

2026 NOTICE OF PROPOSED PROPERTY TAXES

HILLSBOROUGH COUNTY TAXING AUTHORITIES

Post Office Box 172146, Tampa, FL 33672-0146

Location: 12011 RIVERHILLS DR
Legal Descr: TEMPLE TERRACE ESTATES
A STRIP OF LAND 600 FT IN LENGTH SITUATED

PIN: T-11-28-19-111-0000I4-00027.0
Folio Number: 0372100000 TT GO NX

CITY OF TEMPLE TERRACE
PO BOX 16930
TAMPA FL 33687-6930

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 change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY TAX INFORMATION

REAL ESTATE	LAST YEAR'S TAXABLE VALUE (2025)	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2025)		CURRENT TAXABLE VALUE (2026)	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE (2026)		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE (2026)	
Taxing Authority	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
		MILLAGE RATE	TAXES		MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY								
General Revenue	0	5.4608	0.00	0	5.33830	0.00	5.36080	0.00
PUBLIC SCHOOLS								
School-State	0	3.0920	0.00	0	3.0401	0.00	3.0860	0.00
School-Local	0	3.2480	0.00	0	3.1935	0.00	3.2480	0.00
MUNICIPAL								
Temple Terrace	0	6.4550	0.00	0	6.1035	0.00	6.4550	0.00
OTHER DISTRICTS: WATER MGMT DIST:								
SWFWMD	0	0.1831	0.00	0	0.1793	0.00	0.1831	0.00
INDEPENDENT SPECIAL DISTRICTS:								
Port Auth.	0	0.0737	0.00	0	0.0722	0.00	0.0722	0.00
Children's Bd	0	0.4589	0.00	0	0.4487	0.00	0.4589	0.00
Transit	0	0.5000	0.00	0	0.4888	0.00	0.5000	0.00
VOTER APPROVED DEBT PAYMENTS:								
Environmental	0	0.0604	0.00	0	0.0604	0.00	0.0604	0.00
OTHER:								
TOTAL AD-VALOREM PROPERTY TAXES			0.00			0.00		0.00

PROPERTY APPRAISER VALUE INFORMATION

	COUNTY		PUBLIC SCHOOLS		MUNICIPAL		OTHER DISTRICTS	
	(2025)	2026	(2025)	2026	(2025)	2026	(2025)	2026
MARKET VALUE	87,146	86,962	87,146	86,962	87,146	86,962	87,146	86,962
LESS APPLIED ASSESSMENT REDUCTIONS								
Non_Homestead Cap	3,296	0	0	0	3,296	0	3,296	0
ASSESSED VALUE	83,850	86,962	87,146	86,962	83,850	86,962	83,850	86,962
LESS EXEMPTIONS								
Misc. Exemptions	83,850	86,962	87,146	86,962	83,850	86,962	83,850	86,962
TAXABLE VALUE	0	0	0	0	0	0	0	0

IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE ON JANUARY 1, 2026, OR IF YOU ARE ENTITLED TO AN EXEMPTION THAT IS NOT REFLECTED ABOVE, CONTACT YOUR COUNTY APPRAISER AT: 601 EAST KENNEDY BLVD., 15TH FLOOR COUNTY CENTER, TAMPA, FL 33602

CUSTOMER SERVICE: REAL ESTATE (813) 272-6100

IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE VALUE ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE ONLINE AT: <https://taxpayer.justappraised.com/APPEALS> AND MUST BE FILED, ON OR BEFORE

September 11, 2026

SEE REVERSE SIDE FOR TAXING AUTHORITY INFORMATION AND EXPLANATIONS OF THE COLUMNS ABOVE

Hillsborough 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	HEARING LOCATION	DATE	TIME	PHONE NUMBER
Hillsborough County	601 E Kennedy Blvd Tampa	September 10, 2026	6:00 PM	(813) 272-5890
General Revenue	601 E Kennedy Blvd Tampa	September 10, 2026	6:00 PM	(813) 272-5890
MSTU	601 E Kennedy Blvd Tampa	September 10, 2026	6:00 PM	(813) 272-5890
Environmental Lands	601 E Kennedy Blvd Tampa	September 10, 2026	6:00 PM	(813) 272-5890
Unincorporated Parks	601 E Kennedy Blvd Tampa	September 10, 2026	6:00 PM	(813) 272-5890
Library	601 E Kennedy Blvd Tampa	September 10, 2026	6:00 PM	(813) 272-5890
School Board	901 E Kennedy Blvd Tampa	September 15, 2026	5:01 PM	(813) 272-4064
Tampa Port Authority	1101 Channelside Dr Tampa	September 08, 2026	5:01 PM	(813) 905-5170
Children's Board	1002 E Palm Ave Tampa	September 03, 2026	5:01 PM	(813) 229-2884
Transit Authority	1201 7th Ave Tampa	September 08, 2026	5:30 PM	(813) 384-6583
Water Management Districts	7601 US Hwy 301 Tampa	September 08, 2026	5:01 PM	(800) 423-1476
City of Tampa	315 E Kennedy Blvd Tampa	September 08, 2026	5:01 PM	(813) 274-8552
City of Temple Terrace	11250 N 56 St Temple Terrace	September 03, 2026	5:05 PM	(813) 506-6414
City of Plant City	302 W Reynolds St Plant City	September 14, 2026	6:00 PM	(813) 659-4200

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 LOCAL COUNTY, CITY OR ANY SPECIAL DISTRICT.

PER FLORIDA STATUTES 200.069(10)(A), NON-AD VALOREM ASSESSMENTS ARE NOT REQUIRED TO APPEAR ON THIS NOTICE. IF APPLICABLE, LOCAL GOVERNING BOARDS WILL SEND YOU A SEPARATE NOTICE OF ANY NON-AD VALOREM ASSESSMENTS FOR YOUR PROPERTY.

Explanation of TAXING AUTHORITY TAX INFORMATION section
COLUMN 1 - LAST YEAR'S TAXABLE VALUE This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.
COLUMN 2 - YOUR FINAL TAX RATE AND TAXES LAST YEAR This shows 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 3 - 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. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current taxable values are as of January 1, 2026
COLUMN 4 - YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE This shows 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.
COLUMN 5 - YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE This shows 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 4 and 5 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 price a property would bring in a competitive open market involving a willing buyer and a willing seller.
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.
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 could be different for School versus Non-School taxing authorities and for the purpose of calculating taxes.
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.
Taxable Value - The current value to which millages are applied after applying applicable assessment reductions and deducting applicable exemptions.

IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE ON JANUARY 1, 2026, OR IF YOU ARE ENTITLED TO AN EXEMPTION THAT IS NOT REFLECTED ABOVE, CONTACT YOUR COUNTY APPRAISER AT:

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