

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
529,812	510,837

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	306,089	314,966	50,000	50,722	256,089	264,244
County Debt	306,089	314,966	50,000	50,722	256,089	264,244
County Dependent Dists	306,089	314,966	50,000	50,722	256,089	264,244
Public Schools	306,089	314,966	25,000	25,000	281,089	289,966
Municipality Operating	306,089	314,966	50,000	50,722	256,089	264,244
Independent Special Dists	306,089	314,966	50,000	50,722	256,089	264,244

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	195,871

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

MATHEW BETTY &
PILLAI AJITH K
13616 NORTHUMBERLAND CIR
WELLINGTON FL 33414-8930

73-41-44-09-01-004-0280 73486 HOMESTEAD



Real Estate Parcel ID: 73-41-44-09-01-004-0280 Legal Description: GREENVIEW SHORES NO 1 OF WELLINGTON LOT 28 BLK 4				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.			
		COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpar.org 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		256,089	4.5000	1,152.40	264,244	4.2413	1,120.74	264,244	4.5000	1,189.10
County Debt		256,089	.0396	10.14	264,244	.0330	8.72	264,244	.0330	8.72
* Fire/Rescue		256,089	3.4581	885.58	264,244	3.2554	860.22	264,244	3.4581	913.78
* Library Operating		256,089	.5491	140.62	264,244	.5164	136.46	264,244	.5491	145.10
* Library Debt		256,089	.0098	2.51	264,244	.0000	.00	264,244	.0000	.00
PUBLIC SCHOOLS										
By State Law		281,089	3.0660	861.82	289,966	2.9497	855.31	289,966	3.0730	891.07
By Local Board		281,089	3.2480	912.98	289,966	3.1248	906.09	289,966	3.2480	941.81
MUNICIPALITY										
Wellington Operating		256,089	2.4700	632.54	264,244	2.3224	613.68	264,244	2.4700	652.68
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin		256,089	.1026	26.27	264,244	.0961	25.39	264,244	.1026	27.11
So. Fla. Water Mgmt. Dist.		256,089	.0948	24.28	264,244	.0889	23.49	264,244	.0948	25.05
Everglades Construction		256,089	.0327	8.37	264,244	.0306	8.09	264,244	.0327	8.64
FL Inland Navigation District		256,089	.0288	7.38	264,244	.0270	7.13	264,244	.0288	7.61
Children's Services Council		256,089	.4908	125.69	264,244	.4611	121.84	264,244	.4908	129.69
Health Care District		256,089	.6561	168.02	264,244	.6164	162.88	264,244	.6561	173.37
Total Millage Rate & Tax Amount			18.7464	4,958.60		17.7631	4,850.04		18.7370	5,113.73
** 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	255.00	255.00		(561) 791-4000	
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES			1	207.00	207.00		(561) 697-2700	
WELLINGTON SOLID WASTE		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.										