

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
397,324	404,212

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	158,386	162,979	80,000	80,722	78,386	82,257
County Debt	158,386	162,979	80,000	80,722	78,386	82,257
County Dependent Dists	158,386	162,979	80,000	80,722	78,386	82,257
Public Schools	158,386	162,979	30,000	30,000	128,386	132,979
Municipality Operating	158,386	162,979	105,000	105,722	53,386	57,257
Independent Special Dists	158,386	162,979	55,000	55,722	103,386	107,257

**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	241,233

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
Widow	All Taxing Authorities	5,000
Additional Homestead*	Non-School Taxing Authorities	25,722
Senior - County	County Taxing Authority	25,000
Senior - Municipal	Municipal Taxing Authority	50,000

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](http://www.pbcpa.gov)

OPENDOOR PROPERTY TRUST  
410 N SCOTTSDALE RD STE 1600  
TEMPE AZ 85288-0976

73-41-44-09-04-000-0420 73486 HOMESTEAD



Real Estate Parcel ID: 73-41-44-09-04-000-0420				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.			
Legal Description: MEADOWLAND COVE PL 1 OF WELLINGTON LT 42										
	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> 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	78,386	4.5000	352.74	82,257	4.2413	348.88	82,257	4.5000	370.16	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	78,386	.0396	3.10	82,257	.0330	2.71	82,257	.0330	2.71	
* Fire/Rescue	78,386	3.4581	271.07	82,257	3.2554	267.78	82,257	3.4581	284.45	
* Library Operating	78,386	.5491	43.04	82,257	.5164	42.48	82,257	.5491	45.17	
* Library Debt	78,386	.0098	.77	82,257	.0000	.00	82,257	.0000	.00	
PUBLIC SCHOOLS										
By State Law	128,386	3.0660	393.63	132,979	2.9497	392.25	132,979	3.0730	408.64	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	128,386	3.2480	417.00	132,979	3.1248	415.53	132,979	3.2480	431.92	
MUNICIPALITY										
Wellington Operating	53,386	2.4700	131.86	57,257	2.3224	132.97	57,257	2.4700	141.42	9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	103,386	.1026	10.61	107,257	.0961	10.31	107,257	.1026	11.00	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	103,386	.0948	9.80	107,257	.0889	9.54	107,257	.0948	10.17	
Everglades Construction	103,386	.0327	3.38	107,257	.0306	3.28	107,257	.0327	3.51	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd BytnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	103,386	.0288	2.98	107,257	.0270	2.90	107,257	.0288	3.09	
Children's Services Council	103,386	.4908	50.74	107,257	.4611	49.46	107,257	.4908	52.64	
Health Care District	103,386	.6561	67.83	107,257	.6164	66.11	107,257	.6561	70.37	
Total Millage Rate & Tax Amount		18.7464	1,758.55		17.7631	1,744.20		18.7370	1,835.25	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "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.			
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.										