2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 40-43-45-03-01-000-0172 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: HYPOLUXO ISLAND ADD E 109 FT OF LT 17, E receive opinions from the general public and to answer questions on the proposed tax change and 109 FT OF N 5 FT OF LT 18 & E 115 FT OF S 45 FT OF budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the *Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value | Millage Rate | Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 4.244.48 975,766 4.138.52 943,217 4.5000 4.2413 975,766 4.5000 4,390.95 9/09 5:05 PM (561) 355-3996 County Operating County Debt 943,217 0.0396 37.35 975.766 0.0330 32.20 975,766 0.0330 32.20 301 N Olive Ave 6th FI WPB 33401 3.261.74 Fire/Rescue 943,217 3.4581 975,766 3.2554 3.176.51 975,766 3.4581 3,374.30 PUBLIC SCHOOL By State Law 943.217 3.0660 2,891.90 975,766 2.9497 2,878.22 975.766 3.0730 2.998.53 9/10 5:05 PM (561) 434-8837 3,063.57 975,766 3,049.07 975.766 By Local Board 943.217 3.2480 3.1248 3.2480 3.169.29 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY 943.217 3.7500 3.537.06 975,766 3.5322 3,446.60 975,766 3.7500 3.659.12 9/08 5:30 PM (561)540-5000 Lantana Operating 500 Greynolds Cir Lantana 33462 INDEPENDENT SPECIAL DISTRICTS 975,766 0.0961 93.77 975,766 So. Fla. Water Mgmt. Basin 943.217 0.1026 96.77 0.1026 100.11 9/11 5:15 PM (561) 686-8800 943.217 0.0948 89.42 975,766 0.0889 86.75 975.766 0.0948 92.50 3301 Gun Club Rd Bldg WPB 33406 So. Fla. Water Mamt. Dist. 975,766 29.86 31.91 **Everglades Construction** 943.217 0.0327 30.84 0.0306 975.766 0.0327 FL Inland Navigation District 943.217 0.0288 27.16 975,766 0.0270 26.35 975,766 0.0288 28.10 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 Children's Services Council 943,217 0.4908 462.93 975.766 0.4611 449.93 478.91 975,766 0.4908 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 943,217 0.6561 618.84 975,766 0.6164 601.46 Health Care District 975,766 0.6561 640.20 1515 N Flagler Dr Ste 101 WPB 33401 Total Millage Rate & Tax Amount * * SEE BELOW FOR EXPLANATION 19.4675 18.362.06 18.4565 18,009.24 19.4679 18.996.12 * * EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows the taxes that applied last year to your property. This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES These amounts were based on budgets adopted last year and your NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. and your current assessment. **NON-AD VALOREM ASSESSMENTS** PURPOSE OF ASSESSMENT LEVYING AUTHORITY **UNITS** RATE ASSESSMENT CONTACT NUMBER SOLID WASTE AUTHORITY OF PBC **GARBAGE SERVICES** 207.00 207.00 (561) 697-2700 SOLID WASTE - LANTANA SOLID WASTE 347.28 347.28 (561) 540-5000 TOWN OF LANTANA STORMWATER ASSESSMENT 72.00 72.00 (561) 540-5000

Total Non-Ad Valorem Assessment

626.28

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 maximun 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) 943,217

975,766

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	Assesse	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	943,217	975,766	0	0	943,217	975,766	
County Debt	943,217	975,766	0	0	943,217	975,766	
County Dependent Dists	943,217	975,766	0	0	943,217	975,766	
Public Schools	943,217	975,766	0	0	943,217	975,766	
Municipality Operating	943,217	975,766	0	0	943,217	975,766	
Independent Special Dists	943,217	975,766	0	0	943,217	975,766	

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).

40-43-45-03-01-000-0172 40534 COOL BEACH HOUSE LLC 27 HUDSON AVE BOYNTON BEACH FL 33435-5205



^{*} Due to the passage of Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.