

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
270,726	309,076

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.

HSBC BANK USA NATIONAL ASSN TR
 1661 WORTHINGTON RD STE 100
 WEST PALM BEACH FL 33409-6493

38-43-44-16-06-003-0190 38452 HOMESTEAD

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	83,532	85,954	50,000	50,722	33,532	35,232
County Debt	83,532	85,954	50,000	50,722	33,532	35,232
County Dependent Dists	83,532	85,954	50,000	50,722	33,532	35,232
Public Schools	83,532	85,954	25,000	25,000	58,532	60,954
Municipality Operating	83,532	85,954	50,000	50,722	33,532	35,232
Municipality Debt	83,532	85,954	50,000	50,722	33,532	35,232
Independent Special Dists	83,532	85,954	50,000	50,722	33,532	35,232

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	223,122

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	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



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

Real Estate Parcel ID: 38-43-44-16-06-003-0190			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.			
Legal Description: LAKE WORTH HEIGHTS LOT 19 BLK 3									
	COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpa.gov for public hearing updates
Taxing Authority <small>*Dependent Special Districts</small>	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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	
COUNTY									
County Operating	33,532	4.5000	150.89	35,232	4.2413	149.43	35,232	4.5000	158.54
County Debt	33,532	.0396	1.33	35,232	.0330	1.16	35,232	.0330	1.16
* Fire/Rescue	33,532	3.4581	115.96	35,232	3.2554	114.69	35,232	3.4581	121.84
PUBLIC SCHOOLS									
By State Law	58,532	3.0660	179.46	60,954	2.9497	179.80	60,954	3.0730	187.31
By Local Board	58,532	3.2480	190.11	60,954	3.1248	190.47	60,954	3.2480	197.98
MUNICIPALITY									
Lake Worth Beach Operating	33,532	5.4945	184.24	35,232	5.1020	179.75	35,232	5.4945	193.58
Lake Worth Beach Debt	33,532	.9200	30.85	35,232	.4000	14.09	35,232	.4000	14.09
INDEPENDENT SPECIAL DISTRICTS									
So. Fla. Water Mgmt. Basin	33,532	.1026	3.44	35,232	.0961	3.39	35,232	.1026	3.61
So. Fla. Water Mgmt. Dist.	33,532	.0948	3.18	35,232	.0889	3.13	35,232	.0948	3.34
Everglades Construction	33,532	.0327	1.10	35,232	.0306	1.08	35,232	.0327	1.15
FL Inland Navigation District	33,532	.0288	.97	35,232	.0270	.95	35,232	.0288	1.01
Children's Services Council	33,532	.4908	16.46	35,232	.4611	16.25	35,232	.4908	17.29
Health Care District	33,532	.6561	22.00	35,232	.6164	21.72	35,232	.6561	23.12
Total Millage Rate & Tax Amount		22.1320	899.99		20.4263	875.91		21.6124	924.02

9/09 5:05 PM (561) 355-3996
301 N Olive Ave 6th Fl WPB 33401

9/10 5:05 PM (561) 434-8837
3300 Forest Hill Blvd WPB 33406

9/11 5:01 PM (561)586-1654
7 N Dixie Hwy Lk Worth Bch 33460

9/11 5:15 PM (561) 686-8800
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
9/17 5:15 PM (561) 659-1270
1515 N Flagler Dr Ste 101 WPB 33401

** 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.
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NON-AD VALOREM ASSESSMENT

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	207.00	207.00	(561) 697-2700
LAKE WORTH-REFUSE COLLECTION	SOLID WASTE ASSESSMENT	1	271.55	271.55	(561) 586-1720
LAKE WORTH - STORMWATER	STORM WATER ASSESSMENT	1	120.31	120.31	(561) 586-1720
Total Non-Ad Valorem Assessment				598.86	

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.