

**2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS**

Real Estate Parcel ID: 12-43-46-21-18-000-0120  
 Legal Description: BANYAN HOUSE CONDOMINIUM DWELLING NO 301

**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 <a href="http://www.pbcpa.gov">www.pbcpa.gov</a> for public hearing updates
TAXING AUTHORITY <small>*Dependent Special Districts</small>	Your Property Taxes Last Year			Your Property Taxes This Year <small>if no budget change is made</small>			Your Property Taxes This Year <small>If proposed budget change is made</small>			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	
<b>COUNTY</b>										
County Operating	800,415	4.5000	3,601.87	1,080,000	4.2413	4,580.60	1,080,000	4.5000	4,860.00	9/09 5:05 PM (561) 355-3996
County Debt	800,415	0.0396	31.70	1,080,000	0.0330	35.64	1,080,000	0.0330	35.64	301 N Olive Ave 6th Fl WPB 33401
<b>PUBLIC SCHOOL</b>										
By State Law	880,000	3.0660	2,698.08	1,080,000	2.9497	3,185.68	1,080,000	3.0730	3,318.84	9/10 5:05 PM (561) 434-8837
By Local Board	880,000	3.2480	2,858.24	1,080,000	3.1248	3,374.78	1,080,000	3.2480	3,507.84	3300 Forest Hill Blvd WPB 33406
<b>MUNICIPALITY</b>										
Delray Beach Operating	800,415	5.9063	4,727.49	1,080,000	5.6056	6,054.05	1,080,000	6.1611	6,653.99	9/03 5:01 PM (561)243-7370
Delray Beach Debt	800,415	0.0337	26.97	1,080,000	0.0309	33.37	1,080,000	0.0309	33.37	100 NW First Ave Delray Beach 33444
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	800,415	0.1026	82.12	1,080,000	0.0961	103.79	1,080,000	0.1026	110.81	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	800,415	0.0948	75.88	1,080,000	0.0889	96.01	1,080,000	0.0948	102.38	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	800,415	0.0327	26.17	1,080,000	0.0306	33.05	1,080,000	0.0327	35.32	
FL Inland Navigation District	800,415	0.0288	23.05	1,080,000	0.0270	29.16	1,080,000	0.0288	31.10	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994
Children's Services Council	800,415	0.4908	392.84	1,080,000	0.4611	497.99	1,080,000	0.4908	530.06	9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426
Health Care District	800,415	0.6561	525.15	1,080,000	0.6164	665.71	1,080,000	0.6561	708.59	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
<b>Total Millage Rate &amp; Tax Amount</b>		18.1994	15,069.56		17.3054	18,689.83		18.4518	19,927.94	<b>** SEE BELOW FOR EXPLANATION</b>

**\*\* EXPLANATION OF TAX NOTICE**

COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR" <small>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.</small>	COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" <small>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.</small>	COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" <small>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.</small>
--	---	---

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	116.00	116.00	(561) 697-2700
CITY OF DELRAY BEACH	STORMWATER ASSESSMENT	270	23.17	62.56	(561) 243-7324

**Total Non-Ad Valorem Assessment 178.56**

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 service 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 of this page.

**VALUE INFORMATION**

**Market Value**

Last Year (2024)	This Year (2025)
880,000	1,080,000

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 October 28, 2025** at 301 N Olive Ave, West Palm Beach, FL 33401.

12-43-46-21 -18-000-0120 12984  
 COUGHLIN JAMES R &  
 COUGHLIN SUSAN  
 41 YOUNG RD  
 KATONAH NY 10536-3215

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	800,415	1,080,000	0	0	800,415	1,080,000
County Debt	800,415	1,080,000	0	0	800,415	1,080,000
Public Schools	880,000	1,080,000	0	0	880,000	1,080,000
Municipality Operating	800,415	1,080,000	0	0	800,415	1,080,000
Municipality Debt	800,415	1,080,000	0	0	800,415	1,080,000
Independent Special Dists	800,415	1,080,000	0	0	800,415	1,080,000

**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	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 additional homestead exemption will increase with the rate of inflation.

**AMENDED**

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpa.gov](http://www.pbcpa.gov)

