

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
679,347	754,790

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 14, 2026** 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	281,479	309,627	0	0	281,479	309,627
County Debt	281,479	309,627	0	0	281,479	309,627
County Dependent Dists	281,479	309,627	0	0	281,479	309,627
Public Schools	679,347	754,790	0	0	679,347	754,790
Independent Special Dists	281,479	309,627	0	0	281,479	309,627

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	445,163

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

FLATT AB &
FLATT PHYLLIS
155 ST CLAIR AVENUE W
STE 1702
TORONTO ON M4V0A1 CANADA

00-42-47-09-32-000-6030 00164



Real Estate Parcel ID: 00-42-47-09-32-000-6030 Legal Description: WATERS BEND AT BOCA WEST IN PB49P188 LT 603				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 *Dependent Special Districts		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.
		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount
COUNTY										
County Operating		281,479	4.5000	1,266.66	309,627	4.2678	1,321.43	309,627	4.5000	1,393.32
County Debt		281,479	.0330	9.29	309,627	.0210	6.50	309,627	.0210	6.50
* Fire/Rescue		281,479	3.4581	973.38	309,627	3.2856	1,017.31	309,627	3.4581	1,070.72
* Library Operating		281,479	.5491	154.56	309,627	.5213	161.41	309,627	.5491	170.02
* Library Debt		281,479	.0000	.00	309,627	.0000	.00	309,627	.0000	.00
PUBLIC SCHOOLS										
By State Law		679,347	3.0730	2,087.63	754,790	2.9449	2,222.78	754,790	3.0390	2,293.81
By Local Board		679,347	3.2480	2,206.52	754,790	3.1126	2,349.36	754,790	3.2480	2,451.56
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin		281,479	.1026	28.88	309,627	.0977	30.25	309,627	.1026	31.77
So. Fla. Water Mgmt. Dist.		281,479	.0948	26.68	309,627	.0906	28.05	309,627	.0948	29.35
Everglades Construction		281,479	.0327	9.20	309,627	.0312	9.66	309,627	.0327	10.12
FL Inland Navigation District		281,479	.0270	7.60	309,627	.0257	7.96	309,627	.0270	8.36
Children's Services Council		281,479	.4908	138.15	309,627	.4642	143.73	309,627	.4908	151.96
Health Care District		281,479	.6561	184.68	309,627	.6205	192.12	309,627	.6561	203.15
Greater Boca Beach and Park		281,479	1.0800	304.00	309,627	1.0331	319.88	309,627	1.0331	319.88
Total Millage Rate & Tax Amount			17.3452	7,397.23		16.5162	7,810.44		17.2523	8,140.52
** 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	
PBC MSBU HYDRANT MAINT/RENTAL BOCA RATON		HYDRANT MAINTENANCE & RENTAL			1	23.00	23.00		(561) 616-7021	
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES			1	335.00	335.00		(561) 697-2700	
Total Non-Ad Valorem Assessment							406.50			
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.										