ON PAR LLC 2335 S OCEAN BLVD APT 2 PALM BEACH FL 33480-5368

Market Value

Last Year (2024) This Year (2025)
1.704.557 1.707.711

73-41-44-08-01-038-0030 73486

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	790,443	867,147	0	0	790,443	867,147	
County Debt	790,443	867,147	0	0	790,443	867,147	
County Dependent Dists	790,443	867,147	0	0	790,443	867,147	
Public Schools	883,757	890,151	0	0	883,757	890,151	
Municipality Operating	790,443	867,147	0	0	790,443	867,147	
Independent Special Dists	790,443	867,147	0	0	790,443	867,147	

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	23,004
Classified Agricultural Use	All Taxing Authorities	817,560

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

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: 73-41-44-08-01-038-0030

Legal Description:

LOT 3 BLK 38

PADDOCK PARK NO 2 OF

WELLINGTON

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.

		OLUMN	1	COLUMN 2		COLUMN 3			See www.pbcpao.gov for public hearing updates	
									To public flearing updates	
Taxing Authority	Your Prop	erty Taxe	s Last Year			s This Year	Your Property Taxes This Year			A public hearing on the proposed taxes and budget will be
*Dependent Special Districts				if no bu	dget change	e is made	if proposed budget change is made		nge is made	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	neid at the locations and dates below.
COUNTY										
County Operating	790,443	4.5000	3,556.99	867,147	4.2413	3,677.83	867,147	4.5000	3,902.16	9/09 5:05 PM (561) 355-3996
County Debt	790,443	.0396	31.30	867,147	.0330	28.62	867,147	.0330	28.62	
* Fire/Rescue	790,443	3.4581	2,733.43	867,147	3.2554	2,822.91	867,147	3.4581	2,998.68	
* Library Operating	790,443	.5491	434.03	867,147	.5164	447.79	867,147		476.15	
* Library Debt	790,443	.0098	7.75	867,147	.0000	.00	867,147	.0000	.00	
PUBLIC SCHOOLS										
By State Law	883,757	3.0660	2,709.60	890,151	2.9497	2,625.68	890,151	3.0730	2,735.43	9/10 5:05 PM (561) 434-8837
By Local Board	883,757	3.2480	2,870.44	890,151	3.1248	2,781.54	890,151	3.2480	2,891.21	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Wellington Operating	790,443	2.4700	1,952.39	867,147	2.3224	2,013.86	867,147	2.4700	2,141.85	9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414
										·
INDEPENDENT SPECIAL DISTRICTS	700 440	4000	24.42	007.447	2024		00= 44=	4000		0/44 5 45 514 (504) 000 0000
So. Fla. Water Mgmt. Basin	790,443		81.10	867,147	.0961	83.33	867,147		88.97	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	790,443	.0948	74.93		.0889	77.09	867,147		82.21	
Everglades Construction	790,443	.0327	25.85	867,147	.0306	26.53	867,147		28.36	
FL Inland Navigation District	790,443	.0288	22.76	867,147	.0270	23.41	867,147	.0288	24.97	
										121 SW Flagler Ave Stuart FL 34994
Children's Services Council	790,443	.4908	387.95	867,147	.4611	399.84	867,147	.4908	425.60	
										2300 High Ridge Rd ByntnBch FL33426
Health Care District	790,443	.6561	518.61	867,147	.6164	534.51	867,147	.6561	568.94	
										1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.7464	15,407.13		17.7631	15,542.94		18.7370	16,393.15	** 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 C-I MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE	DRAINAGE & FACILITY MAINTENANC GARBAGE SERVICES SOLID WASTE	2 1 1	255.00 247.00 320.00		(561) 791-4000 (561) 697-2700 (561) 791-4000			
	Tota	1.077.00						

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.