2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 73-41-44-09-02-033-0190 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: GREENVIEW SHORES NO 2 OF WELLINGTON receive opinions from the general public and to answer questions on the proposed tax change and LOT 19 BLK 33 budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the *Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value | Millage Rate | Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 1.604.84 367,701 4.2413 1.559.53 4.5000 367,701 4.5000 9/09 5:05 PM (561) 355-3996 County Operating 356,631 1,654.65 County Debt 356,631 0.0396 14.12 367,701 0.0330 12.13 367,701 0.0330 12.13 301 N Olive Ave 6th FI WPB 33401 1.233.27 367,701 3.2554 1.197.01 Fire/Rescue 356,631 3.4581 367,701 3.4581 1,271.55 0.5491 195.83 367,701 0.5164 189.88 0.5491 201.90 * Library Operating 356,631 367,701 Library Debt 367,701 0.0000 356,631 0.0098 3.49 .00 367,701 0.0000 .00 PUBLIC SCHOOL By State Law 381.631 3.0660 1,170.08 393,423 2.9497 1,160.48 393.423 3.0730 1.208.99 9/10 5:05 PM (561) 434-8837 1,239.54 393,423 1,229.37 393.423 By Local Board 381.631 3.2480 3.1248 3.2480 1.277.84 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY 356.631 2.4700 880.88 367,701 2.3224 853.95 367,701 2.4700 908.22 9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414 Wellington Operating INDEPENDENT SPECIAL DISTRICTS 367,701 0.0961 367,701 0.1026 So. Fla. Water Mgmt. Basin 356,631 0.1026 36.59 35.34 37.73 9/11 5:15 PM (561) 686-8800 356.631 0.0948 33.81 367,701 0.0889 32.69 367.701 0.0948 34.86 3301 Gun Club Rd Bldg WPB 33406 So. Fla. Water Mamt. Dist. 367,701 **Everglades Construction** 356,631 0.0327 11.66 0.0306 11.25 367,701 0.0327 12.02 FL Inland Navigation District 356.631 0.0288 10.27 367,701 0.0270 9.93 367,701 0.0288 10.59 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 175.03 9/15 5:01 PM (561) 740-7000 Children's Services Council 0.4908 367.701 0.4611 169.55 180.47 356,631 367,701 0.4908 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 0.6561 233.99 367,701 0.6164 226.65 Health Care District 356,631 367,701 0.6561 241.25 1515 N Flagler Dr Ste 101 WPB 33401 Total Millage Rate & Tax Amount * * SEE BELOW FOR EXPLANATION 18.7464 6.843.40 17.7631 6.687.76 18.7370 7.052.20 * * EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows the taxes that applied last year to your property. This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES These amounts were based on budgets adopted last year and your NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. and your current assessment. **NON-AD VALOREM ASSESSMENTS** PURPOSE OF ASSESSMENT LEVYING AUTHORITY **UNITS** RATE ASSESSMENT CONTACT NUMBER **DRAINAGE & FACILITY MAINTENANC** 255.00 255.00 (561) 791-4000 GARBAGE SERVICES 207.00 207.00 (561) 697-2700 SOLID WASTE 320.00 320.00 (561) 791-4000

ACME IMPROVEMENT DIST A-I MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE

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 service 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 maximun of 4 percent of the amounts shown on this form

Total Non-Ad Valorem Assessment

782.00

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 of this page.

73-41-44-09-02-033-0190 73486 HOMESTEAD SUAREZ JOSE M GUERRA 2020 NEWHAVEN AVE WELLINGTON FL 33414-8074

Market

Last Year (2024) This Year (2025)

Value

645,886 642,574

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 October 28, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assesse	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	406,631	418,423	50,000	50,722	356,631	367,701	
County Debt	406,631	418,423	50,000	50,722	356,631	367,701	
County Dependent Dists	406,631	418,423	50,000	50,722	356,631	367,701	
Public Schools	406,631	418,423	25,000	25,000	381,631	393,423	
Municipality Operating	406,631	418,423	50,000	50,722	356,631	367,701	
Independent Special Dists	406,631	418,423	50,000	50,722	356,631	367,701	

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	224,151

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	Value
Homestead	All Taxing Authorities	25,000
Additional Homestead*	All Taxing Authorities Non-School Taxing Authorities	25,722

AMENDED

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 Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.

VALUE INFORMATION