

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,121,765	1,299,525

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	515,553	529,473	50,722	51,411	464,831	478,062
County Debt	515,553	529,473	50,722	51,411	464,831	478,062
Public Schools	515,553	529,473	25,000	25,000	490,553	504,473
Municipality Operating	515,553	529,473	50,722	51,411	464,831	478,062
Municipality Debt	515,553	529,473	50,722	51,411	464,831	478,062
Independent Special Dists	515,553	529,473	50,722	51,411	464,831	478,062

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- 2.7 percent in 2026	All Taxing Authorities	770,052

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	26,411

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.pbcapao.gov

06-42-47-03-11-000-0040 06154 HOMESTEAD

NEIMARK STANLEY &
NEIMARK BARBARA
5821 NW 25TH TER
BOCA RATON FL 33496-2227



Real Estate Parcel ID: 06-42-47-03-11-000-0040 Legal Description: BROKEN SOUND OF UNIVERSITY PARK PAR 28 LT 4				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 Your Property Taxes Last Year			COLUMN 2 Your Property Taxes This Year if no budget change is made			COLUMN 3 Your Property Taxes This Year if proposed budget change is made			See www.pbcpa.gov for public hearing updates
Taxing Authority *Dependent Special Districts											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 County Debt		464,831 464,831	4.5000 .0330	2,091.74 15.34	478,062 478,062	4.2678 .0210	2,040.27 10.04	478,062 478,062	4.5000 .0210	2,151.28 10.04	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS By State Law By Local Board		490,553 490,553	3.0730 3.2480	1,507.47 1,593.32	504,473 504,473	2.9449 3.1126	1,485.62 1,570.22	504,473 504,473	3.0390 3.2480	1,533.09 1,638.53	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
MUNICIPALITY Boca Raton Operating Boca Raton Debt		464,831 464,831	3.6476 .0173	1,695.52 8.04	478,062 478,062	3.4941 .0163	1,670.40 7.79	478,062 478,062	3.6476 .0163	1,743.78 7.79	9/08 5:15 PM (561)393-7730 6500 Congress Ave BocaRaton 33487
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District		464,831 464,831 464,831 464,831	.1026 .0948 .0327 .0270	47.69 44.07 15.20 12.55	478,062 478,062 478,062 478,062	.0977 .0906 .0312 .0257	46.71 43.31 14.92 12.29	478,062 478,062 478,062 478,062	.1026 .0948 .0327 .0270	49.05 45.32 15.63 12.91	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
Children's Services Council		464,831	.4908	228.14	478,062	.4642	221.92	478,062	.4908	234.63	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 ByntnBch FL33426
Health Care District		464,831	.6561	304.98	478,062	.6205	296.64	478,062	.6561	313.66	9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Greater Boca Beach and Park		464,831	1.0800	502.02	478,062	1.0331	493.89	478,062	1.0331	493.89	9/08 6:00 PM (561)417-4599 21618 St Andrews Blv, Bca Rtn 33433
Total Millage Rate & Tax Amount			17.0029	8,066.08		16.2197	7,914.02		16.9090	8,249.60	** 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	
BOCA RATON FIRE OPERATIONS		FIRE PROTECTION SERVICES			1	224.00	224.00			(561) 393-7850	
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES			1	217.00	217.00			(561) 697-2700	
Total Non-Ad Valorem Assessment							489.50				
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.											