

## Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

A & K TRUST C/O ANDREW JAMES & KATHERINE L HUANG TRS

2711 COVENTRY LN OCOEE, FL 34761-8620 Account Number: 84139
Assessed Value: 218,697
Millage Code: 65 OCO

Parcel Number: 10-22-28-1819-00420

Address: 2711 COVENTRY LN, □OCOEE, □34761

Exemptions:

AD VALOREM TAXES										
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied					
BY STATE LAW (RLE)	228,227	0	228,227	3.2140	733.52					
CAPITAL OUTLAY	228,227	0	228,227	1.5000	342.34					
CRITICAL OPERATING	228,227	0	228,227	1.0000	228.23					
DISCRETIONARY OPERATING	228,227	0	228,227	0.7480	170.71					
CNTY-CAPITAL PROJECT	218,697	0	218,697	0.2250	49.21					
CNTY-GENERAL REVENUE	218,697	0	218,697	4.0441	884.44					
CNTY-PARKS & RECREAT	218,697	0	218,697	0.1656	36.21					
CITY OF OCOEE	218,697	0	218,697	4.9500	1,082.55					
LIBRARY	218,697	0	218,697	0.3748	81.97					
ST JOHNS RIVER WTR MGMT DIST	218,697	0	218,697	0.1974	43.17					

Total Millage: 16.4189 Subtotal: \$3,652.35

NON-AD VALOREM ASSESSMENTS								
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount			
5300 OCOEE STORMWATER-5300		102.00						
5310 OCOEE GARBAGE		275.25						
5330 OCOEE FIRE		135.11						
				O. htatalı	<b>#</b> 540.00			
				Subtotal:	\$512.36			
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:				\$4,164.71				

Pay Online, Opt-in to E-Billing and Print your Receipt at octaxcol.com

Payments not received by March 31st are delinquent

**ONLY PAY ONE AMOUNT** 

#### IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

84139

2711 COVENTRY LN

WELLS FARGO HOME MORTGAGE INC

Nov 30, 2022 \$0

**COVENTRY AT OCOEE PHASE 1** 

10-22-28-1819-00420

Make checks payable to: Scott Randolph, Tax Collector

to: lector

A & K TRUST C/O ANDREW JAMES & KATHERINE L HUANG TRS 2711 COVENTRY LN OCOEE, FL 34761-8620

Paid By See Account Note

Receipt # 0040-02639882 11/21/2022

\$3,998.12

PO Box 545100 Orlando FL 32854-5100



\$0.00



## ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

P.O. Box 545100, Orlando, FL 32854 | (407) 434-0312



#### SELECT A PAYMENT METHOD

Online: Pay online at octaxcol.com. Pay by credit/ debit card, eCheck or PayPal. By Mail: Return the notice to Property Tax Dept., P.O. Box 545100, Orlando, FL 32854. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector."

**In Person:** Visit any of our office locations by appointment. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector," money order, cash, or credit/debit card.

Liens may require certified funds, please contact office for details.

#### RECEIVE AN EARLY PAYMENT DISCOUNT

Payment Postmark Date	Disco		
November	4%		
December	3%		
January	2%		
February	1%		

Processing fees: \$1.50 eCheck fee; 2.39% credit card/debit card fee (\$2.00 minimum).

## 2024-25 IMPORTANT DATES

November 1, 2024: First day to pay taxes and assessments.

**Before March 1:** File for new exemptions with the Property Appraiser, Learn more at **ocpafl.org**.

March 31, 2025: Taxes and assessments are due. Payment must be received by our office by March 31 regardless of postmark date to avoid being delinquent.

**April 1:** Unpaid real estate taxes are delinquent (3% minimum mandatory

Unpaid tangible personal property taxes are delinquent (interest accrues at a rate of 1.5% per month plus advertising and fees).

Tax warrants are issued for all unpaid tangible personal property taxes.

**April 30:** Deadline for Installment Plan Application. Download the application at octaxcol.com.

**May 1:** Interest plus fees are imposed.

Friday, May 30 at 4:30 p.m.: Last day to pay real estate taxes without lien. Full payment must be physically received in our office by May 30, 2025 at 4:30 p.m. regardless of postmark date.

**Sunday, June 1:** Tax Certificate Sale. Visit **octaxcol.com** for more information.

## **ARE YOU THE CURRENT OWNER?**

Real Property: If you are not the current owner, please forward this notice to the new owner or return it to the Tax Collector's Office, P.O. Box 545100, Orlando, FL 32854.

**Tangible Personal Property:** If you are not the current owner of the business equipment, but you were the owner as of January 1, you are responsible for the tax.

#### **PAY YOUR TAX BILL**

Pay online at **octaxcol.com**.

#### **PRINT A RECEIPT**

To print a receipt of your Property Tax Bill, visit our Pay My Taxes page at **octaxcol.com**. Enter an owner name, parcel ID, tangible ID, or location address to search for your tax bill.

#### **COMPLETE A CHANGE OF ADDRESS**

All changes of address must be filed with the Property Appraiser. Download the Change of Address Form at **ocpafl.org**.

#### APPLY FOR THE INSTALLMENT PAYMENT PLAN

To qualify for the quarterly Installment Payment Plan, you must be current on your taxes and your prior year taxes must exceed \$100.00. Download the application at **octaxcol.com**.

# **PROPERTY NOTICE**

#### **Downtown Orlando**

301 Rosalind Ave. Orlando, FL 32801

#### **West Oaks Mall**

9401 W. Colonial Dr., Suite 360 Ocoee, FL 34761

#### Clarcona

4101 Clarcona Ocoee Rd. Orlando, FL 32810

#### Sand Lake

730 W. Sand Lake Rd. Orlando, FL 32809

#### Lee Vista

6050 Wooden Pine Dr., Ste 100 Orlando, FL 32829

#### University

10051 University Blvd. Orlando, FL 32817

**Hours of Operation** 

8:30 a.m. — 5:00 p.m. – M, T, Th, F

9:00 a.m. — 5:00 p.m. – W

### 200 S. Orange Ave., Orlando

Limited services are provided by appointment at 200 S. Orange Ave., Orlando, including tax deed (comptroller status), lien settlement statements, good faith payments, bankruptcy, and homestead liens. Call (407) 434-0312 for information.

**Notice:** Failure to pay the amounts due will result in a tax certificate being issued against the property.

#### ABOUT PROPERTY TAX COLLECTION

**Tax rates are set.** Taxing authorities set the millage rate, which is the rate of tax per \$1,000 of taxable value. Non-Ad Valorem assessments are levied on a unit basis rather than the value of property.

**Property values are determined.** The Property Appraiser establishes the value of property, approves exemptions, including Homestead, and certifies the Tax Roll to the Tax Collector.

**Taxes are collected.** The Tax Collector is then responsible for mailing tax bills, collecting taxes and distributing revenue to the taxing authorities in Orange County.