



# Mike Wells

## Pasco County Property Appraiser

14236 6th Street, Ste 101, Dade City FL 33523  
Phone: (352) 521-4433 (Dade City)  
(813) 929-1280 (Land O' Lakes)  
(727) 847-8151 (New Port Richey & Gulf Harbors)  
Fax: (352) 521-4228  
Please reply to:  
Post Office Box 401, Dade City, FL 33526-0401  
E-mail Address: [pa@pascogov.com](mailto:pa@pascogov.com)  
Web Site: <http://appraiser.pascogov.com>

January 1, 2011

Dear Commercial Property Owner:

As Pasco County Property Appraiser, it is my responsibility to determine the fair market value of all properties in Pasco County. All applicable approaches to value must be considered in establishing fair market value. Due to the current real estate market, we would like to encourage all property owners to return the enclosed real property income and expense form.

Therefore, pursuant to Sec. 195.027, FL Statutes, I am requesting owners of commercial properties to furnish me with the following information:

1. Detailed income and expense information for the calendar or fiscal year 2010.
2. A copy of your latest tax return, Schedule E (Form 1040), that lists income and loss. If you are only attaching your latest tax return, we ask that you complete the potential income information on the front of the form and rental information on the back.
3. Any other pertinent data that relates to property value.

This form and a business reply envelope are provided for your convenience in replying to the request. Please feel free to provide your own computer-generated format to any of the five items above.

Information you supply is **strictly confidential** in the hands of the Property Appraiser in accordance with Florida Statutes and Department of Revenue Regulations.

The last day to reply is **April 15, 2011**. Therefore, I encourage you to respond as soon as possible. Failure to reply could result in your data not being considered in the valuation of your property. Supplying the information is voluntary. **However, Florida Statute and case law state that failure to respond can deny you the right to introduce such information to seek a lower assessment at the Value Adjustment Board (See FS 194.034(1)(d)).**

Your cooperation is appreciated. If you have any questions, please call my office at (352) 521-4244 or (352) 521-4472.

Sincerely,

Mike Wells

Encl.

**CONFIDENTIAL**



**Mike Wells**  
Pasco County Property Appraiser

Please Reply to:  
PO Box 401  
Dade City, FL 33526-0401  
Phone: (352) 521-4433 Dade City  
(813) 929-1280 Land O' Lakes  
(727) 847-8151 New Port Richey  
and Gulf Harbors  
Fax: (352) 521-4228

**REAL PROPERTY INCOME AND EXPENSE RETURN**

PARCEL NUMBER / MAILING ADDRESS	GENERAL COURSE INFORMATION
	Number of Holes: _____ Par: _____
	Total Yards: _____ Rating: _____ Slope: _____
	Excess acreage: _____ Irrigated: <input type="checkbox"/> Y <input type="checkbox"/> N
<b>COURSE NAME</b>	Type of Course: <input type="checkbox"/> Private <input type="checkbox"/> Semi-Private <input type="checkbox"/> Public
<b>PRIMARY PARCEL NUMBER</b>	Course Description: <input type="checkbox"/> Executive <input type="checkbox"/> Short <input type="checkbox"/> Championship <input type="checkbox"/> Other: _____
Signature: _____ Date: ____/____/____ Phone Number: (____) _____ - _____ <i>* Signature is required</i>	Total Rounds Played: 2009: _____ 2010: _____

**INCOME DATA AS OF JANUARY 1, 2011**

MEMBERSHIP AND INITIATION FEES	
PLAYING OR GREENS FEES	
GOLF CART RENTAL	
FOOD AND BEVERAGE	
RETAIL SALES	
MISCELLANEOUS/OTHER ACTIVITIES	
OTHER INCOME: (SPECIFY)	

**EXPENSE DATA AS OF JANUARY 1, 2011**

REAL ESTATE TAXES	
OTHER TAXES	
INSURANCE	
UTILITIES	
MANAGEMENT	
GOLF COURSE EMPLOYEE PAYROLL	
FOOD AND BEVERAGE EMPLOYEE PAYROLL	
ADMINISTRATION (ADVERTISING, PROMOTIONS, ETC.)	
GOLF COURSE MAINTENANCE AND REPAIRS (FERTILIZER, IRRIGATION, SEED, ETC)	
OTHER MAINTENANCE AND REPAIRS (SPECIFY)	
SERVICES (TRASH, GROUNDS, SWIMMING POOL, PROFESSIONAL FEES, ETC.)	
FOOD AND BEVERAGE EXPENSES	
PRO-SHOP EXPENSES	
RESERVES FOR REPLACEMENT	
OTHER (SPECIFY)*	

**\* NOTE: DO NOT INCLUDE DEBT SERVICE, INTEREST, DEPRECIATION, AMORTIZATION OR CAPITAL EXPENDITURES**