# GERENA DEBS SONIA B & DEBS MALLAR LUIS 12795 SPINNAKER LN WELLINGTON FL 33414-4958

# Market Value

Last Year ( 2024 ) This Year ( 2025 )
305.172 305.191

73-41-44-03-07-000-0560 73486 HOMESTEAD

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.

**VALUE INFORMATION** 

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.

Taxing Authority	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	188,519	193,986	50,000	50,722	138,519	143,264	
County Debt	188,519	193,986	50,000	50,722	138,519	143,264	
County Dependent Dists	188,519	193,986	50,000	50,722	138,519	143,264	
Public Schools	188,519	193,986	25,000	25,000	163,519	168,986	
Municipality Operating	188,519	193,986	50,000	50,722	138,519	143,264	
Independent Special Dists	188,519	193,986	50,000	50,722	138,519	143,264	

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	111,205

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.



## 2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 73-41-44-03-07-000-0560

Legal Description:

TALLPINES PH II

LT 56

# **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.

Taxing Authority											
**Dependent Special Districts**    Taxable Value   Millage Rate   Tax Amount   Taxable Value   Taxable Value   Millage Rate   Tax Amount   Taxable Value		C	OLUMN	1	COLUMN 2		COLUMN 3		3	See www.pbcpao.gov for public hearing updates	
Taxable Value	,	Your Prop	erty Taxe	s Last Year					A public hearing on the proposed taxes and budget will be held at the locations and dates below.		
County Operating   138,519   4,5000   623,34   143,264   4,2413   607,63   143,264   0,330   4,73   301 N Olive Ave 6th FI WPB 33401		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
By State Law By Local Board 163,519 3.0660 501.35 168,986 2.9497 498.46 168,986 3.0730 519.29 9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	County Operating County Debt * Fire/Rescue * Library Operating	138,519 138,519 138,519	.0396 3.4581 .5491	5.49 479.01 76.06	143,264 143,264 143,264	.0330 3.2554 .5164	4.73 466.38 73.98	143,264 143,264 143,264	.0330 3.4581 .5491	4.73 495.42 78.67	301 N Olive Ave 6th Fl WPB 33401
Wellington Operating  138,519 2.4700 342.14 143,264 2.3224 332.72 143,264 2.4700 353.86    So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Beverglades Construction FL Inland Navigation District 138,519 .0288 3.99 143,264 .0270 3.87 143,264 .0288 4.13    Children's Services Council 138,519 .6561 90.88 143,264 .6164 88.31 143,264 .6661 94.00 1515 N Flagler Dr Ste 101 WPB 33401	By State Law										
So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. So. Fla. Water Mgmt.		138,519	2.4700	342.14	143,264	2.3224	332.72	143,264	2.4700	353.86	
Total Millage Rate & Tax Amount 18 7464 2 754 59 17 7631 2 701 08 18 7370 2 846 93 ** SFF BFI OW FOR FXPI ANATION	So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council	138,519 138,519 138,519 138,519	.0948 .0327 .0288 .4908	13.13 4.53 3.99 67.99	143,264 143,264 143,264 143,264	.0889 .0306 .0270	12.74 4.38 3.87 66.06	143,264 143,264 143,264 143,264	.0948 .0327 .0288 .4908	13.58 4.68 4.13 70.31	3301 Gun Club Rḋ Bld́g WPB 33406 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 ByntnBch FL33426 9/17 5:15 PM (561) 659-1270
Total Millage Rate & Tax Amount 18 7464 2754 59 17 7631 2701 08 18 7370 2846 93 ** SFF BELOW FOR EXPLANATION											
2,101.00	Total Millage Rate & Tax Amount		18.7464	2,754.59		17.7631	2,701.08		18.7370	2,846.93	** 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

NON-AD VALOREINI ASSESSIVIEN I										
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER					
ACME IMPROVEMENT DIST A-I MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE	DRAINAGE & FACILITY MAINTENANC GARBAGE SERVICES SOLID WASTE	1 1 1	255.00 116.00 320.00		(561) 791-4000 (561) 697-2700 (561) 791-4000					
	Tota	691.00								

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.