

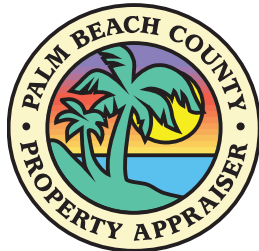
Market Value

Last Year (2025)	This Year (2026)
2,050,000	1,950,000

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	1,361,613	1,497,774	0	0	1,361,613	1,497,774
County Debt	1,361,613	1,497,774	0	0	1,361,613	1,497,774
Public Schools	2,050,000	1,950,000	0	0	2,050,000	1,950,000
Municipality Operating	1,361,613	1,497,774	0	0	1,361,613	1,497,774
Independent Special Dist	1,361,613	1,497,774	0	0	1,361,613	1,497,774

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	452,226

[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

50-43-44-23-07-003-0012 50447

WARAN HOLDINGS INC
WECHSLER ARTHUR J C/O
145 FINCHLEY
HAMPSTEAD QC
H3X 3A3 CANADA



Real Estate Parcel ID: 50-43-44-23-07-003-0012				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: TWENTY FIVE HUNDRED SOUTH OCEAN BLVD COND UNIT 3-A-2										
	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	1,361,613	4.5000	6,127.26	1,497,774	4.2678	6,392.20	1,497,774	4.5000	6,739.98	9/03 5:05 PM (561) 355-3996
County Debt	1,361,613	.0330	44.93	1,497,774	.0210	31.45	1,497,774	.0210	31.45	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	2,050,000	3.0730	6,299.65	1,950,000	2.9449	5,742.56	1,950,000	3.0390	5,926.05	9/9 5:05 PM (561) 434-8837
By Local Board	2,050,000	3.2480	6,658.40	1,950,000	3.1126	6,069.57	1,950,000	3.2480	6,333.60	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Palm Beach Operating	1,361,613	2.6110	3,555.17	1,497,774	2.4094	3,608.74	1,497,774	2.6110	3,910.69	9/08 5:01PM (561)838-5444 360 South County Road PB 33480
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	1,361,613	.1026	139.70	1,497,774	.0977	146.33	1,497,774	.1026	153.67	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	1,361,613	.0948	129.08	1,497,774	.0906	135.70	1,497,774	.0948	141.99	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	1,361,613	.0327	44.52	1,497,774	.0312	46.73	1,497,774	.0327	48.98	
FL Inland Navigation District	1,361,613	.0270	36.76	1,497,774	.0257	38.49	1,497,774	.0270	40.44	9/10 5:05 PM (561) 627-3386
Children's Services Council	1,361,613	.4908	668.28	1,497,774	.4642	695.27	1,497,774	.4908	735.11	1912 NE Jen Bch Blvd Jen Bch 34957
Health Care District	1,361,613	.6561	893.35	1,497,774	.6205	929.37	1,497,774	.6561	982.69	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		14.8690	24,597.10		14.0856	23,836.41		14.8230	25,044.65	** 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			
SOLID WASTE AUTHORITY OF PBC PALM BEACH UNDERGROUND UTILITIES	GARBAGE SERVICES		1	122.00	122.00		(561) 697-2700			
	UNDERGROUND UTILITIES ASSESSMT		1	599.28	599.28		(561) 838-5444			
Total Non-Ad Valorem Assessment					721.28					
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.										