

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
221,290	221,321

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	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	172,013	189,214	0	0	172,013	189,214
County Debt	172,013	189,214	0	0	172,013	189,214
County Dependent Dists	172,013	189,214	0	0	172,013	189,214
Public Schools	221,290	221,321	0	0	221,290	221,321
Independent Special Dists	172,013	189,214	0	0	172,013	189,214

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	32,107

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	Exempt Value

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).

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

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpao.gov

UAGS LLC
61 RIDGE RD
DUNELLEN NJ 08812-1832

00-42-43-24-19-008-0010 00197



Real Estate Parcel ID: 00-42-43-24-19-008-0010				DO NOT PAY THIS IS NOT A BILL			The taxing authorities, which levy 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.					
Legal Description: WESTCHESTER TOWNHOUSES LOT 1 BLK 8												
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpar.org for public hearing updates		
Taxing Authority	Your Property Taxes Last Year			Your Property Taxes This Year if no budget change is made			Your Property Taxes This Year if proposed budget change is made			A public hearing on the proposed taxes and budget will be held at the locations and dates below.		
*Dependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount			
COUNTY												
County Operating	172,013	4.5000	774.06	189,214	4.2413	802.51	189,214	4.5000	851.46	9/09 5:05 PM (561) 355-3996		
County Debt	172,013	.0396	6.81	189,214	.0330	6.24	189,214	.0330	6.24	301 N Olive Ave 6th Fl WPB 33401		
* Fire/Rescue	172,013	3.4581	594.84	189,214	3.2554	615.97	189,214	3.4581	654.32			
* Library Operating	172,013	.5491	94.45	189,214	.5164	97.71	189,214	.5491	103.90			
* Library Debt	172,013	.0098	1.69	189,214	.0000	.00	189,214	.0000	.00			
PUBLIC SCHOOLS												
By State Law	221,290	3.0660	678.48	221,321	2.9497	652.83	221,321	3.0730	680.12	9/10 5:05 PM (561) 434-8837		
By Local Board	221,290	3.2480	718.75	221,321	3.1248	691.58	221,321	3.2480	718.85	3300 Forest Hill Blvd WPB 33406		
MUNICIPALITY												
INDEPENDENT SPECIAL DISTRICTS												
So. Fla. Water Mgmt. Basin	172,013	.1026	17.65	189,214	.0961	18.18	189,214	.1026	19.41	9/11 5:15 PM (561) 686-8800		
So. Fla. Water Mgmt. Dist.	172,013	.0948	16.31	189,214	.0889	16.82	189,214	.0948	17.94	3301 Gun Club Rd Bldg WPB 33406		
Everglades Construction	172,013	.0327	5.62	189,214	.0306	5.79	189,214	.0327	6.19			
FL Inland Navigation District	172,013	.0288	4.95	189,214	.0270	5.11	189,214	.0288	5.45	9/04 5:15 PM (561) 627-3386		
Children's Services Council	172,013	.4908	84.42	189,214	.4611	87.25	189,214	.4908	92.87	121 SW Flagler Ave Stuart FL 34994		
Health Care District	172,013	.6561	112.86	189,214	.6164	116.63	189,214	.6561	124.14	9/15 5:01 PM (561) 740-7000		
										2300 High Ridge Rd ByntnBch FL33426		
										9/17 5:15 PM (561) 659-1270		
										1515 N Flagler Dr Ste 101 WPB 33401		
Total Millage Rate & Tax Amount		16.2764	3,110.89		15.4407	3,116.62		16.2670	3,280.89	** SEE BELOW FOR EXPLANATION		
** EXPLANATION OF TAX NOTICE												
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"					
This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.			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 and your current assessment.				This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.					
NON-AD VALOREM ASSESSMENT												
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT		UNITS		RATE		ASSESSMENT		CONTACT NUMBER		
NPB CO. IMPROV DIST 4		MAINTENANCE		1		79.35		79.35		(561) 624-7830		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1		275.00		275.00		(561) 697-2700		
Total Non-Ad Valorem Assessment								354.35				
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 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 maximum 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 on this page.												