JOHAN ROSENBERG ASTER ROSE REAL ESTATE COMPANY 4591 SOUTH RD WELLINGTON FL 33414-3341

Market **Value**

Last Year (2024) This Year (2025) 37,201 38.166

236254 DIS-73486

VALUE INFORMATION

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: Tangible Personal Property - (561) 355-2896.

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	Assesse	ed Value	Exem	ptions	Penalty		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	37,201	38,166	0	25,000	9,300	0	46,501	13,166
County Debt	37,201	38,166	0	25,000	9,300	0	46,501	13,166
County Dependent Dists	37,201	38,166	0	25,000	9,300	0	46,501	13,166
Public Schools	37,201	38,166	0	25,000	9,300	0	46,501	13,166
Municipality Operating	37,201	38,166	0	25,000	9,300	0	46,501	13,166
Independent Special Dists	37,201	38,166	0	25,000	9,300	0	46,501	13,166

Assessed Value is the market value Exemptions are specific dollar or Section 193.072, F.S., provides

your assessed value.

minus any assessment reductions. percentage amounts that reduce penalties for late filing or failure to calculate the tax due on your file a Tangible Personal Property Tax property (Assessed Value minus

Taxable Value is the value used to Exemptions plus penalty).



Assessment Reductions	Applies To	Value

Properties can receive an assessment reduction for a number of reasons including Pollution Control Devices.

Exemptions Applied	Applies To	Exempt Value
Tangible Personal Property	All Taxing Authorities	25,000

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).



2025 NOTICE OF PROPOSED PROPERTY TAXES

Tangible Personal Property Account Number: 236254 DIS-73486

Physical Location of Property:

4591 South RD

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 www.pbcpao.gov for public hearing updates	
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year		erty Taxe	s This Year e 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.	
	Taxable Value	alue Millage Rate Tax Amount		Taxable Value Millage Rate		Tax Amount	Taxable Value Millage Rate Tax Amour		Tax Amount	neid at the locations and dates selow.	
COUNTY County Operating County Debt * Fire/Rescue * Library Operating * Library Debt	46,501 46,501 46,501 46,501 46,501	4.5000 .0396 3.4581 .5491 .0098	209.25 1.84 160.81 25.53 .46	13,166 13,166 13,166 13,166 13,166	4.2413 .0330 3.2554 .5164 .0000	55.84 .43 42.86 6.80 .00	13,166 13,166 13,166 13,166 13,166	.0330 3.4581 .5491	59.25 .43 45.53 7.23 .00	301 N Olive Ave 6th FI WPB 33401	
PUBLIC SCHOOLS By State Law By Local Board	46,501 46,501	3.0660 3.2480	142.57 151.04	13,166 13,166	2.9497 3.1248	38.84 41.14	13,166 13,166		40.46 42.76		
MUNICIPALITY Wellington Operating	46,501	2.4700	114.86	13,166	2.3224	30.58	13,166	2.4700	32.52	9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414	
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council Health Care District	46,501 46,501 46,501 46,501 46,501	.1026 .0948 .0327 .0288 .4908	4.77 4.41 1.52 1.34 22.82 30.51	13,166 13,166 13,166 13,166 13,166 13,166	.0961 .0889 .0306 .0270 .4611	1.27 1.17 .40 .36 6.07 8.12	13,166 13,166 13,166 13,166 13,166	.0948 .0327 .0288 .4908	1.25 .43	3301 Gun Club Rd Bldg WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426	
Total Millage Rate & Tax Amount		18.7464	871.73		17.7631	233.88		18.7370	246.69	** 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.

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.)