

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
550,000	412,500

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	513,810	412,500	0	0	513,810	412,500
County Debt	513,810	412,500	0	0	513,810	412,500
County Dependent Dists	513,810	412,500	0	0	513,810	412,500
Public Schools	550,000	412,500	0	0	550,000	412,500
Independent Special Dists	513,810	412,500	0	0	513,810	412,500

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

GELL VERA TRUST
5357 ISLE ROYAL CT
WEST BLOOMFIELD MI 48323-3432

00-42-47-10-07-000-3280 00164



Real Estate Parcel ID: 00-42-47-10-07-000-3280				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: LAUREL OAKS COND UNIT 328										
	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			
*Dependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	513,810	4.5000	2,312.15	412,500	4.2678	1,760.47	412,500	4.5000	1,856.25	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	513,810	.0330	16.96	412,500	.0210	8.66	412,500	.0210	8.66	
* Fire/Rescue	513,810	3.4581	1,776.81	412,500	3.2856	1,355.31	412,500	3.4581	1,426.47	
* Library Operating	513,810	.5491	282.13	412,500	.5213	215.04	412,500	.5491	226.50	
* Library Debt	513,810	.0000	.00	412,500	.0000	.00	412,500	.0000	.00	
PUBLIC SCHOOLS										
By State Law	550,000	3.0730	1,690.15	412,500	2.9449	1,214.77	412,500	3.0390	1,253.59	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	550,000	3.2480	1,786.40	412,500	3.1126	1,283.95	412,500	3.2480	1,339.80	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	513,810	.1026	52.72	412,500	.0977	40.30	412,500	.1026	42.32	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	513,810	.0948	48.71	412,500	.0906	37.37	412,500	.0948	39.11	
Everglades Construction	513,810	.0327	16.80	412,500	.0312	12.87	412,500	.0327	13.49	
FL Inland Navigation District	513,810	.0270	13.87	412,500	.0257	10.60	412,500	.0270	11.14	
Children's Services Council	513,810	.4908	252.18	412,500	.4642	191.48	412,500	.4908	202.46	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd BytnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/08 6:00 PM (561)417-4599 21618 St Andrews Blv, Bca Rtn 33433
Health Care District	513,810	.6561	337.11	412,500	.6205	255.96	412,500	.6561	270.64	
Greater Boca Beach and Park	513,810	1.0800	554.91	412,500	1.0331	426.15	412,500	1.0331	426.15	
Total Millage Rate & Tax Amount		17.3452	9,140.90		16.5162	6,812.93		17.2523	7,116.58	** 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) 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	246.00	246.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						317.50				
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										