2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 73-41-44-01-02-001-0120 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: BLACK DIAMOND PH 1 LT 12 BLK 1 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 THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the \*Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value Millage Rate Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 2.813.99 644.193 2.732.22 4.5000 4.2413 644,193 9/09 5:05 PM (561) 355-3996 County Operating 625,330 4.5000 2,898.87 County Debt 625,330 0.0396 24.76 644.193 0.0330 21.26 644,193 0.0330 21.26 301 N Olive Ave 6th FI WPB 33401 2.162.45 2.097.11 Fire/Rescue 625,330 3.4581 644,193 3.2554 644,193 3.4581 2,227.68 0.5491 343.37 644,193 0.5164 332.66 0.5491 353.73 \* Library Operating 625,330 644,193 644,193 Library Debt 625,330 0.0098 6.13 0.0000 .00 644,193 0.0000 .00 PUBLIC SCHOOL By State Law 650.330 3.0660 1,993.91 669,915 2.9497 1,976.05 669.915 3.0730 2.058.65 9/10 5:05 PM (561) 434-8837 2,112.27 669,915 2,093.35 By Local Board 650.330 3.2480 3.1248 669,915 3.2480 2.175.88 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY 625.330 2.4700 1.544.57 644,193 2.3224 1,496.07 644,193 2.4700 1,591.16 9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414 Wellington Operating INDEPENDENT SPECIAL DISTRICTS 644,193 So. Fla. Water Mgmt. Basin 625,330 0.1026 64.16 0.0961 61.91 644,193 0.1026 66.09 9/11 5:15 PM (561) 686-8800 0.0948 59.28 644,193 0.0889 57.27 644.193 0.0948 61.07 3301 Gun Club Rd Bldg WPB 33406 So. Fla. Water Mamt. Dist. 625.330 644,193 **Everglades Construction** 625,330 0.0327 20.45 0.0306 19.71 644.193 0.0327 21.07 FL Inland Navigation District 625.330 0.0288 18.01 644,193 0.0270 17.39 644,193 0.0288 18.55 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 Children's Services Council 0.4908 306.91 644.193 0.4611 297.04 625,330 644,193 0.4908 316.17 2300 High Ridge Rd ByntnBch FL33426 0.6561 410.28 644,193 0.6164 397.08 9/17 5:15 PM (561) 659-1270 Health Care District 625,330 644,193 0.6561 422.66 1515 N Flagler Dr Ste 101 WPB 33401 Total Millage Rate & Tax Amount 18.7464 11.880.54 17.7631 11.599.12 18.7370 12.232.84 \* \* SEE BELOW FOR EXPLANATION \* \* EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows the taxes that applied last year to your property. This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing 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 authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. and your current assessment. NON AD VALODEM ASSESSMENTS

These amounts were based on budgets adopted last year and your

NON-AD VALOREIM ASSESSIMENTS							
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER		
LAKE WORTH DRAINAGE DISTRICT	FLOOD PROTECTION/WATER SUPPLY	1	48.50	48.50	(561) 498-5363		
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		
FL GREEN FIN AUTHORITY	CLEAN ENERGY ASSESSMENT	1	10,125.43	10,125.43	(561) 668-2219		

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 service and facilities which may be levied by your county, city, or any special district.

10.700.93

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 maximun 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 of this page.

**Total Non-Ad Valorem Assessment** 

## **VALUE INFORMATION**

## **Market Value** Last Year (2024) This Year (2025)

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 October 28, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assesse	Assessed Value		ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	675,330	694,915	50,000	50,722	625,330	644,193
County Debt	675,330	694,915	50,000	50,722	625,330	644,193
County Dependent Dists	675,330	694,915	50,000	50,722	625,330	644,193
Public Schools	675,330	694,915	25,000	25,000	650,330	669,915
Municipality Operating	675,330	694,915	50,000	50,722	625,330	644,193
Independent Special Dists	675,330	694,915	50,000	50,722	625,330	644,193

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	68,199

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	Value	
Homestead	All Taxing Authorities	25,000	
Additional Homestead*	Non-School Taxing Authorities	25,722	

**AMENDED** 

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 Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.

## 675,330 763,114

73-41-44-01-02-001-0120 734: LOOMIS DARRIAN & MCALLISTER JASMINE 13805 FOLKESTONE CIR WELLINGTON FL 33414-7734

73486 HOMESTEAD

