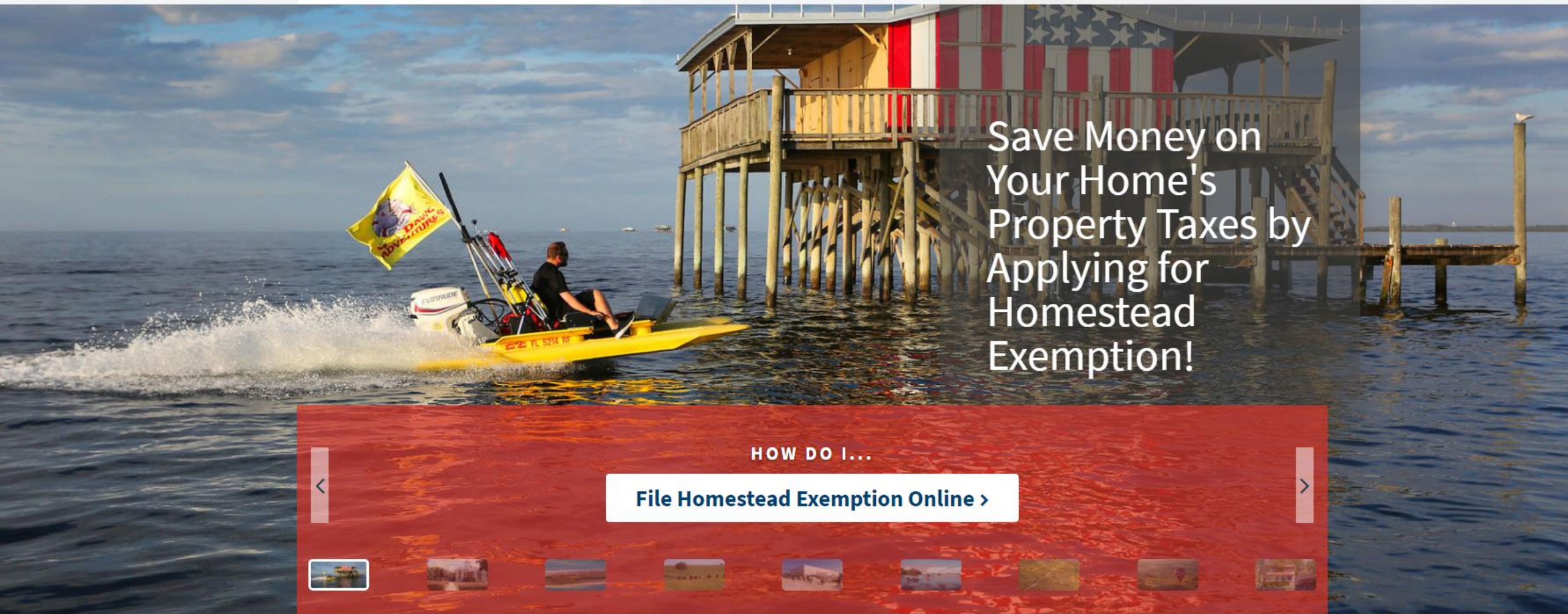
Proudly Serving Pasco County, Florida



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Save Money on
Your Home's
Property Taxes by
Applying for
Homestead
Exemption!

HOW DO I...

[File Homestead Exemption Online >](#)

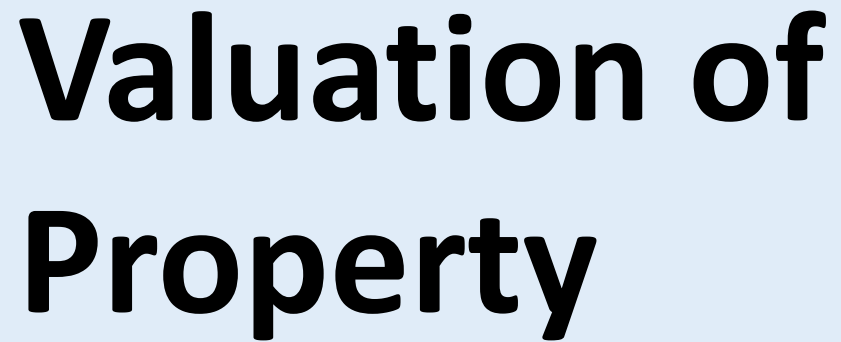


13,963 Homestead Applications in 2021





- **We are required to inspect every property on a five-year cycle.**
- **As of 2020, there are 300,911 real property parcels.**

A map of the state of Florida is shown in the background, with its county boundaries outlined in black. One county, located on the west coast, is highlighted in a solid red color. The map is set against a light blue background that represents the surrounding water.

Valuation of Property

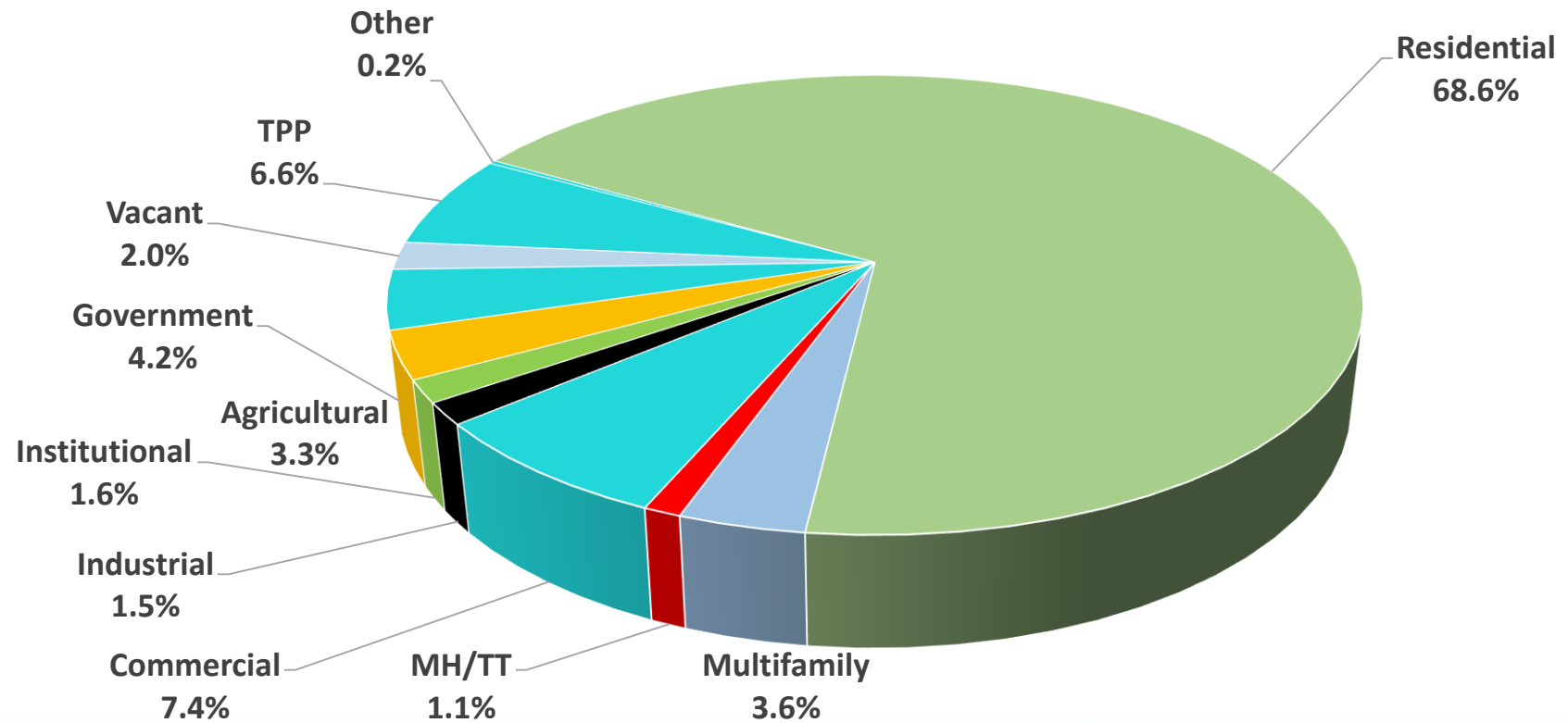
Florida's assessment level is 100 percent less reasonable cost of sale, **which means our value should be around 85 percent of the recorded sale price.**

**The Total Just Value in Pasco
County is nearly 52 billion
dollars:**

\$ 51,800,000,000

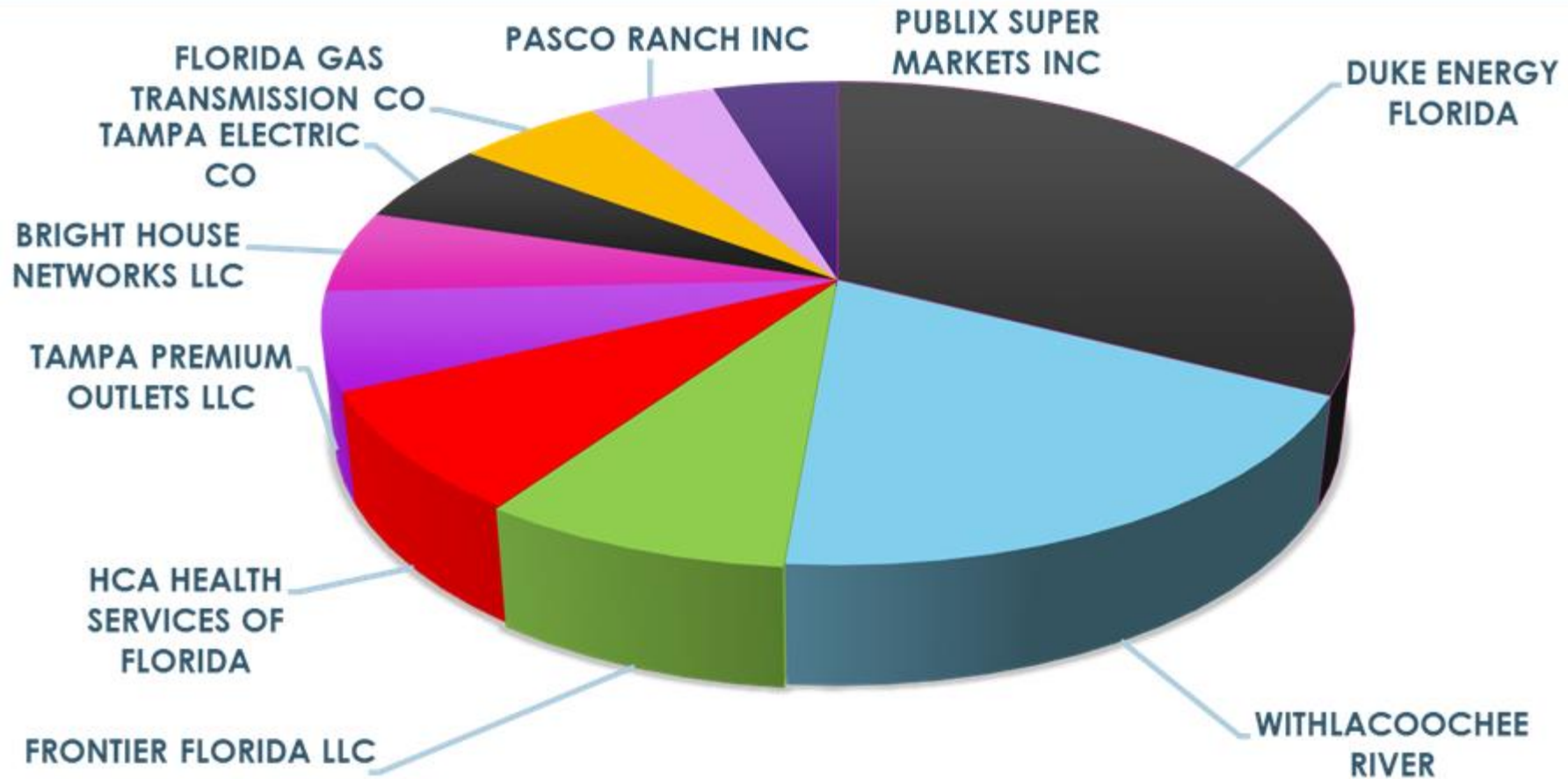
Pasco Overview

Where is the Value?



Pasco Overview

Top Taxpayers



HOMESTEAD PROPERTY

- ✓ **You receive a 25,000 exemption on the first 25,000 in value on all taxes**
- ✓ **You will also receive up to an additional 25,000 exemption on any amount exceeding 50,000 in value for all taxes except school tax**
- ✓ **Also, your assessment can not increase above the smallest of 3 percent or the CPI; this year, the CPI is 1.4**





All non-homestead property, except agricultural, is capped at a 10 percent increase.

**About 5,000
agricultural
properties,
which we
inspect
annually**



**Agricultural property is
not capped.**



Our Homestead Fraud Investigators added **\$69.5 million** back to the tax roll in 2020.

That's roughly **\$1.2 million** in recovered revenue.



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***Sorry we
missed
you!*** 

*Please contact us upon your return.
We appreciate your prompt response.*



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Scott West, CFE
Fraud Investigations Supervisor

8731 Citizens Drive, Ste. 130 • New Port Richey, FL 34654
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Parcels per employee (56 fulltime)



4,142

5,359

3,800

4,316

Dollar per parcel (56 fulltime)



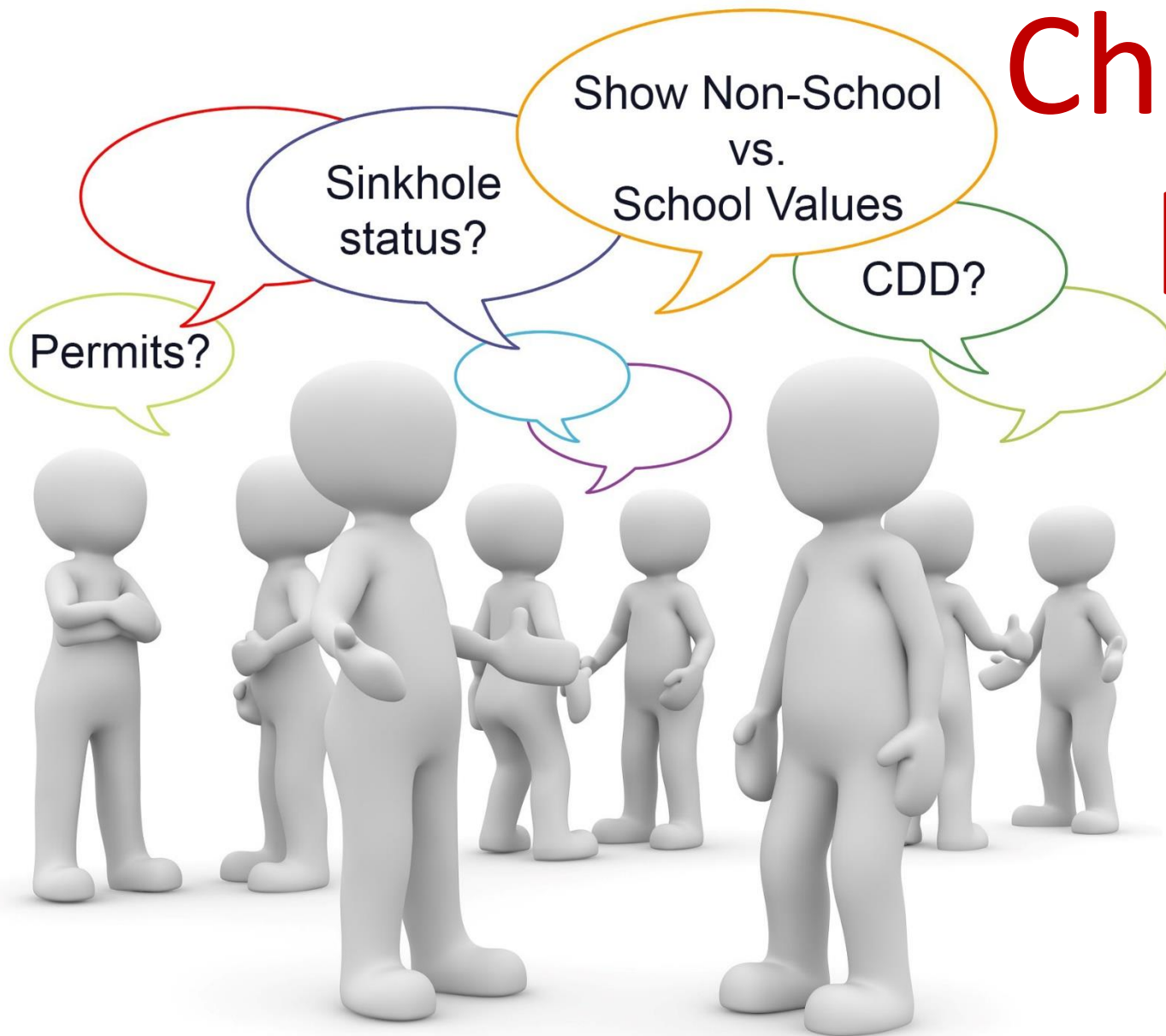
\$ 21.94

\$ 18.15

\$ 28.47




\$ 25.95

Changes based on your input



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Other Agency Data: [Tax Collector](#) [School Board](#) [Supervisor of Elections](#) [Utilities Service](#) [Pasco County Permitting](#)

Parcel ID		20-26-18-0040-00300-0200 (Card: 1 of 1)	
Classification		00100-Single Family	
Mailing Address		Property Value	
DOE JOHN & JANE 123 MAIN STREET LAND O LAKES, FL 34638		Just Value	\$257,082
		Ag Land	\$0
		Land	\$19,314
		Building	\$226,510
		Extra Features	\$11,258
Physical Address			
17506 BALMAHA DRIVE, LAND O LAKES, FL 34638			
Legal Description (First 200 characters)			
See Plat for this Subdivision 			
BALLANTRAE VILLAGES 3A & 3B PB 50 PG 049 BLOCK 0 LOT 00		Assessed	Non-School
		Homestead Exemption	School
Jurisdiction		Additional Exemptions	
Pasco County, Board of County Commissioners 			
Community Dev District			
Ballantrae 		Taxable Value	

Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	0100R	LP2-1	SFR	MPUD	4,500.00	SF	\$4.35	0.95	\$18,596
2	0100R	LP2-2	SFR	MPUD	1,305.00	SF	\$0.55	1.00	\$718
			Additional Land Information						
Acres		Tax Area	FEMA Code	Sinkhole Status		Neighborhood Code(s)			
0.13		91BA	X	Stabilization/Remediation Complete(2012)		BLVG			
View Sketch Building Information - Use 0100-Single Family Residential (Card: 1 of 1)									
Year Built		2005		Stories		2.0			

Thank you
for your time
and attention



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