

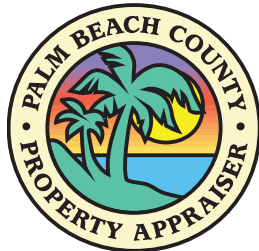
Market Value

Last Year (2025)	This Year (2026)
3,350,000	3,000,000

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	2,181,509	2,399,660	0	0	2,181,509	2,399,660
County Debt	2,181,509	2,399,660	0	0	2,181,509	2,399,660
Public Schools	3,350,000	3,000,000	0	0	3,350,000	3,000,000
Municipality Operating	2,181,509	2,399,660	0	0	2,181,509	2,399,660
Independent Special Dist	2,181,509	2,399,660	0	0	2,181,509	2,399,660

Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).



Assessment Reductions	Applies To	Value
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	600,340

[illegible]

* 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

50-43-43-26-05-000-7280 50411

SMITH MICHAEL W
466 N RIDGE ST
PORT CHESTER NY 10573-1108



Real Estate Parcel ID: 50-43-43-26-05-000-7280				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: WINTHROP HOUSE COND APT PH 11										
	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 County Operating County Debt	2,181,509 2,181,509	4.5000 .0330	9,816.79 71.99	2,399,660 2,399,660	4.2678 .0210	10,241.27 50.39	2,399,660 2,399,660	4.5000 .0210	10,798.47 50.39	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS By State Law By Local Board	3,350,000 3,350,000	3.0730 3.2480	10,294.55 10,880.80	3,000,000 3,000,000	2.9449 3.1126	8,834.70 9,337.80	3,000,000 3,000,000	3.0390 3.2480	9,117.00 9,744.00	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
MUNICIPALITY Palm Beach Operating	2,181,509	2.6110	5,695.92	2,399,660	2.4094	5,781.74	2,399,660	2.6110	6,265.51	9/08 5:01PM (561)838-5444 360 South County Road PB 33480
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council Health Care District	2,181,509 2,181,509 2,181,509 2,181,509 2,181,509 2,181,509	.1026 .0948 .0327 .0270 .4908 .6561	223.82 206.81 71.34 58.90 1,070.68 1,431.29	2,399,660 2,399,660 2,399,660 2,399,660 2,399,660 2,399,660	.0977 .0906 .0312 .0257 .4642 .6205	234.45 217.41 74.87 61.67 1,113.92 1,488.99	2,399,660 2,399,660 2,399,660 2,399,660 2,399,660 2,399,660	.1026 .0948 .0327 .0270 .4908 .6561	246.21 227.49 78.47 64.79 1,177.75 1,574.42	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406 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 ByrntnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		14.8690	39,822.89		14.0856	37,437.21		14.8230	39,344.50	** 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	
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES			1	122.00	122.00			(561) 697-2700	
PALM BEACH UNDERGROUND UTILITIES	UNDERGROUND UTILITIES ASSESSMT			1	234.72	234.72			(561) 838-5444	
Total Non-Ad Valorem Assessment						356.72				
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.										