# VALUE INFORMATION

TRAINO STEVEN &
TRAINO MELISSA
1480 LAKE BREEZE DR
WELLINGTON FL 33414-7956

73-41-44-04-17-000-0150 73486 HOMESTEAD

| Market Value | |
|---|---|
| Last Year ( 2025 ) | This Year ( 2026 ) |
| 454,242 | 430,018 |

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 14, 2026** 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 | 406,673 | 417,653 | 50,722 | 51,411 | 355,951 | 366,242 |
| County Debt | 406,673 | 417,653 | 50,722 | 51,411 | 355,951 | 366,242 |
| County Dependent Dists | 406,673 | 417,653 | 50,722 | 51,411 | 355,951 | 366,242 |
| Public Schools | 406,673 | 417,653 | 25,000 | 25,000 | 381,673 | 392,653 |
| Municipality Operating | 406,673 | 417,653 | 50,722 | 51,411 | 355,951 | 366,242 |
| Independent Special Dists | 406,673 | 417,653 | 50,722 | 51,411 | 355,951 | 366,242 |
| | | | | | | |
| | | | | | | |

**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- 2.7 percent in 2026 | All Taxing Authorities | 12,365 |
| | | |
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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 | 26,411 |
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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.pbcpao.gov**

# 2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 73-41-44-04-17-000-0150

Legal Description:
EMERALD FOREST PL 2 LT 15

**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.

See www.pbcpao.gov for public hearing updates

| Taxing Authority *Dependent Special Districts | COLUMN 1 Your Property Taxes Last Year | | | COLUMN 2 Your Property Taxes This Year if no budget change is made | | | COLUMN 3 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. |
|---|---|---|---|---|---|---|---|---|---|---|
| | Taxable Value | Millage Rate | Tax Amount | Taxable Value | Millage Rate | Tax Amount | Taxable Value | Millage Rate | Tax Amount | |
| **COUNTY** | | | | | | | | | | |
| County Operating | 355,951 | 4.5000 | 1,601.78 | 366,242 | 4.2678 | 1,563.05 | 366,242 | 4.5000 | 1,648.09 | 9/03 5:05 PM (561) 355-3996 |
| County Debt | 355,951 | .0330 | 11.75 | 366,242 | .0210 | 7.69 | 366,242 | .0210 | 7.69 | 301 N Olive Ave 6th Fl WPB 33401 |
| * Fire/Rescue | 355,951 | 3.4581 | 1,230.91 | 366,242 | 3.2856 | 1,203.32 | 366,242 | 3.4581 | 1,266.50 | |
| * Library Operating | 355,951 | .5491 | 195.45 | 366,242 | .5213 | 190.92 | 366,242 | .5491 | 201.10 | |
| * Library Debt | 355,951 | .0000 | .00 | 366,242 | .0000 | .00 | 366,242 | .0000 | .00 | |
| **PUBLIC SCHOOLS** | | | | | | | | | | |
| By State Law | 381,673 | 3.0730 | 1,172.88 | 392,653 | 2.9449 | 1,156.32 | 392,653 | 3.0390 | 1,193.27 | 9/9 5:05 PM (561) 434-8837 |
| By Local Board | 381,673 | 3.2480 | 1,239.67 | 392,653 | 3.1126 | 1,222.17 | 392,653 | 3.2480 | 1,275.34 | 3300 Forest Hill Blvd WPB 33406 |
| **MUNICIPALITY** | | | | | | | | | | |
| Wellington Operating | 355,951 | 2.4700 | 879.20 | 366,242 | 2.3587 | 863.86 | 366,242 | 2.4700 | 904.62 | 9/08 6:30 pm (561) 791-4000<br>12300 Forest Hill Bl Wellngtn33414 |
| **INDEPENDENT SPECIAL DISTRICTS** | | | | | | | | | | |
| So. Fla. Water Mgmt. Basin | 355,951 | .1026 | 36.52 | 366,242 | .0977 | 35.78 | 366,242 | .1026 | 37.58 | 9/10 5:15 PM (561) 686-8800 |
| So. Fla. Water Mgmt. Dist. | 355,951 | .0948 | 33.74 | 366,242 | .0906 | 33.18 | 366,242 | .0948 | 34.72 | 3301 Gun Club Rd Bldg WPB 33406 |
| Everglades Construction | 355,951 | .0327 | 11.64 | 366,242 | .0312 | 11.43 | 366,242 | .0327 | 11.98 | |
| FL Inland Navigation District | 355,951 | .0270 | 9.61 | 366,242 | .0257 | 9.41 | 366,242 | .0270 | 9.89 | 9/10 5:05 PM (561) 627-3386<br>1912 NE Jen Bch Blvd Jen Bch 34957 |
| Children's Services Council | 355,951 | .4908 | 174.70 | 366,242 | .4642 | 170.01 | 366,242 | .4908 | 179.75 | 9/10 5:01 PM (561) 740-7000<br>2300 High Ridge Rd ByntnBch FL33426 |
| Health Care District | 355,951 | .6561 | 233.54 | 366,242 | .6205 | 227.25 | 366,242 | .6561 | 240.29 | 9/16 5:15 PM (561) 659-1270<br>1515 N Flagler Dr Ste 101 WPB 33401 |
| **Total Millage Rate & Tax Amount** | | 18.7352 | 6,831.39 | | 17.8418 | 6,694.39 | | 18.6892 | 7,010.82 | ** 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 | DRAINAGE & FACILITY MAINTENANC | 1 | 275.00 | 275.00 | (561) 791-4000 |
| SOLID WASTE AUTHORITY OF PBC | GARBAGE SERVICES | 1 | 217.00 | 217.00 | (561) 697-2700 |
| WELLINGTON SOLID WASTE | SOLID WASTE | 1 | 325.00 | 325.00 | (561) 791-4000 |
| | | | **Total Non-Ad Valorem Assessment** | 817.00 | |

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.