

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
421,000	421,000

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024** 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	182,909	421,000	55,000	50,000	127,909	371,000
County Debt	182,909	421,000	55,000	50,000	127,909	371,000
County Dependent Dists	182,909	421,000	55,000	50,000	127,909	371,000
Public Schools	182,909	421,000	30,000	25,000	152,909	396,000
Municipality Operating	182,909	421,000	55,000	50,000	127,909	371,000
Independent Special Dists	182,909	421,000	55,000	50,000	127,909	371,000

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

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	25,000

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).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpao.gov

MIKHEIL MICHAEL &
BISHAI RANDA
12056 CYPRESS KEY WAY
ROYAL PALM BEACH FL 33411-3730

7241-43-34-14-000-0600 72486 HOMESTEAD



2024 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 72-41-43-34-14-000-0600				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: PARK CENTRAL AT CYPRESS KEY LT 60										
	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										9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	127,909	4.5000	575.59	371,000	4.1641	1,544.88	371,000	4.5000	1,669.50	
County Debt	127,909	.0188	2.40	371,000	.0396	14.69	371,000	.0396	14.69	
* Fire/Rescue	127,909	3.4581	442.32	371,000	3.1986	1,186.68	371,000	3.4581	1,282.96	
* Library Operating	127,909	.5491	70.23	371,000	.5077	188.36	371,000	.5491	203.72	
* Library Debt	127,909	.0108	1.38	371,000	.0098	3.64	371,000	.0098	3.64	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
PUBLIC SCHOOLS										
By State Law	152,909	3.2090	490.68	396,000	3.0302	1,199.96	396,000	3.0660	1,214.14	
By Local Board	152,909	3.2480	496.65	396,000	3.0671	1,214.57	396,000	3.2480	1,286.21	
MUNICIPALITY										
Royal Palm Beach Operating	127,909	1.9200	245.59	371,000	1.7937	665.46	371,000	1.9200	712.32	9/12 6:30 PM (561)790-5112 1050 Royal PB Blv RPB 33411
INDEPENDENT SPECIAL DISTRICTS										9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406
So. Fla. Water Mgmt. Basin	127,909	.1026	13.12	371,000	.0945	35.06	371,000	.1026	38.06	
So. Fla. Water Mgmt. Dist.	127,909	.0948	12.13	371,000	.0874	32.43	371,000	.0948	35.17	
Everglades Construction	127,909	.0327	4.18	371,000	.0301	11.17	371,000	.0327	12.13	
FL Inland Navigation District	127,909	.0288	3.68	371,000	.0266	9.87	371,000	.0288	10.68	
Children's Services Council	127,909	.4908	62.78	371,000	.4535	168.25	371,000	.4908	182.09	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	127,909	.6761	86.48	371,000	.6247	231.76	371,000	.6561	243.41	
Total Millage Rate & Tax Amount		18.3396	2,507.21		17.1276	6,506.78		18.1964	6,908.72	** 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		GARBAGE SERVICES		1	107.00	107.00		(561) 697-2700		