VALUE INFORMATION

BOSTWICK CHRISTINE
16556 RUSTIC RD
LOXAHATCHEE FL 33470-5032

73-40-44-13-00-000-3370 73486 HOMESTEAD

Market Value	
Last Year (2025)	This Year (2026)
1,285,726	1,337,063

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	157,225	161,470	75,722	76,411	81,503	85,059
County Debt	157,225	161,470	75,722	76,411	81,503	85,059
County Dependent Dists	157,225	161,470	75,722	76,411	81,503	85,059
Public Schools	157,225	161,470	25,000	25,000	132,225	136,470
Municipality Operating	157,225	161,470	100,722	101,411	56,503	60,059
Independent Special Dists	157,225	161,470	50,722	51,411	106,503	110,059

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	1,175,593

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
Senior - County	County Taxing Authority	25,000
Senior - Municipal	Municipal Taxing Authority	50,000

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).
* 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.pbcpao.gov

2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 73-40-44-13-00-000-3370

Legal Description:
13-44-40, W 350.28 FT OF E 3018.74 FT OF S 622.04 FT OF N 1319.07 FT OF N 1/2 A/K/A LOT 37 RUSTIC RANCHES UNREC

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.

See www.pbcpao.gov for public hearing updates

Taxing Authority *Dependent Special Districts	COLUMN 1 Your Property Taxes Last Year			COLUMN 2 Your Property Taxes This Year if no budget change is made			COLUMN 3 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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	81,503	4.5000	366.76	85,059	4.2678	363.01	85,059	4.5000	382.77	9/03 5:05 PM (561) 355-3996
County Debt	81,503	.0330	2.69	85,059	.0210	1.79	85,059	.0210	1.79	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	81,503	3.4581	281.85	85,059	3.2856	279.47	85,059	3.4581	294.14	
* Library Operating	81,503	.5491	44.75	85,059	.5213	44.34	85,059	.5491	46.71	
* Library Debt	81,503	.0000	.00	85,059	.0000	.00	85,059	.0000	.00	
PUBLIC SCHOOLS										
By State Law	132,225	3.0730	406.33	136,470	2.9449	401.89	136,470	3.0390	414.73	9/9 5:05 PM (561) 434-8837
By Local Board	132,225	3.2480	429.47	136,470	3.1126	424.78	136,470	3.2480	443.25	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Wellington Operating	56,503	2.4700	139.56	60,059	2.3587	141.66	60,059	2.4700	148.35	9/08 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	106,503	.1026	10.93	110,059	.0977	10.75	110,059	.1026	11.29	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	106,503	.0948	10.10	110,059	.0906	9.97	110,059	.0948	10.43	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	106,503	.0327	3.48	110,059	.0312	3.43	110,059	.0327	3.60	
FL Inland Navigation District	106,503	.0270	2.88	110,059	.0257	2.83	110,059	.0270	2.97	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957
Children's Services Council	106,503	.4908	52.27	110,059	.4642	51.09	110,059	.4908	54.02	9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426
Health Care District	106,503	.6561	69.88	110,059	.6205	68.29	110,059	.6561	72.21	9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.7352	1,820.95		17.8418	1,803.30		18.6892	1,886.26	** 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
PINE TREE WATER CONTROL UNIT 1 MAINT	DRAINAGE	5.0003	400.00	2,000.12	(561) 791-4000
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	217.00	217.00	(561) 697-2700
WELLINGTON SOLID WASTE	SOLID WASTE	1	325.00	325.00	(561) 791-4000
			Total Non-Ad Valorem Assessment	2,542.12	

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.