

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

Real Estate Parcel ID: 40-43-45-03-21-000-1090  
 Legal Description: POINT MANALAPAN PL 6 LOT 109

**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 <a href="http://www.pbcpa.gov">www.pbcpa.gov</a> for public hearing updates
TAXING AUTHORITY <small>*Dependent Special Districts</small>	Your Property Taxes Last Year			Your Property Taxes This Year <small>if no budget change is made</small>			Your Property Taxes This Year <small>If proposed budget change is made</small>			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	Tax Amount	
<b>COUNTY</b>										
County Operating	936,527	4.5000	4,214.37	964,414	4.2413	4,090.37	964,414	4.5000	4,339.86	9/09 5:05 PM (561) 355-3996
County Debt	936,527	0.0396	37.09	964,414	0.0330	31.83	964,414	0.0330	31.83	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	936,527	3.4581	3,238.60	964,414	3.2554	3,139.55	964,414	3.4581	3,335.04	
<b>PUBLIC SCHOOL</b>										
By State Law	961,527	3.0660	2,948.04	990,136	2.9497	2,920.60	990,136	3.0730	3,042.69	9/10 5:05 PM (561) 434-8837
By Local Board	961,527	3.2480	3,123.04	990,136	3.1248	3,093.98	990,136	3.2480	3,215.96	3300 Forest Hill Blvd WPB 33406
<b>MUNICIPALITY</b>										
Lantana Operating	936,527	3.7500	3,511.98	964,414	3.5322	3,406.50	964,414	3.7500	3,616.55	9/08 5:30 PM (561)540-5000 500 Greynolds Cir Lantana 33462
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	936,527	0.1026	96.09	964,414	0.0961	92.68	964,414	0.1026	98.95	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	936,527	0.0948	88.78	964,414	0.0889	85.74	964,414	0.0948	91.43	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	936,527	0.0327	30.62	964,414	0.0306	29.51	964,414	0.0327	31.54	
FL Inland Navigation District	936,527	0.0288	26.97	964,414	0.0270	26.04	964,414	0.0288	27.78	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994
Children's Services Council	936,527	0.4908	459.65	964,414	0.4611	444.69	964,414	0.4908	473.33	9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426
Health Care District	936,527	0.6561	614.46	964,414	0.6164	594.46	964,414	0.6561	632.75	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
<b>Total Millage Rate &amp; Tax Amount</b>		19.4675	18,389.69		18.4565	17,955.95		19.4679	18,937.71	<b>** SEE BELOW FOR EXPLANATION</b>

**\*\* EXPLANATION OF TAX NOTICE**

COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR" <small>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.</small>	COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" <small>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.</small>	COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" <small>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.</small>
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**NON-AD VALOREM ASSESSMENTS**

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
SOLID WASTE - LANTANA	SOLID WASTE	1	347.28	347.28	(561) 540-5000
TOWN OF LANTANA	STORMWATER ASSESSMENT	1	168.31	168.31	(561) 540-5000

**Total Non-Ad Valorem Assessment 722.59**

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 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 of this page.

**VALUE INFORMATION**

**Market Value**

Last Year (2024)	This Year (2025)
986,527	1,032,472

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.

40-43-45-03-21-000-1090 40534 HOMESTEAD  
 FACOMPRE MICHELLE &  
 SMITH ZACHARY  
 901 S ATLANTIC DR  
 LAKE WORTH FL 33462-1929

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	986,527	1,015,136	50,000	50,722	936,527	964,414
County Debt	986,527	1,015,136	50,000	50,722	936,527	964,414
County Dependent Dists	986,527	1,015,136	50,000	50,722	936,527	964,414
Public Schools	986,527	1,015,136	25,000	25,000	961,527	990,136
Municipality Operating	986,527	1,015,136	50,000	50,722	936,527	964,414
Independent Special Dists	986,527	1,015,136	50,000	50,722	936,527	964,414

**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	17,336

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
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 additional homestead exemption will increase with the rate of inflation.

