

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
444,000	559,000

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	444,000	488,400	0	0	444,000	488,400
County Debt	444,000	488,400	0	0	444,000	488,400
Public Schools	444,000	559,000	0	0	444,000	559,000
Municipality Operating	444,000	488,400	0	0	444,000	488,400
Municipality Debt	444,000	488,400	0	0	444,000	488,400
Independent Special Dists	444,000	488,400	0	0	444,000	488,400

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	70,600

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).

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

12-43-46-16-D6-014-3000 12984
GRUBMAN STEWART &
GRUBMAN CATHERINE R
3209 CUMMINGS LN
BETHESDA MD 20815-3241



Real Estate Parcel ID: 12-43-46-16-D6-014-3000				<div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>			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: MIRAMAR GARDEN APTS COND APT 300 BLDG N										
	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										
County Operating	444,000	4.5000	1,998.00	488,400	4.1641	2,033.75	488,400	4.5000	2,197.80	9/10 5:05 PM (561) 355-3996
County Debt	444,000	.0188	8.35	488,400	.0396	19.34	488,400	.0396	19.34	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	444,000	3.2090	1,424.80	559,000	3.0302	1,693.88	559,000	3.0660	1,713.89	9/04 5:05 PM (561) 434-8837
By Local Board	444,000	3.2480	1,442.11	559,000	3.0671	1,714.51	559,000	3.2480	1,815.63	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Delray Beach Operating	444,000	6.3611	2,824.33	488,400	5.9063	2,884.64	488,400	5.9063	2,884.64	9/03 6:01 PM (561)243-7370
Delray Beach Debt	444,000	.1371	60.87	488,400	.0337	16.46	488,400	.0337	16.46	100 NW First Ave Delray Beach 33444
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	444,000	.1026	45.55	488,400	.0945	46.15	488,400	.1026	50.11	9/12 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	444,000	.0948	42.09	488,400	.0874	42.69	488,400	.0948	46.30	3301 Gun Club Rd B-1 Bldg WPB 33406
Everglades Construction	444,000	.0327	14.52	488,400	.0301	14.70	488,400	.0327	15.97	
FL Inland Navigation District	444,000	.0288	12.79	488,400	.0266	12.99	488,400	.0288	14.07	9/05 5:05 PM (561) 627-3386
Children's Services Council	444,000	.4908	217.92	488,400	.4535	221.49	488,400	.4908	239.71	1707 NE Indian River Dr Jensen Bch
Health Care District	444,000	.6761	300.19	488,400	.6247	305.10	488,400	.6561	320.44	9/11 5:01 PM (561) 740-7000
										2300 High Ridge Rd ByntnBch FL33426
										9/11 5:15 PM (561) 659-1270
										1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.8998	8,391.52		17.5578	9,005.70		18.1994	9,334.36	** 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			
SOLID WASTE AUTHORITY OF PBC CITY OF DELRAY BEACH	GARBAGE SERVICES		1	107.00	107.00		(561) 697-2700			
	STORMWATER ASSESSMENT		2.7	13.44	36.29		(561) 243-7324			
Total Non-Ad Valorem Assessment					143.29					
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.										