THESSA FERIEL 3407 SHOMA DR WELLINGTON FL 33414-4369

Market Value

Last Year (2024) This Year (2025)
294.000 269.000

72-41-44-01-12-034-3140 72486

VALUE INFORMATION

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

| Taxing Authority | Assesse | ed Value | Exem | ptions | Taxable Value | | |
|---------------------------|-----------|-----------|-----------|-----------|---------------|-----------|--|
| | Last Year | This Year | Last Year | This Year | Last Year | This Year | |
| County Operating | 219,615 | 241,577 | 0 | 0 | 219,615 | 241,577 | |
| County Debt | 219,615 | 241,577 | 0 | 0 | 219,615 | 241,577 | |
| County Dependent Dists | 219,615 | 241,577 | 0 | 0 | 219,615 | 241,577 | |
| Public Schools | 294,000 | 269,000 | 0 | 0 | 294,000 | 269,000 | |
| Municipality Operating | 219,615 | 241,577 | 0 | 0 | 219,615 | 241,577 | |
| Independent Special Dists | 219,615 | 241,577 | 0 | 0 | 219,615 | 241,577 | |
| | | | | | | | |
| | | | | | | | |

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 |
|---|-------------------------------|--------|
| Non-Homestead Assessment Cap - 10 percent | Non-School Taxing Authorities | 27,423 |
| | | |
| | | |
| | | |
| | | |

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 |
|--------------------|------------|---------------------|
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| | | |

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: 72-41-44-01-12-034-3140

Legal Description:

SHOMA TOWNHOMES AT ROYAL PALM BEACH CONDOMINIUM LINIT 314 BLDG 34

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.

| Taxable Value Millage Rate Tax Amount Millage Rate Tax Amount | | | | | | | | | | | | |
|---|--|--|----------------------------------|---------------------------------|--|--------------------------|---------------------------------|--|----------------------------------|---|---|--|
| Taxable Value Millage Rate Tax Amount Millage Rate Tax Amount | | C | OLUMN | 1 | COLUMN 2 | | COLUMN 3 | | 3 | See www.pbcpao.gov for public hearing updates | | |
| Taxable Value Millage Rate Tax Amount Taxable Value Taxable Value | Taxing Authority *Dependent Special Districts | Your Prop | erty Taxe | s Last Year | | | | | | | A public hearing on the proposed taxes and budget will be held at the locations and dates below. | |
| County Operating | | Taxable Value | Millage Rate | Tax Amount | Taxable Value | Millage Rate | Tax Amount | Taxable Value | Millage Rate | Tax Amount | | |
| By State Law 294,000 3.0660 901.40 269,000 2.9497 793.47 269,000 3.0730 826.64 9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY Royal Palm Beach Operating 219,615 1.9200 421.66 241,577 1.8087 436.94 241,577 1.9200 463.83 9/11 6:30 PM (561) 790-5112 1050 Royal PB Blv RPB 33411 INDEPENDENT SPECIAL DISTRICTS So. Fia. Water Mgmt. Basin So. Fia. Water Mgmt. Basin So. Fia. Water Mgmt. Bist. 219,615 0.948 20.82 241,577 0.889 21.48 241,577 0.948 22.90 3301 Gun Club Rd Bldg WPB 33406 Everglades Construction 219,615 0.327 7.18 241,577 0.306 7.39 241,577 0.288 6.32 241,577 0.270 6.52 241,577 0.288 6.96 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Shuar FL 34994 Plath Care District 219,615 0.6561 144.09 241,577 6.164 148.91 241,577 0.5661 158.50 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 | * Library Debt | 219,615 219,615 219,615 | .0396 3.4581 .5491 | 8.70 759.45 120.59 | 241,577 241,577 241,577 | .0330 3.2554 .5164 | 7.97 786.43 124.75 | 241,577 241,577 241,577 | .0330 3.4581 .5491 | 7.97 835.40 132.65 | 301 N Olive Ave 6th FI WPB 33401 | |
| Royal Palm Beach Operating 219,615 1.9200 421.66 241,577 1.8087 436.94 421,577 1.9200 463.83 9/11 6:30 PM (561)790-5112 1050 Royal PB Blv RPB 33411 INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. 219,615 2241,577 2241,577 2241,577 2241,577 2241,577 2241,577 2241,577 2288 2241,577 2288 229,0 220,0 220,0 22300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 | By State Law By Local Board | | | | | | | | | | | |
| So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. 219,615 221,577 222,004 22300 High Ridge Rd ByntnBch FL33426 | MUNICIPALITY Royal Palm Beach Operating | 219,615 | 1.9200 | 421.66 | 241,577 | 1.8087 | 436.94 | 241,577 | 1.9200 | 463.83 | | |
| Total Millage Rate & Tax Amount 18 1964 4 465 86 17 2494 4 333 64 18 1870 4 566 92 ** SFF BFLOW FOR EXPLANATION | 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 | 219,615 219,615 219,615 219,615 | .0948 .0327 .0288 .4908 | 20.82 7.18 6.32 107.79 | 241,577 241,577 241,577 241,577 | .0889 .0306 .0270 | 21.48 7.39 6.52 111.39 | 241,577 241,577 241,577 241,577 | .0948 .0327 .0288 .4908 | 22.90 7.90 6.96 118.57 | 3301 Gun Club Rà Blág 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 9/17 5:15 PM (561) 659-1270 | |
| | Total Millage Rate & Tax Amount | | 18.1964 | 4,465.86 | | 17.2494 | 4,333.64 | | 18.1870 | 4,566.92 | ** 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

| THE | | | | | | | | | |
|--|---|--------|-----------------|-----------------|----------------------------------|--|--|--|--|
| LEVYING AUTHORITY | PURPOSE OF ASSESSMENT | UNITS | RATE | ASSESSMENT | CONTACT NUMBER | | | | |
| LAKE WORTH DRAINAGE DISTRICT SOLID WASTE AUTHORITY OF PBC | FLOOD PROTECTION/WATER SUPPLY GARBAGE SERVICES | 1 | 48.50 116.00 | 48.50 116.00 | (561) 498-5363 (561) 697-2700 | | | | |
| | Tota | 164.50 | | | | | | | |

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.