

## VALUE INFORMATION

### Market Value

Last Year ( 2023 )	This Year ( 2024 )
1,326,638	1,377,393

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024** at 301 N Olive Ave, West Palm Beach, FL 33401.

DORMAN NICHOLAS &  
 JHAVERI SHIEL  
 1211 AREACA DR  
 WELLINGTON FL 33414-4131  
 73-41-43-34-01-001-0310 73486 HOMESTEAD

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	992,239	1,022,006	50,000	50,000	942,239	972,006
County Debt	992,239	1,022,006	50,000	50,000	942,239	972,006
County Dependent Dists	992,239	1,022,006	50,000	50,000	942,239	972,006
Public Schools	992,239	1,022,006	25,000	25,000	967,239	997,006
Municipality Operating	992,239	1,022,006	50,000	50,000	942,239	972,006
Independent Special Dists	992,239	1,022,006	50,000	50,000	942,239	972,006

**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- 3.0 percent in 2024	All Taxing Authorities	355,387

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	25,000

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).



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

# 2024 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 73-41-43-34-01-001-0310 Legal Description: PINWOOD EAST OF WELLINGTON LT 31 BLK 1	<h2 style="margin: 0;">DO NOT PAY</h2> <p style="margin: 0;">THIS IS NOT A BILL</p>	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	942,239	4.5000	4,240.08	972,006	4.1641	4,047.53	972,006	4.5000	4,374.03	9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	942,239	.0188	17.71	972,006	.0396	38.49	972,006	.0396	38.49	
* Fire/Rescue	942,239	3.4581	3,258.36	972,006	3.1986	3,109.06	972,006	3.4581	3,361.29	
* Library Operating	942,239	.5491	517.38	972,006	.5077	493.49	972,006	.5491	533.73	
* Library Debt	942,239	.0108	10.18	972,006	.0098	9.53	972,006	.0098	9.53	
<b>PUBLIC SCHOOLS</b>										
By State Law	967,239	3.2090	3,103.87	997,006	3.0302	3,021.13	997,006	3.0660	3,056.82	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	967,239	3.2480	3,141.59	997,006	3.0671	3,057.92	997,006	3.2480	3,238.28	
<b>MUNICIPALITY</b>										
Wellington Operating	942,239	2.4700	2,327.33	972,006	2.2770	2,213.26	972,006	2.4700	2,400.85	9/03 7:00pm (561) 791-4000 12300 Forest Hill Bl Wellington33414
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	942,239	.1026	96.67	972,006	.0945	91.85	972,006	.1026	99.73	9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	942,239	.0948	89.32	972,006	.0874	84.95	972,006	.0948	92.15	
Everglades Construction	942,239	.0327	30.81	972,006	.0301	29.26	972,006	.0327	31.78	
FL Inland Navigation District	942,239	.0288	27.14	972,006	.0266	25.86	972,006	.0288	27.99	
Children's Services Council	942,239	.4908	462.45	972,006	.4535	440.80	972,006	.4908	477.06	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd BytnBch FL33426 9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	942,239	.6761	637.05	972,006	.6247	607.21	972,006	.6561	637.73	
<b>Total Millage Rate &amp; Tax Amount</b>		18.8896	17,959.94		17.6109	17,270.34		18.7464	18,379.46	** 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	2	255.00	510.00	(561) 791-4000
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	388.00	388.00	(561) 697-2700
WELLINGTON SOLID WASTE	SOLID WASTE	1	620.00	620.00	(561) 791-4000
<b>Total Non-Ad Valorem Assessment</b>				<b>1,518.00</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.