

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
524,794	527,730

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	524,794	527,730	50,722	51,411	474,072	476,319
County Debt	524,794	527,730	50,722	51,411	474,072	476,319
County Dependent Dists	524,794	527,730	50,722	51,411	474,072	476,319
Public Schools	524,794	527,730	25,000	25,000	499,794	502,730
Municipality Operating	524,794	527,730	50,722	51,411	474,072	476,319
Independent Special Dists	524,794	527,730	50,722	51,411	474,072	476,319

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	Exempt Value
Homestead	All Taxing Authorities	25,000
Additional Homestead*	Non-School Taxing Authorities	26,411

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.pbcpao.gov

41-41-43-17-01-530-0010 41486 HOMESTEAD
HOOSAC MIRANDA J &
TERRY JAMES D
13578 EDITH RD
LOXAHATCHEE GROVES FL 33470-4911



Real Estate Parcel ID: 41-41-43-17-01-530-0010 Legal Description: LOXAHATCHEE GROVES S 1/2 OF TRACT 30 (LESS E 258.05 FT & W 774.15 FT) BLK E				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 Your Property Taxes Last Year			COLUMN 2 Your Property Taxes This Year if no budget change is made			COLUMN 3 Your Property Taxes This Year if proposed budget change is made			See www.pbcpar.org for public hearing updates		
Taxing Authority *Dependent Special Districts											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			Taxable Value Millage Rate Tax Amount					
COUNTY County Operating County Debt * Fire/Rescue * Library Operating * Library Debt		474,072 4.5000 2,133.32 474,072 .0330 15.64 474,072 3.4581 1,639.39 474,072 .5491 260.31 474,072 .0000 .00			476,319 4.2678 2,032.83 476,319 .0210 10.00 476,319 3.2856 1,564.99 476,319 .5213 248.31 476,319 .0000 .00			476,319 4.5000 2,143.44 476,319 .0210 10.00 476,319 3.4581 1,647.16 476,319 .5491 261.55 476,319 .0000 .00			9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401		
PUBLIC SCHOOLS By State Law By Local Board		499,794 3.0730 1,535.87 499,794 3.2480 1,623.33			502,730 2.9449 1,480.49 502,730 3.1126 1,564.80			502,730 3.0390 1,527.80 502,730 3.2480 1,632.87			9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406		
MUNICIPALITY Loxahatchee Groves Operating		474,072 3.2564 1,543.77			476,319 2.9733 1,416.24			476,319 3.2564 1,551.09			9/08 6:00 PM (561)793-2418 155 F Road LoxahatcheeGrvs33470		
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District		474,072 .1026 48.64 474,072 .0948 44.94 474,072 .0327 15.50 474,072 .0270 12.80			476,319 .0977 46.54 476,319 .0906 43.15 476,319 .0312 14.86 476,319 .0257 12.24			476,319 .1026 48.87 476,319 .0948 45.16 476,319 .0327 15.58 476,319 .0270 12.86			9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406		
Children's Services Council Health Care District		474,072 .4908 232.67 474,072 .6561 311.04			476,319 .4642 221.11 476,319 .6205 295.56			476,319 .4908 233.78 476,319 .6561 312.51			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 ByntnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401		
Total Millage Rate & Tax Amount		19.5216 9,417.22			18.4564 8,951.12			19.4756 9,442.67			** 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.					
NON-AD VALOREM ASSESSMENT													
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT		UNITS	RATE	ASSESSMENT		CONTACT NUMBER					
LOXAHATCHEE GROVES WATER CONT. MAINT SOLID WASTE AUTHORITY OF PBC SOLID WASTE LOXAHATCHEE GROVES		MAINTENANCE GARBAGE SERVICES GARBAGE/TRASH SERVICES		1.9994 1 1	310.00 217.00 300.00	619.81 217.00 300.00		(561) 793-0884 (561) 697-2700 (561) 793-2418					
Total Non-Ad Valorem Assessment						1,136.81							
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.													