ORANGE COUNTY TAX COLLECTOR

SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

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

MECKSTROTH VINCENT JAMES
MECKSTROTH BETSY
2756 RIVER RIDGE DR
ORLANDO, FL 32825-8771

Account Number: 0398341-8
Assessed Value: 151,917
Millage Code: 11 ORG
Parcel Number: 05-23-31-1973-00890
Address: 2756 RIVER RIDGE DR 32825
Exemptions: Homestead, Extra Homestead

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
GEN COUNTY	151,917	50,000	101,917	4.4347	$451.97
STATE SCHOOL	151,917	25,000	126,917	5.4250	$688.52
LOCAL SCHOOL	151,917	25,000	126,917	2.2480	$285.31
LIBRARY	151,917	50,000	101,917	.3748	$38.20
SJWM	151,917	50,000	101,917	.4158	$42.38
UTD	151,917	50,000	101,917	1.8043	$183.89
CNTY FIRE	151,917	50,000	101,917	2.2437	$228.67
			Total Millage:	16.9463	Subtotal: $1,918.94

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount
232 ROAD & DRAINAGE	(407)836-7990	$65.50
335 GARBAGE - WASTE	(407)836-6601	$235.00
3272 STREET LIGHTS	(407)836-5770	$40.09
		Subtotal: $340.59

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments **$2,259.53**

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

Payments not received by March 31st are delinquent.

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

0398341-8
2756 RIVER RIDGE DR 32825
05-23-31-1973-00890
CURRY FORD ROAD EAST PHASE 2 35/46 LOT 89

GMAC-USAA FEDERAL SAV BANK

ONLY PAY ONE AMOUNT	
If Paid By	**Amount Due**
Nov. 30, 2009	**$2,169.15**
Dec. 31, 2009	$2,191.74
Jan. 31, 2010	$2,214.34
Feb. 28, 2010	$2,236.93
Mar. 31, 2010	$2,259.53

MECKSTROTH VINCENT JAMES
MECKSTROTH BETSY
2756 RIVER RIDGE DR
ORLANDO, FL 32825-8771

PAID - DO NOT PAY

PAID 0040-00375624 $2,169.15 11/27/2009

PO Box 545100
Orlando FL 32854-5100

ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU
P.O. Box 545100, Orlando, FL 32854 | (407) 434-0312
octaxcol.com | octaxcol

PROPERTY TAX NOTICE

PAYING YOUR TAXES

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 our Property Tax Dept. or 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	Discount
November	4%
December	3%
January	2%
February	1%

Processing fees: $1.00 eCheck fee; 2.39% credit card/ debit card fee ($2.00 minimum).

2023-24 IMPORTANT DATES

November 1, 2023: 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, 2024: 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 charged).

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.

May 31 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 31, 2024 at 4:30 p.m. regardless of postmark date.

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

LOCATIONS & HOURS

PROPERTY TAX DEPT.

200 S. Orange Ave., 16th Floor
Orlando, FL 32801

Hours of Operation
7:30 a.m. — 4:30 p.m. – M–F

OFFICE LOCATIONS

Downtown
Closed for construction; visit octaxcol.com for updates.

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 & 417
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

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.

ONLINE

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**.

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.