

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
1,208,978	1,191,682

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.

NIEMELA BRANDON M &  
 NIEMELA MELINDA E  
 13172 DOUBLETREE CIR  
 WELLINGTON FL 33414-4037  
 73-41-43-33-01-003-0120 73486 HOMESTEAD

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	637,535	656,024	50,000	50,722	587,535	605,302
County Debt	637,535	656,024	50,000	50,722	587,535	605,302
County Dependent Dists	637,535	656,024	50,000	50,722	587,535	605,302
Public Schools	637,535	656,024	25,000	25,000	612,535	631,024
Municipality Operating	637,535	656,024	50,000	50,722	587,535	605,302
Independent Special Dists	637,535	656,024	50,000	50,722	587,535	605,302

**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	535,658

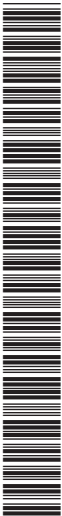
Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

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: 73-41-43-33-01-003-0120 Legal Description: PINWOOD OF WELLINGTON LOT 12 BLK 3	<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	587,535	4.5000	2,643.91	605,302	4.2413	2,567.27	605,302	4.5000	2,723.86	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	587,535	.0396	23.27	605,302	.0330	19.97	605,302	.0330	19.97	
* Fire/Rescue	587,535	3.4581	2,031.75	605,302	3.2554	1,970.50	605,302	3.4581	2,093.19	
* Library Operating	587,535	.5491	322.62	605,302	.5164	312.58	605,302	.5491	332.37	
* Library Debt	587,535	.0098	5.76	605,302	.0000	.00	605,302	.0000	.00	
<b>PUBLIC SCHOOLS</b>										
By State Law	612,535	3.0660	1,878.03	631,024	2.9497	1,861.33	631,024	3.0730	1,939.14	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	612,535	3.2480	1,989.51	631,024	3.1248	1,971.82	631,024	3.2480	2,049.57	
<b>MUNICIPALITY</b>										
Wellington Operating	587,535	2.4700	1,451.21	605,302	2.3224	1,405.75	605,302	2.4700	1,495.10	9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellington 33414
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	587,535	.1026	60.28	605,302	.0961	58.17	605,302	.1026	62.10	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	587,535	.0948	55.70	605,302	.0889	53.81	605,302	.0948	57.38	
Everglades Construction	587,535	.0327	19.21	605,302	.0306	18.52	605,302	.0327	19.79	
FL Inland Navigation District	587,535	.0288	16.92	605,302	.0270	16.34	605,302	.0288	17.43	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
Children's Services Council	587,535	.4908	288.36	605,302	.4611	279.10	605,302	.4908	297.08	
Health Care District	587,535	.6561	385.48	605,302	.6164	373.11	605,302	.6561	397.14	
<b>Total Millage Rate &amp; Tax Amount</b>		18.7464	11,172.01		17.7631	10,908.27		18.7370	11,504.12	** 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
ACME IMPROVEMENT DIST A-I 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
<b>Total Non-Ad Valorem Assessment</b>				<b>782.00</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.