# DEGRAZIA BROOKE B 12680 WESTPORT CIR WELLINGTON FL 33414-5536

## Market Value

Last Year ( 2024 ) This Year ( 2025 ) 557.145 669.686

73-41-44-10-01-004-0180 73486 HOMESTEAD

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.

**VALUE INFORMATION** 

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		Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	230,839	237,533	50,000	50,722	180,839	186,811
County Debt	230,839	237,533	50,000	50,722	180,839	186,811
County Dependent Dists	230,839	237,533	50,000	50,722	180,839	186,811
Public Schools	230,839	237,533	25,000	25,000	205,839	212,533
Municipality Operating	230,839	237,533	50,000	50,722	180,839	186,811
Independent Special Dists	230,839	237,533	50,000	50,722	180,839	186,811

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	432,153

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

Exemptions Applied	Applies To	<b>Exempt Value</b>
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.



### 2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 73-41-44-10-01-004-0180

Legal Description:

SOUTH SHORE NO 1 OF WELLINGTONLT 18 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.

Taxing Authority	ing Authority Your Property Taxes l		DLUMN 3	See www.pbcpao.gov for public hearing updates	
*Dependent Special Districts    Taxable Value   Millage Rate   Tax Amount   Taxable Value   Tax Amount   Taxable Value   Millage Rate   Tax Amount   Taxable Value   Rate Value   Tax Amount   Taxable Va					
Taxable Value   Millage Rate   Tax Amount				A public hearing on the proposed taxes and budget will be held at the locations and dates below.	
County Operating	Taxable Value Millage Rate	Taxable Value   Millage Rate   Tax Amount   Taxable Value   M	Millage Rate Tax Amount		
*Library Debt   180,839   .0098   1.77   186,811   .0000   .00	hty Operating 180,839 4.5000 hty Debt 180,839 .0396 b/Rescue 180,839 3.4581	186,811 .0330 6.16 186,811 186,811 186,811	.0330 6.16 3.4581 646.01	301 N Olive Ave 6th FI WPB 33401	
By State Law By Local Board  205,839  3.0660  631.10  212,533  2.9497  626.91  626.91  212,533  3.0730  653.11  98  MUNICIPALITY Wellington Operating  180,839  2.4700  446.67  186,811  2.3224  433.85  186,811  2.4700  461.42  98  1026  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,839  180,831  180,839  180,839  180,839  180,839  180,831  180,831	rary Debt 180,839 .0098				
Wellington Operating     180,839     2.4700     446.67     186,811     2.3224     433.85     186,811     2.4700     461.42       INDEPENDENT SPECIAL DISTRICTS       So. Fla. Water Mgmt. Basin     180,839     .1026     18.55     186,811     .0961     17.95     186,811     .1026     19.17     9       So. Fla. Water Mgmt. Dist.     180,839     .0948     17.14     186,811     .0889     16.61     186,811     .0948     17.71     3301       Everglades Construction     180,839     .0327     5.91     186,811     .0306     5.72     186,811     .0327     6.11	tate Law 205,839 3.0660			9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
So. Fla. Water Mgmt. Basin       180,839       .1026       18.55       186,811       .0961       17.95       186,811       .1026       19.17       9         So. Fla. Water Mgmt. Dist.       180,839       .0948       17.14       186,811       .0889       16.61       186,811       .0948       17.71       3307         Everglades Construction       180,839       .0327       5.91       186,811       .0306       5.72       186,811       .0327       6.11		186,811 2.3224 433.85 186,811	2.4700 461.42	9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414	
	Ta. Water Mgmt. Basin 180,839 .1026 Ta. Water Mgmt. Dist. 180,839 .0948	186,811 .0889 16.61 186,811 186,811 .0306 5.72 186,811	.0948 17.71	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994	
Children's Services Council 180,839 .4908 88.76 186,811 .4611 86.14 186,811 .4908 91.69	ren's Services Council 180,839 .4908	186,811 .4611 86.14 186,811	.4908 91.69	9/15 5:01 PM (561) 740-7000	
Health Care District 180,839 .6561 118.65 186,811 .6164 115.15 186,811 .6561 122.57	h Care District 180,839 .6561	186,811 .6164 115.15 186,811	.6561 122.57	2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount 18.7464 3,547.93 17.7631 3,474.58 18.7370 3,662.87 ** S	al Millage Rate & Tax Amount 18.7464	17.7631 3,474.58	18.7370 3,662.87	** SEE BELOW FOR EXPLANATION	

#### \*\* EXPLANATION OF TAX NOTICE

#### COLUMN 1

"YOUR PROPERTY TAXES LAST YEAR"

This column shows the taxes that applied last year to your property.

These amounts were based on budgets adopted last year and your property's previous taxable value.

#### COLUMN 2

"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"

This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

#### COLUMN 3

"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"

This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

#### NON-AD VALOREM ASSESSMENT

	NON-AD VALOREIVI ASSESSIVILINI					
	LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
	ACME IMPROVEMENT DIST A-I MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE	DRAINAGE & FACILITY MAINTENANC GARBAGE SERVICES SOLID WASTE	1 1 1	255.00 207.00 320.00	207.00	(561) 791-4000 (561) 697-2700 (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.