

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
564,400	530,589

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	328,824	338,689	50,000	50,000	278,824	288,689
County Debt	328,824	338,689	50,000	50,000	278,824	288,689
County Dependent Dists	328,824	338,689	50,000	50,000	278,824	288,689
Public Schools	328,824	338,689	25,000	25,000	303,824	313,689
Independent Special Dists	328,824	338,689	50,000	50,000	278,824	288,689

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	191,900

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	25,000
Additional Homestead	Non-School Taxing Authorities	25,000

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.pbcpa.gov

TSUCHIHASHI AKIRA &
TSUCHIHASHI KUNIKO
4875 PINE TREE DR
BOYNTON BEACH FL 33436-4830

00-42-46-25-10-000-0130 00204 HOMESTEAD



Real Estate Parcel ID: 00-42-45-25-10-000-0130				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: VILLAS OF PINETREE LT 13										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpa.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										9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	278,824	4.5000	1,254.71	288,689	4.1641	1,202.13	288,689	4.5000	1,299.10	
County Debt	278,824	.0188	5.24	288,689	.0396	11.43	288,689	.0396	11.43	
* Fire/Rescue	278,824	3.4581	964.20	288,689	3.1986	923.40	288,689	3.4581	998.32	
* Library Operating	278,824	.5491	153.10	288,689	.5077	146.57	288,689	.5491	158.52	
* Library Debt	278,824	.0108	3.01	288,689	.0098	2.83	288,689	.0098	2.83	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
PUBLIC SCHOOLS										
By State Law	303,824	3.2090	974.97	313,689	3.0302	950.54	313,689	3.0660	961.77	
By Local Board	303,824	3.2480	986.82	313,689	3.0671	962.12	313,689	3.2480	1,018.86	
MUNICIPALITY										9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	278,824	.1026	28.61	288,689	.0945	27.28	288,689	.1026	29.62	
So. Fla. Water Mgmt. Dist.	278,824	.0948	26.43	288,689	.0874	25.23	288,689	.0948	27.37	
Everglades Construction	278,824	.0327	9.12	288,689	.0301	8.69	288,689	.0327	9.44	
FL Inland Navigation District	278,824	.0288	8.03	288,689	.0266	7.68	288,689	.0288	8.31	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 ByntrnBch FL33426 9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Children's Services Council	278,824	.4908	136.85	288,689	.4535	130.92	288,689	.4908	141.69	
Health Care District	278,824	.6761	188.51	288,689	.6247	180.34	288,689	.6561	189.41	
Total Millage Rate & Tax Amount		16.4196	4,739.60		15.3339	4,579.16		16.2764	4,856.67	** 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	401.00	401.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						449.50				
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.										