

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
1,468,699	1,519,978

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.

VIANA FELIPE HECTOR  
 16881 RUSTIC RD  
 LOXAHATCHIEE FL 33470-5034

73-40-44-13-00-000-3140 73486 HOMESTEAD

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	574,941	596,494	50,000	50,722	524,941	545,772
County Debt	574,941	596,494	50,000	50,722	524,941	545,772
County Dependent Dists	574,941	596,494	50,000	50,722	524,941	545,772
Public Schools	585,824	596,494	25,000	25,000	560,824	571,494
Municipality Operating	574,941	596,494	50,000	50,722	524,941	545,772
Independent Special Dists	574,941	596,494	50,000	50,722	524,941	545,772

**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	212,912
Classified Agricultural Use	All Taxing Authorities	710,572

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.

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpa.gov](http://www.pbcpa.gov)



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

Real Estate Parcel ID: 73-40-44-13-00-000-3140 <b>Legal Description:</b> 13-44-40, W 330 FT OF E 4561.41 FT OF N 697.03 FT OF N 1/2 A/K/A LOT 14 RUSTIC RANCHES UNREC	<b>DO NOT PAY</b>  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.
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	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpa.gov">www.pbcpa.gov</a> 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	
<b>COUNTY</b>										
County Operating	524,941	4.5000	2,362.23	545,772	4.2413	2,314.78	545,772	4.5000	2,455.97	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	524,941	.0396	20.79	545,772	.0330	18.01	545,772	.0330	18.01	
* Fire/Rescue	524,941	3.4581	1,815.30	545,772	3.2554	1,776.71	545,772	3.4581	1,887.33	
* Library Operating	524,941	.5491	288.25	545,772	.5164	281.84	545,772	.5491	299.68	
* Library Debt	524,941	.0098	5.14	545,772	.0000	.00	545,772	.0000	.00	
<b>PUBLIC SCHOOLS</b>										
By State Law	560,824	3.0660	1,719.49	571,494	2.9497	1,685.74	571,494	3.0730	1,756.20	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	560,824	3.2480	1,821.56	571,494	3.1248	1,785.80	571,494	3.2480	1,856.21	
<b>MUNICIPALITY</b>										
Wellington Operating	524,941	2.4700	1,296.60	545,772	2.3224	1,267.50	545,772	2.4700	1,348.06	9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellington 33414
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	524,941	.1026	53.86	545,772	.0961	52.45	545,772	.1026	56.00	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	524,941	.0948	49.76	545,772	.0889	48.52	545,772	.0948	51.74	
Everglades Construction	524,941	.0327	17.17	545,772	.0306	16.70	545,772	.0327	17.85	
FL Inland Navigation District	524,941	.0288	15.12	545,772	.0270	14.74	545,772	.0288	15.72	
Children's Services Council	524,941	.4908	257.64	545,772	.4611	251.66	545,772	.4908	267.86	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 BytnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	524,941	.6561	344.41	545,772	.6164	336.41	545,772	.6561	358.08	
<b>Total Millage Rate &amp; Tax Amount</b>		18.7464	10,067.32		17.7631	9,850.86		18.7370	10,388.71	** SEE BELOW FOR EXPLANATION

### \*\* EXPLANATION OF TAX NOTICE

<b>COLUMN 1</b> "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.	<b>COLUMN 2</b> "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.	<b>COLUMN 3</b> "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.
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### NON-AD VALOREM ASSESSMENT

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
PINE TREE WATER CONTROL UNIT 1 MAINT	DRAINAGE	5.2786	235.00	1,240.47	(561) 791-4000
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	247.00	247.00	(561) 697-2700
WELLINGTON SOLID WASTE	SOLID WASTE	1	320.00	320.00	(561) 791-4000
<b>Total Non-Ad Valorem Assessment</b>				<b>1,807.47</b>	

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.