

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
146,087	143,683

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	106,294	143,683	0	0	106,294	143,683
County Debt	106,294	143,683	0	0	106,294	143,683
County Dependent Dists	106,294	143,683	0	0	106,294	143,683
Public Schools	146,087	143,683	0	0	146,087	143,683
Independent Special Dists	106,294	143,683	0	0	106,294	143,683

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	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.pbcpa.gov

00-42-44-12-00-000-7240 00363

ECM HOMES INC
2384 DEER RUN TRL
LOXAHATCHEE FL 33470-2522



Real Estate Parcel ID: 00-42-44-12-00-000-7240 Legal Description: 12-44-42, E 100 FT OF W 1020 FT OF S 133 FT OF N 197 FT OF N 1/4 OF NE 1/4 OF SW 1/4 (LESS S 10 FT)				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.			
		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		106,294	4.5000	478.32	143,683	4.2413	609.40	143,683	4.5000	646.57
County Debt		106,294	.0396	4.21	143,683	.0330	4.74	143,683	.0330	4.74
* Fire/Rescue		106,294	3.4581	367.58	143,683	3.2554	467.75	143,683	3.4581	496.87
* Library Operating		106,294	.5491	58.37	143,683	.5164	74.20	143,683	.5491	78.90
* Library Debt		106,294	.0098	1.04	143,683	.0000	.00	143,683	.0000	.00
PUBLIC SCHOOLS										
By State Law		146,087	3.0660	447.90	143,683	2.9497	423.82	143,683	3.0730	441.54
By Local Board		146,087	3.2480	474.49	143,683	3.1248	448.98	143,683	3.2480	466.68
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin		106,294	.1026	10.91	143,683	.0961	13.81	143,683	.1026	14.74
So. Fla. Water Mgmt. Dist.		106,294	.0948	10.08	143,683	.0889	12.77	143,683	.0948	13.62
Everglades Construction		106,294	.0327	3.48	143,683	.0306	4.40	143,683	.0327	4.70
FL Inland Navigation District		106,294	.0288	3.06	143,683	.0270	3.88	143,683	.0288	4.14
Children's Services Council		106,294	.4908	52.17	143,683	.4611	66.25	143,683	.4908	70.52
Health Care District		106,294	.6561	69.74	143,683	.6164	88.57	143,683	.6561	94.27
Total Millage Rate & Tax Amount			16.2764	1,981.35		15.4407	2,218.57		16.2670	2,337.29
** 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		FLOOD PROTECTION/WATER SUPPLY			1	48.50	48.50		(561) 498-5363	
Total Non-Ad Valorem Assessment							48.50			
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.										