

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
697,585	709,823

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	259,055	266,049	75,722	76,411	183,333	189,638
County Debt	259,055	266,049	75,722	76,411	183,333	189,638
County Dependent Dists	259,055	266,049	75,722	76,411	183,333	189,638
Public Schools	259,055	266,049	25,000	25,000	234,055	241,049
Municipality Operating	259,055	266,049	100,722	101,411	158,333	164,638
Independent Special Dists	259,055	266,049	50,722	51,411	208,333	214,638

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	443,774

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
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

41-41-43-17-01-631-0030 41486 HOMESTEAD
GREIN HORST
PAYTON DOMINIQUE C/O
2401 NE 46TH ST
LIGHTHOUSE POINT FL 33064-7256



Real Estate Parcel ID: 41-41-43-17-01-631-0030				<div style="text-align: center; font-size: 24pt; font-weight: bold;">DO NOT PAY</div> <div style="text-align: center;">THIS IS NOT A BILL</div>			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 PARCEL D OF TR 31 BLK F										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpar.org 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										
County Operating	183,333	4.5000	825.00	189,638	4.2678	809.34	189,638	4.5000	853.37	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	183,333	.0330	6.05	189,638	.0210	3.98	189,638	.0210	3.98	
* Fire/Rescue	183,333	3.4581	633.98	189,638	3.2856	623.07	189,638	3.4581	655.79	
* Library Operating	183,333	.5491	100.67	189,638	.5213	98.86	189,638	.5491	104.13	
* Library Debt	183,333	.0000	.00	189,638	.0000	.00	189,638	.0000	.00	
PUBLIC SCHOOLS										
By State Law	234,055	3.0730	719.25	241,049	2.9449	709.87	241,049	3.0390	732.55	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	234,055	3.2480	760.21	241,049	3.1126	750.29	241,049	3.2480	782.93	
MUNICIPALITY										
Loxahatchee Groves Operating	158,333	3.2564	515.60	164,638	2.9733	489.52	164,638	3.2564	536.13	9/08 6:00 PM (561)793-2418 155 F Road LoxahatcheeGrvs33470
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	208,333	.1026	21.37	214,638	.0977	20.97	214,638	.1026	22.02	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	208,333	.0948	19.75	214,638	.0906	19.45	214,638	.0948	20.35	
Everglades Construction	208,333	.0327	6.81	214,638	.0312	6.70	214,638	.0327	7.02	
FL Inland Navigation District	208,333	.0270	5.62	214,638	.0257	5.52	214,638	.0270	5.80	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
Children's Services Council	208,333	.4908	102.25	214,638	.4642	99.63	214,638	.4908	105.34	
Health Care District	208,333	.6561	136.69	214,638	.6205	133.18	214,638	.6561	140.82	
Total Millage Rate & Tax Amount		19.5216	3,853.25		18.4564	3,770.38		19.4756	3,970.23	** 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		MAINTENANCE		2.5	310.00	775.00		(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						1,292.00				
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										