

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
731,768	793,153

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 14, 2026** 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	208,243	213,866	80,722	81,411	127,521	132,455
County Debt	208,243	213,866	80,722	81,411	127,521	132,455
County Dependent Dists	208,243	213,866	80,722	81,411	127,521	132,455
Public Schools	208,243	213,866	30,000	30,000	178,243	183,866
Municipality Operating	208,243	213,866	105,722	106,411	102,521	107,455
Independent Special Dists	208,243	213,866	55,722	56,411	152,521	157,455

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- 2.7 percent in 2026	All Taxing Authorities	579,287

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	26,411
Senior - County	County Taxing Authority	25,000
Senior - Municipal	Municipal Taxing Authority	50,000

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).

* 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

41-41-43-17-01-247-0020 41486 HOMESTEAD
BETCHER TERESAK
BETCHER TERESAK TR
15121 ROBERTS WAY
LOXAHATCHEE FL 33470-4238



Real Estate Parcel ID: 41-41-43-17-01-247-0020				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: LOXAHATCHEE GROVES E 322.50 FT OF W 645 FT OF TR 47 BLK B										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.gov 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										9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	127,521	4.5000	573.84	132,455	4.2678	565.29	132,455	4.5000	596.05	
County Debt	127,521	.0330	4.21	132,455	.0210	2.78	132,455	.0210	2.78	
* Fire/Rescue	127,521	3.4581	440.98	132,455	3.2856	435.19	132,455	3.4581	458.04	
* Library Operating	127,521	.5491	70.02	132,455	.5213	69.05	132,455	.5491	72.73	
* Library Debt	127,521	.0000	.00	132,455	.0000	.00	132,455	.0000	.00	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
PUBLIC SCHOOLS										
By State Law	178,243	3.0730	547.74	183,866	2.9449	541.47	183,866	3.0390	558.77	
By Local Board	178,243	3.2480	578.93	183,866	3.1126	572.30	183,866	3.2480	597.20	
MUNICIPALITY										
Loxahatchee Groves Operating	102,521	3.2564	333.85	107,455	2.9733	319.50	107,455	3.2564	349.92	9/08 6:00 PM (561)793-2418 155 F Road LoxahatcheeGrvs33470
INDEPENDENT SPECIAL DISTRICTS										9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Basin	152,521	.1026	15.65	157,455	.0977	15.38	157,455	.1026	16.15	
So. Fla. Water Mgmt. Dist.	152,521	.0948	14.46	157,455	.0906	14.27	157,455	.0948	14.93	
Everglades Construction	152,521	.0327	4.99	157,455	.0312	4.91	157,455	.0327	5.15	
FL Inland Navigation District	152,521	.0270	4.12	157,455	.0257	4.05	157,455	.0270	4.25	
Children's Services Council	152,521	.4908	74.86	157,455	.4642	73.09	157,455	.4908	77.28	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd BytnBch FL33426
Health Care District	152,521	.6561	100.07	157,455	.6205	97.70	157,455	.6561	103.31	9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		19.5216	2,763.72		18.4564	2,714.98		19.4756	2,856.56	** 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		
LOX GROVES WCD SCR1 MAINT		MAINTENANCE		5.0007	310.00	1,550.22		(561) 793-0884		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	217.00	217.00		(561) 697-2700		
SOLID WASTE LOXAHATCHEE GROVES		GARBAGE/TRASH SERVICES		1	300.00	300.00		(561) 793-2418		
Total Non-Ad Valorem Assessment						2,067.22				
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.										