

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
543,083	518,530

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.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	346,814	356,872	50,000	50,722	296,814	306,150
County Debt	346,814	356,872	50,000	50,722	296,814	306,150
County Dependent Dists	346,814	356,872	50,000	50,722	296,814	306,150
Public Schools	346,814	356,872	25,000	25,000	321,814	331,872
Municipality Operating	346,814	356,872	50,000	50,722	296,814	306,150
Independent Special Dists	346,814	356,872	50,000	50,722	296,814	306,150

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	161,658

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

CAO XIANG XIAN &
LIANG XIANG LING
12442 SAWGRASS CT
WELLINGTON FL 33414-4823

73-41-44-03-10-000-0520 73486 HOMESTEAD



Real Estate Parcel ID: 73-41-44-03-10-000-0520				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.			
Legal Description: PINWOOD EAST NO 2 OF WELLINGTON REPL TR A LOT 52										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.gov 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	
COUNTY										
County Operating	296,814	4.5000	1,335.66	306,150	4.2413	1,298.47	306,150	4.5000	1,377.68	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	296,814	.0396	11.75	306,150	.0330	10.10	306,150	.0330	10.10	
* Fire/Rescue	296,814	3.4581	1,026.41	306,150	3.2554	996.64	306,150	3.4581	1,058.70	
* Library Operating	296,814	.5491	162.98	306,150	.5164	158.10	306,150	.5491	168.11	
* Library Debt	296,814	.0098	2.91	306,150	.0000	.00	306,150	.0000	.00	
PUBLIC SCHOOLS										
By State Law	321,814	3.0660	986.68	331,872	2.9497	978.92	331,872	3.0730	1,019.84	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	321,814	3.2480	1,045.25	331,872	3.1248	1,037.03	331,872	3.2480	1,077.92	
MUNICIPALITY										
Wellington Operating	296,814	2.4700	733.13	306,150	2.3224	711.00	306,150	2.4700	756.19	9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellington33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	296,814	.1026	30.45	306,150	.0961	29.42	306,150	.1026	31.41	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	296,814	.0948	28.14	306,150	.0889	27.22	306,150	.0948	29.02	
Everglades Construction	296,814	.0327	9.71	306,150	.0306	9.37	306,150	.0327	10.01	
FL Inland Navigation District	296,814	.0288	8.55	306,150	.0270	8.27	306,150	.0288	8.82	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 BytntrBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Children's Services Council	296,814	.4908	145.68	306,150	.4611	141.17	306,150	.4908	150.26	
Health Care District	296,814	.6561	194.74	306,150	.6164	188.71	306,150	.6561	200.87	
Total Millage Rate & Tax Amount		18.7464	5,722.04		17.7631	5,594.42		18.7370	5,898.93	** 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										
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		1	255.00	255.00		(561) 791-4000			
	GARBAGE SERVICES		1	207.00	207.00		(561) 697-2700			
	SOLID WASTE		1	320.00	320.00		(561) 791-4000			
Total Non-Ad Valorem Assessment					782.00					
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.										