RUSSO JOHN A 15728 CYPRESS CREEK LN WELLINGTON FL 33414-6330

Market Value

Last Year (2024) This Year (2025)
611.792 589.291

73-41-44-06-03-000-0610 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	Assessed Value		Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	611,792	589,291	50,000	50,722	561,792	538,569	
County Debt	611,792	589,291	50,000	50,722	561,792	538,569	
County Dependent Dists	611,792	589,291	50,000	50,722	561,792	538,569	
Public Schools	611,792	589,291	25,000	25,000	586,792	564,291	
Municipality Operating	611,792	589,291	50,000	50,722	561,792	538,569	
Independent Special Dists	611,792	589,291	50,000	50,722	561,792	538,569	

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

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: 73-41-44-06-03-000-0610

Legal Description:

BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2

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.

	С	<u>OLUMN</u>	1	COLUMN 2		COLUMN 3			See www.pbcpao.gov for public hearing updates		
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year		erty Taxe dget change	s This Year e 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.	
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
COUNTY County Operating County Debt * Fire/Rescue * Library Operating	561,792 561,792 561,792 561,792	3.4581 .5491	2,528.06 22.25 1,942.73 308.48	538,569 538,569 538,569	4.2413 .0330 3.2554 .5164	2,284.23 17.77 1,753.26 278.12	538,569 538,569 538,569 538,569	.0330 3.4581 .5491	2,423.56 17.77 1,862.43 295.73	301 N Olive Ave 6th FI WPB 33401	
* Library Debt PUBLIC SCHOOLS By State Law By Local Board	561,792 586,792 586,792	3.0660	5.51 1,799.10 1,905.90	538,569 564,291 564,291	.0000 2.9497 3.1248	.00 1,664.49 1,763.30	538,569 564,291 564,291	3.0730	.00 1,734.07 1,832.82	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY Wellington Operating	561,792	2.4700	1,387.63	538,569	2.3224	1,250.77	538,569	2.4700	1,330.27	9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414	
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council	561,792 561,792 561,792 561,792		57.64 53.26 18.37 16.18	538,569 538,569 538,569 538,569	.0961 .0889 .0306 .0270	51.76 47.88 16.48 14.54	538,569 538,569 538,569 538,569	.0948 .0327 .0288	55.26 51.06 17.61 15.51	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994	
Health Care District	561,792		368.59	538,569	.6164	331.97	538,569		353.36	2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount		18.7464	10,689.43		17.7631	9,722.90		18.7370	10,253.78	** 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 VALOREM ASSESSMENT								
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER			
	ACME IMPROVEMENT DIST A-V MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE	DRAINAGE & FACILITY MAINTENANC GARBAGE SERVICES SOLID WASTE	1 1 1	255.00 207.00 320.00	207.00	(561) 791-4000 (561) 697-2700 (561) 791-4000			
		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.