

## VALUE INFORMATION

### Market Value

| Last Year ( 2024 ) | This Year ( 2025 ) |
|--------------------|--------------------|
| 108,477            | 120,541            |

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 15, 2025** 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          | 61,478         | 63,261    | 36,478     | 38,261    | 25,000        | 25,000    |
| County Debt               | 61,478         | 63,261    | 36,478     | 38,261    | 25,000        | 25,000    |
| County Dependent Dists    | 61,478         | 63,261    | 36,478     | 38,261    | 25,000        | 25,000    |
| Public Schools            | 61,478         | 63,261    | 25,000     | 25,000    | 36,478        | 38,261    |
| Municipality Operating    | 61,478         | 63,261    | 36,478     | 38,261    | 25,000        | 25,000    |
| Independent Special Dists | 61,478         | 63,261    | 36,478     | 38,261    | 25,000        | 25,000    |
|                           |                |           |            |           |               |           |
|                           |                |           |            |           |               |           |

**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  |
|----------------------------------------------------|------------------------|--------|
| Save our Homes Assessment Cap- 2.9 percent in 2025 | All Taxing Authorities | 57,280 |
|                                                    |                        |        |
|                                                    |                        |        |
|                                                    |                        |        |
|                                                    |                        |        |

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 | 13,261       |
|                       |                               |              |
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|                       |                               |              |

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](http://www.pbcpa.gov)

MATOS LOURDES &  
PEJACSEVICH CLAUDIA &  
3487 LA PALMAS CT APT B-1  
LAKE WORTH FL 33463-1862

18-42-44-23-10-203-0021 18983 HOMESTEAD



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              |                                                        |                                                                                                                                                                                                                                                                                 |                                                              |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Real Estate Parcel ID: 18-42-44-23-10-203-0021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                              |                                                        |                                                                                                                                                                                                                                                                                 | <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:<br>LA PINATA COND NO 1      BLDG 203 UNIT B-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                              |                                                        |                                                                                                                                                                                                                                                                                 |                                                              |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COLUMN 1                                                     |                                                        |                                                                                                                                                                                                                                                                                 | COLUMN 2                                                     |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             | COLUMN 3                                                                                                                                                                                                                                                                                                                                                                                                |                                                        |                                                  | See <a href="http://www.pbcpar.org">www.pbcpar.org</a> for public hearing updates                                                                                                                                                                                                    |
| <b>Taxing Authority</b><br>*Dependent Special Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Your Property Taxes Last Year                                |                                                        |                                                                                                                                                                                                                                                                                 | Your Property Taxes This Year<br>if no budget change is made |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             | Your Property Taxes This Year<br>if proposed budget change is made                                                                                                                                                                                                                                                                                                                                      |                                                        |                                                  | <b>A public hearing on the proposed taxes and budget will be held at the locations and dates below.</b>                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Taxable Value                                                | Millage Rate                                           | Tax Amount                                                                                                                                                                                                                                                                      | Taxable Value                                                | Millage Rate                                           | Tax Amount                                                                                                                                                                                                                                                                                                                                                                                                                                  | Taxable Value                                                                                                                                                                                                                                                                                                                                                                                           | Millage Rate                                           | Tax Amount                                       |                                                                                                                                                                                                                                                                                      |
| <b>COUNTY</b><br>County Operating<br>County Debt<br>* Library Operating<br>* Library Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 25,000<br>25,000<br>25,000<br>25,000                         | 4.5000<br>.0396<br>.5491<br>.0098                      | 112.50<br>.99<br>13.73<br>.25                                                                                                                                                                                                                                                   | 25,000<br>25,000<br>25,000<br>25,000                         | 4.2413<br>.0330<br>.5164<br>.0000                      | 106.03<br>.83<br>12.91<br>.00                                                                                                                                                                                                                                                                                                                                                                                                               | 25,000<br>25,000<br>25,000<br>25,000                                                                                                                                                                                                                                                                                                                                                                    | 4.5000<br>.0330<br>.5491<br>.0000                      | 112.50<br>.83<br>13.73<br>.00                    | 9/09 5:05 PM (561) 355-3996<br>301 N Olive Ave 6th Fl WPB 33401                                                                                                                                                                                                                      |
| <b>PUBLIC SCHOOLS</b><br>By State Law<br>By Local Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 36,478<br>36,478                                             | 3.0660<br>3.2480                                       | 111.84<br>118.48                                                                                                                                                                                                                                                                | 38,261<br>38,261                                             | 2.9497<br>3.1248                                       | 112.86<br>119.56                                                                                                                                                                                                                                                                                                                                                                                                                            | 38,261<br>38,261                                                                                                                                                                                                                                                                                                                                                                                        | 3.0730<br>3.2480                                       | 117.58<br>124.27                                 | 9/10 5:05 PM (561) 434-8837<br>3300 Forest Hill Blvd WPB 33406                                                                                                                                                                                                                       |
| <b>MUNICIPALITY</b><br>Greenacres Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 25,000                                                       | 6.3000                                                 | 157.50                                                                                                                                                                                                                                                                          | 25,000                                                       | 5.8641                                                 | 146.60                                                                                                                                                                                                                                                                                                                                                                                                                                      | 25,000                                                                                                                                                                                                                                                                                                                                                                                                  | 6.3000                                                 | 157.50                                           | 9/03 6:00 PM (561)642-2019<br>5800 Melaleuca Ln Greenacres 33463                                                                                                                                                                                                                     |
| <b>INDEPENDENT SPECIAL DISTRICTS</b><br>So. Fla. Water Mgmt. Basin<br>So. Fla. Water Mgmt. Dist.<br>Everglades Construction<br>FL Inland Navigation District<br><br>Children's Services Council<br>Health Care District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 25,000<br>25,000<br>25,000<br>25,000<br><br>25,000<br>25,000 | .1026<br>.0948<br>.0327<br>.0288<br><br>.4908<br>.6561 | 2.57<br>2.37<br>.82<br>.72<br><br>12.27<br>16.40                                                                                                                                                                                                                                | 25,000<br>25,000<br>25,000<br>25,000<br><br>25,000<br>25,000 | .0961<br>.0889<br>.0306<br>.0270<br><br>.4611<br>.6164 | 2.40<br>2.22<br>.77<br>.68<br><br>11.53<br>15.41                                                                                                                                                                                                                                                                                                                                                                                            | 25,000<br>25,000<br>25,000<br>25,000<br><br>25,000<br>25,000                                                                                                                                                                                                                                                                                                                                            | .1026<br>.0948<br>.0327<br>.0288<br><br>.4908<br>.6561 | 2.57<br>2.37<br>.82<br>.72<br><br>12.27<br>16.40 | 9/11 5:15 PM (561) 686-8800<br>3301 Gun Club Rd Bldg WPB 33406<br><br>9/04 5:15 PM (561) 627-3386<br>121 SW Flagler Ave Stuart FL 34994<br>9/15 5:01 PM (561) 740-7000<br>2300 High Ridge Rd ByntrnBch FL33426<br>9/17 5:15 PM (561) 659-1270<br>1515 N Flagler Dr Ste 101 WPB 33401 |
| <b>Total Millage Rate &amp; Tax Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                              | 19.1183                                                | 550.44                                                                                                                                                                                                                                                                          |                                                              | 18.0494                                                | 531.80                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         | 19.1089                                                | 561.56                                           | <b>** SEE BELOW FOR EXPLANATION</b>                                                                                                                                                                                                                                                  |
| <b>** EXPLANATION OF TAX NOTICE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                              |                                                        |                                                                                                                                                                                                                                                                                 |                                                              |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
| <b>COLUMN 1</b><br>"YOUR PROPERTY TAXES LAST YEAR"<br><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                              |                                                        | <b>COLUMN 2</b><br>"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"<br><br>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. |                                                              |                                                        | <b>COLUMN 3</b><br>"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"<br><br>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. |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
| <b>NON-AD VALOREM ASSESSMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                              |                                                        |                                                                                                                                                                                                                                                                                 |                                                              |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
| LEVYING AUTHORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PURPOSE OF ASSESSMENT                                        |                                                        | UNITS                                                                                                                                                                                                                                                                           | RATE                                                         | ASSESSMENT                                             | CONTACT NUMBER                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
| LAKE WORTH DRAINAGE DISTRICT<br>SOLID WASTE AUTHORITY OF PBC<br>SOLID WASTE - GREENACRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | FLOOD PROTECTION/WATER SUPPLY                                |                                                        | 1                                                                                                                                                                                                                                                                               | 48.50                                                        | 48.50                                                  | (561) 498-5363                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | GARBAGE SERVICES                                             |                                                        | 1                                                                                                                                                                                                                                                                               | 116.00                                                       | 116.00                                                 | (561) 697-2700                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SOLID WASTE                                                  |                                                        | 1                                                                                                                                                                                                                                                                               | 129.60                                                       | 129.60                                                 | (561) 642-2012                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
| <b>Total Non-Ad Valorem Assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                              |                                                        |                                                                                                                                                                                                                                                                                 |                                                              | <b>294.10</b>                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |
| 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.<br><b>NOTE:</b> 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.)<br><b>Non-Ad Valorem Assessments:</b> 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. |                                                              |                                                        |                                                                                                                                                                                                                                                                                 |                                                              |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                                  |                                                                                                                                                                                                                                                                                      |