

## VALUE INFORMATION

### Market Value

| Last Year ( 2024 ) | This Year ( 2025 ) |
|--------------------|--------------------|
| 834,238            | 819,528            |

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          | 610,338        | 671,372   | 0          | 0         | 610,338       | 671,372   |
| County Debt               | 610,338        | 671,372   | 0          | 0         | 610,338       | 671,372   |
| County Dependent Dists    | 610,338        | 671,372   | 0          | 0         | 610,338       | 671,372   |
| Public Schools            | 834,238        | 819,528   | 0          | 0         | 834,238       | 819,528   |
| Municipality Operating    | 610,338        | 671,372   | 0          | 0         | 610,338       | 671,372   |
| Independent Special Dists | 610,338        | 671,372   | 0          | 0         | 610,338       | 671,372   |
|                           |                |           |            |           |               |           |
|                           |                |           |            |           |               |           |

**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 | 148,156 |
|                                           |                               |         |
|                                           |                               |         |
|                                           |                               |         |
|                                           |                               |         |

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 |
|--------------------|------------|--------------|
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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.pbcapao.gov](http://www.pbcapao.gov)

MCUGIGAN RONAN P &  
MCUGIGAN LISA M  
2323 GREENVIEW COVE DR  
WELLINGTON FL 33414-7778

73-41-44-09-03-000-0300 73486



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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------|---------------------------------------------------------------------------------------------------------|
| Real Estate Parcel ID: 73-41-44-09-03-000-0300<br>Legal Description:<br>GREENVIEW COVE OF WELLINGTON IN PB47P132<br>LT 30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                 |              | <b>DO NOT PAY</b><br><br>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. |                       |              |                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | <b>COLUMN 1</b>                                                                                                                                                                                 |              | <b>COLUMN 2</b>                                              |                                                                                                                                                                                                                                                                                                                                                       |                   | <b>COLUMN 3</b>                                                                                                                                                                                                                                                                                                                                                                                         |                       |              | See <a href="http://www.pbcpar.org">www.pbcpar.org</a> for public hearing updates                       |
| <b>Taxing Authority</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | Your Property Taxes Last Year                                                                                                                                                                   |              | Your Property Taxes This Year<br>if no budget change is made |                                                                                                                                                                                                                                                                                                                                                       |                   | Your Property Taxes This Year<br>if proposed budget change is made                                                                                                                                                                                                                                                                                                                                      |                       |              | <b>A public hearing on the proposed taxes and budget will be held at the locations and dates below.</b> |
| *Dependent Special Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Taxable Value                                                                                                                                                                                   | Millage Rate | Tax Amount                                                   | Taxable Value                                                                                                                                                                                                                                                                                                                                         | Millage Rate      | Tax Amount                                                                                                                                                                                                                                                                                                                                                                                              | Taxable Value         | Millage Rate |                                                                                                         |
| <b>COUNTY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| County Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 610,338                                                                                                                                                                                         | 4.5000       | 2,746.52                                                     | 671,372                                                                                                                                                                                                                                                                                                                                               | 4.2413            | 2,847.49                                                                                                                                                                                                                                                                                                                                                                                                | 671,372               | 4.5000       | 3,021.17                                                                                                |
| County Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | 610,338                                                                                                                                                                                         | .0396        | 24.17                                                        | 671,372                                                                                                                                                                                                                                                                                                                                               | .0330             | 22.16                                                                                                                                                                                                                                                                                                                                                                                                   | 671,372               | .0330        | 22.16                                                                                                   |
| * Fire/Rescue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 610,338                                                                                                                                                                                         | 3.4581       | 2,110.61                                                     | 671,372                                                                                                                                                                                                                                                                                                                                               | 3.2554            | 2,185.58                                                                                                                                                                                                                                                                                                                                                                                                | 671,372               | 3.4581       | 2,321.67                                                                                                |
| * Library Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 610,338                                                                                                                                                                                         | .5491        | 335.14                                                       | 671,372                                                                                                                                                                                                                                                                                                                                               | .5164             | 346.70                                                                                                                                                                                                                                                                                                                                                                                                  | 671,372               | .5491        | 368.65                                                                                                  |
| * Library Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 610,338                                                                                                                                                                                         | .0098        | 5.98                                                         | 671,372                                                                                                                                                                                                                                                                                                                                               | .0000             | .00                                                                                                                                                                                                                                                                                                                                                                                                     | 671,372               | .0000        | .00                                                                                                     |
| <b>PUBLIC SCHOOLS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| By State Law                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 834,238                                                                                                                                                                                         | 3.0660       | 2,557.77                                                     | 819,528                                                                                                                                                                                                                                                                                                                                               | 2.9497            | 2,417.36                                                                                                                                                                                                                                                                                                                                                                                                | 819,528               | 3.0730       | 2,518.41                                                                                                |
| By Local Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 834,238                                                                                                                                                                                         | 3.2480       | 2,709.61                                                     | 819,528                                                                                                                                                                                                                                                                                                                                               | 3.1248            | 2,560.86                                                                                                                                                                                                                                                                                                                                                                                                | 819,528               | 3.2480       | 2,661.83                                                                                                |
| <b>MUNICIPALITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| Wellington Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 610,338                                                                                                                                                                                         | 2.4700       | 1,507.53                                                     | 671,372                                                                                                                                                                                                                                                                                                                                               | 2.3224            | 1,559.19                                                                                                                                                                                                                                                                                                                                                                                                | 671,372               | 2.4700       | 1,658.29                                                                                                |
| <b>INDEPENDENT SPECIAL DISTRICTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| So. Fla. Water Mgmt. Basin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | 610,338                                                                                                                                                                                         | .1026        | 62.62                                                        | 671,372                                                                                                                                                                                                                                                                                                                                               | .0961             | 64.52                                                                                                                                                                                                                                                                                                                                                                                                   | 671,372               | .1026        | 68.88                                                                                                   |
| So. Fla. Water Mgmt. Dist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | 610,338                                                                                                                                                                                         | .0948        | 57.86                                                        | 671,372                                                                                                                                                                                                                                                                                                                                               | .0889             | 59.68                                                                                                                                                                                                                                                                                                                                                                                                   | 671,372               | .0948        | 63.65                                                                                                   |
| Everglades Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 610,338                                                                                                                                                                                         | .0327        | 19.96                                                        | 671,372                                                                                                                                                                                                                                                                                                                                               | .0306             | 20.54                                                                                                                                                                                                                                                                                                                                                                                                   | 671,372               | .0327        | 21.95                                                                                                   |
| FL Inland Navigation District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 610,338                                                                                                                                                                                         | .0288        | 17.58                                                        | 671,372                                                                                                                                                                                                                                                                                                                                               | .0270             | 18.13                                                                                                                                                                                                                                                                                                                                                                                                   | 671,372               | .0288        | 19.34                                                                                                   |
| Children's Services Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | 610,338                                                                                                                                                                                         | .4908        | 299.55                                                       | 671,372                                                                                                                                                                                                                                                                                                                                               | .4611             | 309.57                                                                                                                                                                                                                                                                                                                                                                                                  | 671,372               | .4908        | 329.51                                                                                                  |
| Health Care District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 610,338                                                                                                                                                                                         | .6561        | 400.44                                                       | 671,372                                                                                                                                                                                                                                                                                                                                               | .6164             | 413.83                                                                                                                                                                                                                                                                                                                                                                                                  | 671,372               | .6561        | 440.49                                                                                                  |
| <b>Total Millage Rate &amp; Tax Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                 | 18.7464      | 12,855.34                                                    |                                                                                                                                                                                                                                                                                                                                                       | 17.7631           | 12,825.61                                                                                                                                                                                                                                                                                                                                                                                               |                       | 18.7370      | 13,516.00                                                                                               |
| <b>** EXPLANATION OF TAX NOTICE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| <b>COLUMN 1</b><br>"YOUR PROPERTY TAXES LAST YEAR"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <b>COLUMN 2</b><br>"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"                                                                                                                        |              |                                                              | <b>COLUMN 3</b><br>"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"                                                                                                                                                                                                                                                                        |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 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. |              |                                                              | 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. |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| <b>NON-AD VALOREM ASSESSMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| <b>LEVYING AUTHORITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <b>PURPOSE OF ASSESSMENT</b>                                                                                                                                                                    |              | <b>UNITS</b>                                                 | <b>RATE</b>                                                                                                                                                                                                                                                                                                                                           | <b>ASSESSMENT</b> |                                                                                                                                                                                                                                                                                                                                                                                                         | <b>CONTACT NUMBER</b> |              |                                                                                                         |
| 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        |              |                                                                                                         |
| <b>Total Non-Ad Valorem Assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       | <b>782.00</b>     |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |
| 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.<br><b>NOTE:</b> 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.)<br><b>Non-Ad Valorem Assessments:</b> 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. |  |                                                                                                                                                                                                 |              |                                                              |                                                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                       |              |                                                                                                         |