

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,246,830	1,252,051

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	867,130	890,543	50,722	51,411	816,408	839,132
County Debt	867,130	890,543	50,722	51,411	816,408	839,132
County Dependent Dists	867,130	890,543	50,722	51,411	816,408	839,132
Public Schools	867,130	890,543	25,000	25,000	842,130	865,543
Municipality Operating	867,130	890,543	50,722	51,411	816,408	839,132
Independent Special Dists	867,130	890,543	50,722	51,411	816,408	839,132

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	361,508

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.pbcapao.gov

LUO TSUN YEN &
LUO GABRIELLE K
13629 DUMONT RD
PALM BEACH GARDENS FL 33418-6195

52-42-41-26-09-000-1380 52461 HOMESTEAD



Real Estate Parcel ID: 52-42-41-26-09-000-1380 Legal Description: ALTON NEIGHBORHOOD 3 LT 138				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			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											9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401 9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406 9/10 6:00 PM (561)799-4108 10500 N Mlty TrL P.B.GardensFL33410 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 ByntnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
County Operating		816,408	4.5000	3,673.84	839,132	4.2678	3,581.25	839,132	4.5000	3,776.09	
County Debt		816,408	.0330	26.94	839,132	.0210	17.62	839,132	.0210	17.62	
* Library Operating		816,408	.5491	448.29	839,132	.5213	437.44	839,132	.5491	460.77	
* Library Debt		816,408	.0000	.00	839,132	.0000	.00	839,132	.0000	.00	
PUBLIC SCHOOLS											
By State Law		842,130	3.0730	2,587.87	865,543	2.9449	2,548.94	865,543	3.0390	2,630.39	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board		842,130	3.2480	2,735.24	865,543	3.1126	2,694.09	865,543	3.2480	2,811.28	
MUNICIPALITY											9/10 6:00 PM (561)799-4108 10500 N Mlty TrL P.B.GardensFL33410 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 ByntnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
Palm Beach Gardens Operating		816,408	5.0537	4,125.88	839,132	4.7795	4,010.63	839,132	5.0537	4,240.72	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin		816,408	.1026	83.76	839,132	.0977	81.98	839,132	.1026	86.09	
So. Fla. Water Mgmt. Dist.		816,408	.0948	77.40	839,132	.0906	76.03	839,132	.0948	79.55	
Everglades Congmt. District		816,408	.0327	26.70	839,132	.0312	26.18	839,132	.0327	27.44	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 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
FL Inland Navigation District		816,408	.0270	22.04	839,132	.0257	21.57	839,132	.0270	22.66	
Children's Services Council		816,408	.4908	400.69	839,132	.4642	389.53	839,132	.4908	411.85	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 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
Health Care District		816,408	.6561	535.65	839,132	.6205	520.68	839,132	.6561	550.55	
Jupiter Inlet District		816,408	.0722	58.94	839,132	.0681	57.14	839,132	.0722	60.59	
Total Millage Rate & Tax Amount			17.9330	14,803.24		17.0451	14,463.08		17.8870	15,175.60	** 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.							