ROAN RONALD P & ROAN MARLENE 1 CUILLAN CIR PALM BEACH GARDENS FL 33418-6821

Market Value

Last Year (2024) This Year (2025)
754.052 790.578

52-42-42-09-08-000-2770 52401 HOMESTEAD

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.

VALUE INFORMATION

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 15, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assessed Value		Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	317,565	326,774	50,000	50,722	267,565	276,052
County Debt	317,565	326,774	50,000	50,722	267,565	276,052
County Dependent Dists	317,565	326,774	50,000	50,722	267,565	276,052
Public Schools	317,565	326,774	25,000	25,000	292,565	301,774
Municipality Operating	317,565	326,774	50,000	50,722	267,565	276,052
Independent Special Dists	317,565	326,774	50,000	50,722	267,565	276,052

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- 2.9 percent in 2025	All Taxing Authorities	463,804

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	25,722

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.



2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 52-42-42-09-08-000-2770

Legal Description:

PGA RESORT COMMUNITY PLAT NO 5LOT 277

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.

Taxing Authority									
*Dependent Special Districts Taxable Value Millage Rate Tax Amount Taxable Value Ta	COLU	1N 1	COLUMN	2	COLUMN 3		3	See www.pbcpao.gov for public hearing updates	
COUNTY County Operating County Operating 267,565 275,655 267,565 4,5000 3366 1,204,04 10,60 276,052 276,052 276,052 4,2413 3030 1,170,82 9,111 276,052 276,052 4,5000 3330 1,242,23 9,111 County Debt * Library Operating 267,565 5,491 146,92 276,052 5,164 142,55 276,052 5,491 151,58 * Library Debt 267,565 .0098 2,62 276,052 .0000 .00 276,052 .5491 151,58 * Library Debt 267,565 .0098 2,62 276,052 .0000 .00 276,052 .5491 151,58 * Library Debt 267,565 .0098 2,62 276,052 .0000 .00 276,052 .5491 151,58 * Library Debt 292,565 3,0660 897,00 301,774 2,9497 890,14 301,774 3,0730 927,35 By Local Board 292,565 3,2480 950,25 301,774 3,1248 942,98 301,774 3,2480 980,16 MUNICIPALITY <th></th> <th>axes Last Year Yo</th> <th></th> <th></th> <th colspan="2"></th> <th></th> <th colspan="2">A public hearing on the proposed taxes and budget will be held at the locations and dates below.</th>		axes Last Year Yo						A public hearing on the proposed taxes and budget will be held at the locations and dates below.	
County Operating	Taxable Value Millage	ate Tax Amount Taxab	able Value Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
By State Law By Local Board 292,565 3.0660 897.00 301,774 2.9497 890.14 301,774 3.0730 927.35 By Local Board 292,565 3.2480 950.25 301,774 3.1248 942.98 301,774 3.2480 980.16 MUNICIPALITY Palm Beach Gardens Operating	ounty Operating 267,565 4. ounty Debt 267,565 Library Operating 267,565	10.60 191 146.92	276,052 .0330 276,052 .5164	9.11	276,052 276,052	.0330 .5491	9.11 151.58	301 N Olive Ave 6th Fl WPB 33401	
Palm Beach Gardens Operating 267,565 5.0537 1,352.19 276,052 4.7391 1,308.24 276,052 5.0537 1,395.08	y State Law 292,565 3.								
So. Fla. Water Mgmt. Basin 267,565 .1026 27.45 276,052 .0961 26.53 276,052 .1026 28.32 So. Fla. Water Mgmt. Dist. 267,565 .0948 25.37 276,052 .0889 24.54 276,052 .0948 26.17 Everglades Construction 267,565 .0327 8.75 276,052 .0306 8.45 276,052 .0327 9.03 FL Inland Navigation District 267,565 .0288 7.71 276,052 .0270 7.45 276,052 .0288 7.95 Children's Services Council 267,565 .4908 131.32 276,052 .4611 127.29 276,052 .4908 135.49 Health Care District 267,565 .6561 175.55 276,052 .6164 170.16 276,052 .6561 181.12		1,352.19	276,052 4.7391	1,308.24	276,052	5.0537	1,395.08	9/04 6:00 PM (561)799-4108 10500 N Mity TrL P.B.GardensFL33410	
	o. Fla. Water Mgmt. Basin 267,565 o. Fla. Water Mgmt. Dist. 267,565 verglades Construction 267,565 L Inland Navigation District 267,565 hildren's Services Council 267,565	948 25.37 927 8.75 928 7.71 908 131.32	276,052 .0889 276,052 .0306 276,052 .0270 276,052 .4611	24.54 8.45 7.45 127.29	276,052 276,052 276,052 276,052	.0948 .0327 .0288 .4908	26.17 9.03 7.95 135.49	3301 Gun Club Rḋ Bldg WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426	
Total Millage Rate & Tax Amount 17.8720 4,939.77 16.9244 4,828.26 17.8626 5,093.59	Total Millage Rate & Tax Amount 17.	720 4,939.77	16.9244	4,828.26		17.8626	5.093.59	** 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		
NPB CO. IMPROV DIST 11 SOLID WASTE AUTHORITY OF PBC	MAINTENANCE GARBAGE SERVICES	1	650.22 207.00	650.22 207.00	(561) 624-7830 (561) 697-2700		
Total Non-Ad Valorem Assessment			857.22				

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.