# Market Value

KORN JULIEN &
GALLAGHER TARA
1442 CLYDESDALE AVE
WELLINGTON FL 33414-1026

73-41-44-08-01-041-0020 73486

Last Year ( 2024 ) This Year ( 2025 )
2,228.891 2,231,606

### **VALUE INFORMATION**

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	Assesse	d Value	Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	2,228,891	2,231,606	0	0	2,228,891	2,231,606
County Debt	2,228,891	2,231,606	0	0	2,228,891	1 2,231,606 1 2,231,606
County Dependent Dists	2,228,891	2,231,606	0	0	2,228,891	
Public Schools	2,228,891	2,231,606	0	0	2,228,891	
Municipality Operating	2,228,891	2,231,606	0	0	2,228,891	
Independent Special Dists	2,228,891	2,231,606	0		2,228,891	2,231,606

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	<b>Exempt Value</b>

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: 73-41-44-08-01-041-0020

Legal Description:

LOT 2 BLK 41

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.

Taxing Authority	
*Dependent Special Districts    Taxable Value   Millage Rate   Tax Amount   Taxable Value   Aixable Value   Aixable Value   Aixable Value   Aixable Value   Aixable Value   Value   Value   Value   Value   Value   Value   Value   Value   Value	COLUMN 2 COLUMN 3 See www.pbcpao.gov for public hearing updates
COUNTY County Operating County Debt 2,228,891 3,4581 7,707,73 2,231,606 3,2554 7,264,77 2,231,606 3,4581 7,777,73 2,231,606 3,2554 7,264,77 2,231,606 3,4581 7,777,73 2,231,606 3,2554 7,264,77 2,231,606 3,4581 7,777,73 2,231,606 3,4581 7,777,73 2,231,606 3,2554 7,264,77 2,231,606 3,4581 7,777,73 2,231,606 3,000 0,000 0,00 0,00 0,00 0,00 0,0	
County Operating County Debt 2,228,891 2,228,891 2,228,891 3,4581 7,707.73 2,231,606 3,2554 7,264.77 2,231,606 3,2554 7,264.77 2,231,606 3,4581 7,717.12 *Library Operating Library Operating 2,228,891 2,228,891 2,228,891 2,228,891 2,228,891 2,228,891 2,231,606 3,2554 7,264.77 2,231,606 3,4581 7,717.12 *Library Operating Library Operating 2,228,891 2,228,891 2,231,606 3,2450 3,4581 7,707.73 2,231,606 3,2554 7,264.77 2,231,606 3,4581 7,717.12 *Library Operating Library Operating	
*Library Operating *Library Debt 2,228,891	2,231,606 .0330 73.64 2,231,606 .0330 73.64 301 N Olive Ave 6th FI WPB 33401
By State Law By Local Board  2,228,891 3.0660 6,833.78 By Local Board  2,228,891 3.2480 7,239.44 2,231,606 2,231,606 3.1248 6,973.32 2,231,606 3.0730 6,857.73 2,231,606 3.0730 6,857.73 2,231,606 3.2480 7,248.26  MUNICIPALITY Wellington Operating  2,228,891 2,4700 5,505.36 2,231,606 2,3224 5,182.68 2,231,606 2,231,606 2,231,606 2,231,606 3.0730 6,857.73 2,231,606 3.0730 5,512.07  INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. 2,228,891 2,228,891 0,948 211.30 2,231,606 0,0889 198.39 2,231,606 0,948 211.56 Everglades Construction 2,228,891 0,0287 72.88 2,231,606 0,0306 68.29 2,231,606 0,0327 72.97 FL Inland Navigation District 2,228,891 0,0288 64.19 2,231,606 0,0270 60.25 2,231,606 0,0288 64.27	<b>2,231,606</b> .5164 1,152.40 2,231,606 .5491 1,225.37
Wellington Operating         2,228,891         2.4700         5,505.36         2,231,606         2.3224         5,182.68         2,231,606         2.4700         5,512.07           INDEPENDENT SPECIAL DISTRICTS           So. Fla. Water Mgmt. Basin         2,228,891         .1026         228.68         2,231,606         .0961         214.46         2,231,606         .1026         228.96           So. Fla. Water Mgmt. Dist.         2,228,891         .0948         211.30         2,231,606         .0889         198.39         2,231,606         .0948         211.56           Everglades Construction         2,228,891         .0327         72.88         2,231,606         .0306         68.29         2,231,606         .0327         72.97           FL Inland Navigation District         2,228,891         .0288         64.19         2,231,606         .0270         60.25         2,231,606         .0288         64.27	
So. Fla. Water Mgmt. Basin       2,228,891       .1026       228.68       2,231,606       .0961       214.46       2,231,606       .1026       228.96         So. Fla. Water Mgmt. Dist.       2,228,891       .0948       211.30       2,231,606       .0889       198.39       2,231,606       .0948       211.56         Everglades Construction       2,228,891       .0327       72.88       2,231,606       .0306       68.29       2,231,606       .0327       72.97         FL Inland Navigation District       2,228,891       .0288       64.19       2,231,606       .0270       60.25       2,231,606       .0288       64.27	2,231,606 2.3224 5,182.68 2,231,606 2.4700 5,512.07 9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414
Children's Services Council 2,228,891 .4908 1,093.94 2,231,606 .4611 1,028.99 2,231,606 .4908 1,095.27	2,231,606
Health Care District 2,228,891 .6561 1,462.38 2,231,606 .6164 1,375.56 2,231,606 .6561 1,464.16	2,231,606
Total Millage Rate & Tax Amount 18.7464 41,783.67 17.7631 39,640.23 18.7370 41,813.61	17.7631 39,640.23 18.7370 41,813.61 ** 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 VALOREIVI ASSESSIVIEN I					
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 1	255.00 207.00 320.00	510.00 207.00 320.00	(561) 791-4000 (561) 697-2700 (561) 791-4000
Total Non-Ad Valorem Assessment				1.037.00	

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.