

Market Value

Last Year (2025)	This Year (2026)
3,437,000	3,172,000

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	2,283,996	2,512,396	0	0	2,283,996	2,512,396
County Debt	2,283,996	2,512,396	0	0	2,283,996	2,512,396
County Dependent Dists	2,283,996	2,512,396	0	0	2,283,996	2,512,396
Public Schools	3,437,000	3,172,000	0	0	3,437,000	3,172,000
Independent Special Dists	2,283,996	2,512,396	0	0	2,283,996	2,512,396

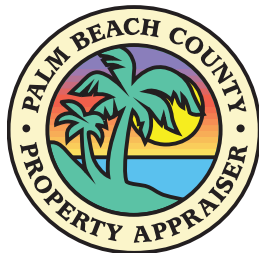
Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).

Assessment Reductions	Applies To	Value
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	659,604

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

[illegible]

* Due to the passage of Amendment 5 in 2024, the amount of the additional homestead exemption will increase with the rate of inflation.



00-42-47-16-23-002-0504 00164

POMISH MICHAEL &
POMISH NANCY
7306 MEADOWLAKE HILLS DR
BLOOMFIELD HILLS MI 48301-3603



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

Real Estate Parcel ID: 00-42-47-16-23-002-0504				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: AKOYA AT BOCA WEST COUNTRY CLUB CONDO UNIT B504										
	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	2,283,996	4.5000	10,277.98	2,512,396	4.2678	10,722.40	2,512,396	4.5000	11,305.78	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	2,283,996	.0330	75.37	2,512,396	.0210	52.76	2,512,396	.0210	52.76	
* Fire/Rescue	2,283,996	3.4581	7,898.29	2,512,396	3.2856	8,254.73	2,512,396	3.4581	8,688.12	
* Library Operating	2,283,996	.5491	1,254.14	2,512,396	.5213	1,309.71	2,512,396	.5491	1,379.56	
* Library Debt	2,283,996	.0000	.00	2,512,396	.0000	.00	2,512,396	.0000	.00	
PUBLIC SCHOOLS										
By State Law	3,437,000	3.0730	10,561.90	3,172,000	2.9449	9,341.22	3,172,000	3.0390	9,639.71	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	3,437,000	3.2480	11,163.38	3,172,000	3.1126	9,873.17	3,172,000	3.2480	10,302.66	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	2,283,996	.1026	234.34	2,512,396	.0977	245.46	2,512,396	.1026	257.77	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	2,283,996	.0948	216.52	2,512,396	.0906	227.62	2,512,396	.0948	238.18	
Everglades Construction	2,283,996	.0327	74.69	2,512,396	.0312	78.39	2,512,396	.0327	82.16	
FL Inland Navigation District	2,283,996	.0270	61.67	2,512,396	.0257	64.57	2,512,396	.0270	67.83	
Children's Services Council	2,283,996	.4908	1,120.99	2,512,396	.4642	1,166.25	2,512,396	.4908	1,233.08	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 ByntrnBch FL33426
Health Care District	2,283,996	.6561	1,498.53	2,512,396	.6205	1,558.94	2,512,396	.6561	1,648.38	9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Greater Boca Beach and Park	2,283,996	1.0800	2,466.72	2,512,396	1.0331	2,595.56	2,512,396	1.0331	2,595.56	9/08 6:00 PM (561)417-4599 21618 St Andrews Blv, Bca Rtn 33433
Total Millage Rate & Tax Amount		17.3452	46,904.52		16.5162	45,490.78		17.2523	47,491.55	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"			
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.			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.				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 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.										