

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
747,000	710,000

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 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	612,834	630,606	55,000	55,722	557,834	574,884
County Debt	612,834	630,606	55,000	55,722	557,834	574,884
Public Schools	612,834	630,606	30,000	30,000	582,834	600,606
Municipality Operating	612,834	630,606	55,000	55,722	557,834	574,884
Municipality Debt	612,834	630,606	55,000	55,722	557,834	574,884
Independent Special Dists	612,834	630,606	55,000	55,722	557,834	574,884

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	79,394

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
Widow	All Taxing Authorities	5,000
Additional Homestead*	Non-School Taxing Authorities	25,722

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

24-43-47-04-53-000-1011 24984 HOMESTEAD
TEPPER CATHE B
TEPPER CATHE B TR
3720 S OCEAN BLVD APT 101A
HIGHLAND BEACH FL 33487-3389



Real Estate Parcel ID: 24-43-47-04-53-000-1011				<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: TOSCANA WEST CONDOMINIUM UNIT 101A										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpar.org 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	557,834	4.5000	2,510.25	574,884	4.2413	2,438.26	574,884	4.5000	2,586.98	9/09 5:05 PM (561) 355-3996
County Debt	557,834	.0396	22.09	574,884	.0330	18.97	574,884	.0330	18.97	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	582,834	3.0660	1,786.97	600,606	2.9497	1,771.61	600,606	3.0730	1,845.66	9/10 5:05 PM (561) 434-8837
By Local Board	582,834	3.2480	1,893.04	600,606	3.1248	1,876.77	600,606	3.2480	1,950.77	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Highland Beach Operating	557,834	3.4040	1,898.87	574,884	3.1889	1,833.25	574,884	3.4159	1,963.75	9/04 5:01 PM (561)278-4548
Highland Beach Debt	557,834	.1835	102.36	574,884	.1716	98.65	574,884	.1716	98.65	3614 S Ocean Blv Highland Bch 33487
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	557,834	.1026	57.23	574,884	.0961	55.25	574,884	.1026	58.98	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	557,834	.0948	52.88	574,884	.0889	51.11	574,884	.0948	54.50	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	557,834	.0327	18.24	574,884	.0306	17.59	574,884	.0327	18.80	
FL Inland Navigation District	557,834	.0288	16.07	574,884	.0270	15.52	574,884	.0288	16.56	9/04 5:15 PM (561) 627-3386
Children's Services Council	557,834	.4908	273.78	574,884	.4611	265.08	574,884	.4908	282.15	121 SW Flagler Ave Stuart FL 34994
Health Care District	557,834	.6561	365.99	574,884	.6164	354.36	574,884	.6561	377.18	9/15 5:01 PM (561) 740-7000
										2300 High Ridge Rd ByntrnBch FL33426
										9/17 5:15 PM (561) 659-1270
										1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		15.8469	8,997.77		15.0294	8,796.42		15.8473	9,272.95	** 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	GARBAGE SERVICES			1	116.00	116.00	(561) 697-2700			
Total Non-Ad Valorem Assessment						116.00				
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.										