2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 00-41-44-36-00-000-3280 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: 36-44-41, S 1/2 OF W 1/2 OF NE1/4 OF SE 1/4 OF NW receive opinions from the general public and to answer questions on the proposed tax change and 1/4 & S 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the *Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value Millage Rate Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 699.65 724.696 3.073.65 4.5000 4.2413 724,696 9/09 5:05 PM (561) 355-3996 County Operating 155,478 4.5000 3,261.13 County Debt 155,478 0.0396 6.16 724.696 0.0330 23.91 724,696 0.0330 23.91 301 N Olive Ave 6th FI WPB 33401 2.359.18 Fire/Rescue 155,478 3.4581 537.66 724,696 3.2554 724,696 3.4581 2,506.07 0.5491 85.37 724,696 0.5164 374.23 0.5491 397.93 * Library Operating 155,478 724,696 724,696 .00 Library Debt 155,478 0.0098 1.52 0.0000 724,696 0.0000 .00 PUBLIC SCHOOL By State Law 205.478 3.0660 630.00 750,418 2.9497 2,213.51 750.418 3.0730 2.306.03 9/10 5:05 PM (561) 434-8837 667.39 750,418 2,344.91 By Local Board 205.478 3.2480 3.1248 750,418 3.2480 2.437.36 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY INDEPENDENT SPECIAL DISTRICTS 18.52 724,696 0.0961 0.1026 69.64 9/11 5:15 PM (561) 686-8800 So. Fla. Water Mgmt. Basin 180,478 724,696 0.1026 74.35 So. Fla. Water Mgmt. Dist. 180,478 0.0948 17.11 724,696 0.0889 64.43 724,696 0.0948 68.70 3301 Gun Club Rd Bldg WPB 33406 724,696 22.18 **Everglades Construction** 180,478 0.0327 5.90 0.0306 724,696 0.0327 23.70 FL Inland Navigation District 0.0288 5.20 724.696 0.0270 19.57 724,696 0.0288 20.87 9/04 5:15 PM (561) 627-3386 180,478 121 SW Flagler Ave Stuart FL 34994 Children's Services Council 180.478 0.4908 88.58 724,696 0.4611 334.16 724,696 0.4908 355.68 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 118.41 9/17 5:15 PM (561) 659-1270 Health Care District 180,478 0.6561 724.696 0.6164 446.70 724,696 475.47 0.6561 1515 N Flagler Dr Ste 101 WPB 33401 Total Millage Rate & Tax Amount 16.2764 2.881.47 15.4407 11.346.07 16.2670 11.951.20 * * SEE BELOW FOR EXPLANATION * * EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. and your current assessment. NON-AD VALOREM ASSESSMENTS

This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your

NON-AD VALOREIN ASSESSIMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
LAKE WORTH DRAINAGE DISTRICT	FLOOD PROTECTION/WATER SUPPLY	6	48.50	291.00	(561) 498-5363
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	538.00	538.00	(561) 697-2700
PBC ROAD IMPROVEMENT ASSESSMENT	ROAD/SEWER/WATER/MISC	1	1,318.95	1,318.95	(561) 355-3457
PBC UTILITY ASSESSMENT	WATER MAINS	1	929.61	929.61	(561) 355-3457

Total Non-Ad Valorem Assessment

3,077.56

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 service and facilities which may be levied by your county, city, or any special district. NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximun of 4 percent of the amounts shown on this form

Non-Ad Valorem Assessments: Non-Ad Valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax Collector will be including them in the November tax bill. For details on particular Non-Ad Valorem assessments, contact the levying authority shown in the Non-Ad Valorem Assessment section of this page.

00-41-44-36-00-000-3280 001 ANGEL SONIA P & ANGEL JORGE A 10629 ANDERSON LN WELLINGTON FL 33449-5461 00176 HOMESTEAD

Market Value

Last Year (2024)	This Year (2025)
1,007,740	775,418

Market value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S. Properties are valued as of January 1.

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or you are entitled to an exemption or classification that is not reflected on this notice, contact your County Property Appraiser at the numbers listed on the included insert.

If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the Clerk of Value Adjustment Board on or before: 5:00 PM September 15, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assesse	ed Value	Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	230,478	775,418	75,000	50,722	155,478	724,696
County Debt	230,478	775,418	75,000	50,722	155,478	724,696
County Dependent Dists	230,478	775,418	75,000	50,722	155,478	724,696
Public Schools	230,478	775,418	25,000	25,000	205,478	750,418
Independent Special Dists	230,478	775,418	50,000	50,722	180,478	724,696

Assessed Value is the market value minus any assessment reductions.

Exemptions are specific dollar or percentage amounts that reduce your assessed value.

Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).

Assessment Reductions	Applies To	Value

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10% non-homestead property limitation.

Exemptions Applied	Applies To	Value
Homestead	All Taxing Authorities Non-School Taxing Authorities	25,000
Additional Homestead*	Non-School Taxing Authorities	25,722

Any exemption that impacts your property is listed in this section along with its corresponding exempt 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. The tax impact of an exempt value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs debt service millage).



VALUE INFORMATION

^{*} Due to the passage of Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.