

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
200,369	220,364

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024** 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	171,968	189,066	1,417	1,460	170,551	187,606
County Debt	171,968	189,066	1,417	1,460	170,551	187,606
County Dependent Dists	171,968	189,066	1,417	1,460	170,551	187,606
Public Schools	199,782	219,620	1,417	1,460	198,365	218,160
Independent Special Dists	171,968	189,066	1,417	1,460	170,551	187,606

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
Save our Homes Assessment Cap- 3.0 percent in 2024	All Taxing Authorities	744
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	30,554

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
Homestead	All Taxing Authorities	1,460

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).

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

BRODAR BRADLEY
44 ROSS AVE
DEMAREST NJ 07627-2619

00-42-46-25-09-005-5172 00203 HOMESTEAD



Real Estate Parcel ID: 00-42-45-25-09-005-5172				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: GREENTREE VILLAS COND PHASE V UNIT 517-B												
	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										9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401		
County Operating	170,551	4.5000	767.48	187,606	4.1641	781.21	187,606	4.5000	844.23			
County Debt	170,551	.0188	3.21	187,606	.0396	7.43	187,606	.0396	7.43			
* Fire/Rescue	170,551	3.4581	589.78	187,606	3.1986	600.08	187,606	3.4581	648.76			
* Library Operating	170,551	.5491	93.65	187,606	.5077	95.25	187,606	.5491	103.01			
* Library Debt	170,551	.0108	1.84	187,606	.0098	1.84	187,606	.0098	1.84			
PUBLIC SCHOOLS												
By State Law	198,365	3.2090	636.55	218,160	3.0302	661.07	218,160	3.0660	668.88			
By Local Board	198,365	3.2480	644.29	218,160	3.0671	669.12	218,160	3.2480	708.58	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406		
MUNICIPALITY												
INDEPENDENT SPECIAL DISTRICTS												
So. Fla. Water Mgmt. Basin	170,551	.1026	17.50	187,606	.0945	17.73	187,606	.1026	19.25	9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406		
So. Fla. Water Mgmt. Dist.	170,551	.0948	16.17	187,606	.0874	16.40	187,606	.0948	17.79			
Everglades Construction	170,551	.0327	5.58	187,606	.0301	5.65	187,606	.0327	6.13			
FL Inland Navigation District	170,551	.0288	4.91	187,606	.0266	4.99	187,606	.0288	5.40			
Children's Services Council	170,551	.4908	83.71	187,606	.4535	85.08	187,606	.4908	92.08	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd BytnnBch FL33426		
Health Care District	170,551	.6761	115.31	187,606	.6247	117.20	187,606	.6561	123.09	9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401		
Total Millage Rate & Tax Amount		16.4196	2,979.98		15.3339	3,063.05		16.2764	3,246.47	** 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		FLOOD PROTECTION/WATER SUPPLY		1		48.50		48.50		(561) 819-5479		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1		314.00		314.00		(561) 697-2700		
Total Non-Ad Valorem Assessment								362.50				
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.												