

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
642,095	479,483

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.

73-41-43-31-05-000-0300 73486 HOMESTEAD

RAMSAY FELICEA
15361 WHISPERING WILLOW DR
WELLINGTON FL 33414-6380

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	642,095	479,483	50,000	50,722	592,095	428,76
County Debt	642,095	479,483	50,000	50,722	592,095	428,76
County Dependent Dists	642,095	479,483	50,000	50,722	592,095	428,76
Public Schools	642,095	479,483	25,000	25,000	617,095	454,48
Municipality Operating	642,095	479,483	50,000	50,722	592,095	428,76
Independent Special Dists	642,095	479,483	50,000	50,722	592,095	428,76

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.

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: 73-41-43-31-05-000-0300

Legal Description:

PINE TRACE AT BINKS FOREST LT 30

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.

	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.gov for public hearing updates
Taxing Authority *Dependent Special Districts	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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	592,095	4.5000	2,664.43	428,761	4.2413	1,818.50	428,761	4.5000	1,929.42	9/09 5:05 PM (561) 355-3996
County Debt	592,095	.0396	23.45	428,761	.0330	14.15	428,761	.0330	14.15	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	592,095	3.4581	2,047.52	428,761	3.2554	1,395.79	428,761	3.4581	1,482.70	
* Library Operating	592,095	.5491	325.12	428,761	.5164	221.41	428,761	.5491	235.43	
* Library Debt	592,095	.0098	5.80	428,761	.0000	.00	428,761	.0000	.00	
PUBLIC SCHOOLS										
By State Law	617,095	3.0660	1,892.01	454,483	2.9497	1,340.59	454,483	3.0730	1,396.63	9/10 5:05 PM (561) 434-8837
By Local Board	617,095	3.2480	2,004.32	454,483	3.1248	1,420.17	454,483	3.2480	1,476.16	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Wellington Operating	592,095	2.4700	1,462.47	428,761	2.3224	995.75	428,761	2.4700	1,059.04	9/03 6:30 pm (561) 791-4000
										12300 Forest Hill Bl Wellington 33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	592,095	.1026	60.75	428,761	.0961	41.20	428,761	.1026	43.99	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	592,095	.0948	56.13	428,761	.0889	38.12	428,761	.0948	40.65	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	592,095	.0327	19.36	428,761	.0306	13.12	428,761	.0327	14.02	
FL Inland Navigation District	592,095	.0288	17.05	428,761	.0270	11.58	428,761	.0288	12.35	9/04 5:15 PM (561) 627-3386
Children's Services Council	592,095	.4908	290.60	428,761	.4611	197.70	428,761	.4908	210.44	121 SW Flagler Ave Stuart FL 34994
Health Care District	592,095	.6561	388.47	428,761	.6164	264.29	428,761	.6561	281.31	9/15 5:01 PM (561) 740-7000
										2300 High Ridge Rd BynrnBch FL33426
										9/17 5:15 PM (561) 659-1270
										1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.7464	11,257.48		17.7631	7,772.37		18.7370	8,196.29	** 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
ACME IMPROVEMENT DIST A-V MAINT	DRAINAGE & FACILITY MAINTENANC	1	255.00	255.00	(561) 791-4000
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	207.00	207.00	(561) 697-2700
WELLINGTON SOLID WASTE	SOLID WASTE	1	320.00	320.00	(561) 791-4000
GREEN CORR PROP ASMT CLEAN ENERGY (PACE)	PACE ASSESSMENT	1	7,220.94	7,220.94	(866) 634-1358
Total Non-Ad Valorem Assessment				8,002.94	

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.