

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
28,273,954	32,671,323

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	26,004,322	28,604,754	0	0	26,004,322	28,604,754
County Debt	26,004,322	28,604,754	0	0	26,004,322	28,604,754
County Dependent Dists	26,004,322	28,604,754	0	0	26,004,322	28,604,754
Public Schools	28,273,954	32,671,323	0	0	28,273,954	32,671,323
Independent Special Dists	26,004,322	28,604,754	0	0	26,004,322	28,604,754

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	4,066,569

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

MEADOWBROOK WPB MHC LLC
8800 BRONX AVE FL 2
SKOKIE IL 60077-1804

00-42-43-27-00-000-3010 00192



Real Estate Parcel ID: 00-42-43-27-00-000-3010				<div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>			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: 27-43-42 S 1/2 OF NE 1/4 /LESS E 40 FT RD R/W/ & THAT PART OF SE 1/4 LYG NLY OF LWDD L-2 CANAL										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.gov 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										9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	26,004,322	4.5000	117,019.45	28,604,754	4.2413	121,321.34	28,604,754	4.5000	128,721.39	
County Debt	26,004,322	.0396	1,029.77	28,604,754	.0330	943.96	28,604,754	.0330	943.96	
* Fire/Rescue	26,004,322	3.4581	89,925.55	28,604,754	3.2554	93,119.92	28,604,754	3.4581	98,918.10	
* Library Operating	26,004,322	.5491	14,278.97	28,604,754	.5164	14,771.49	28,604,754	.5491	15,706.87	
* Library Debt	26,004,322	.0098	254.84	28,604,754	.0000	.00	28,604,754	.0000	.00	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
PUBLIC SCHOOLS										
By State Law	28,273,954	3.0660	86,687.94	32,671,323	2.9497	96,370.60	32,671,323	3.0730	100,398.98	
By Local Board	28,273,954	3.2480	91,833.80	32,671,323	3.1248	102,091.35	32,671,323	3.2480	106,116.46	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Basin	26,004,322	.1026	2,668.04	28,604,754	.0961	2,748.92	28,604,754	.1026	2,934.85	
So. Fla. Water Mgmt. Dist.	26,004,322	.0948	2,465.21	28,604,754	.0889	2,542.96	28,604,754	.0948	2,711.73	
Everglades Construction	26,004,322	.0327	850.34	28,604,754	.0306	875.31	28,604,754	.0327	935.38	
FL Inland Navigation District	26,004,322	.0288	748.92	28,604,754	.0270	772.33	28,604,754	.0288	823.82	
Children's Services Council	26,004,322	.4908	12,762.92	28,604,754	.4611	13,189.65	28,604,754	.4908	14,039.21	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	26,004,322	.6561	17,061.44	28,604,754	.6164	17,631.97	28,604,754	.6561	18,767.58	
Total Millage Rate & Tax Amount		16.2764	437,587.19		15.4407	466,379.80		16.2670	491,018.33	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR" 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.			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" 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.			COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" 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				
LAKE WORTH DRAINAGE DISTRICT SOLID WASTE AUTHORITY OF PBC	FLOOD PROTECTION/WATER SUPPLY GARBAGE SERVICES		84	48.50	4,074.00	(561) 498-5363 (561) 697-2700				
			1	218,051.12	218,051.12					
Total Non-Ad Valorem Assessment					222,125.12					
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.										