

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
350,040	357,409

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 14, 2026** 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	247,061	253,732	50,722	51,411	196,339	202,321
County Debt	247,061	253,732	50,722	51,411	196,339	202,321
County Dependent Dists	247,061	253,732	50,722	51,411	196,339	202,321
Public Schools	247,061	253,732	25,000	25,000	222,061	228,732
Municipality Operating	247,061	253,732	50,722	51,411	196,339	202,321
Independent Special Dists	247,061	253,732	50,722	51,411	196,339	202,321

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- 2.7 percent in 2026	All Taxing Authorities	103,677

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

Exemptions Applied	Applies To	Exempt Value
Homestead	All Taxing Authorities	25,000
Additional Homestead*	Non-School Taxing Authorities	26,411

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.pbcpao.gov

73-41-44-10-30-000-1030 73486 HOMESTEAD
VAN VUUREN RICHTER L &
VAN VUUREN AMANDA E
1411 WATERWAY COVE DR
WELLINGTON FL 33414-5728



Real Estate Parcel ID: 73-41-44-10-30-000-1030				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: WATERWAY COVE OF WELLINGTON LT 103												
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpa.gov 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	196,339	4.5000	883.53	202,321	4.2678	863.47	202,321	4.5000	910.44	9/03 5:05 PM (561) 355-3996		
County Debt	196,339	.0330	6.48	202,321	.0210	4.25	202,321	.0210	4.25	301 N Olive Ave 6th Fl WPB 33401		
* Fire/Rescue	196,339	3.4581	678.96	202,321	3.2856	664.75	202,321	3.4581	699.65			
* Library Operating	196,339	.5491	107.81	202,321	.5213	105.47	202,321	.5491	111.09			
* Library Debt	196,339	.0000	.00	202,321	.0000	.00	202,321	.0000	.00			
PUBLIC SCHOOLS												
By State Law	222,061	3.0730	682.39	228,732	2.9449	673.59	228,732	3.0390	695.12	9/9 5:05 PM (561) 434-8837		
By Local Board	222,061	3.2480	721.25	228,732	3.1126	711.95	228,732	3.2480	742.92	3300 Forest Hill Blvd WPB 33406		
MUNICIPALITY												
Wellington Operating	196,339	2.4700	484.96	202,321	2.3587	477.21	202,321	2.4700	499.73	9/08 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414		
INDEPENDENT SPECIAL DISTRICTS												
So. Fla. Water Mgmt. Basin	196,339	.1026	20.14	202,321	.0977	19.77	202,321	.1026	20.76	9/10 5:15 PM (561) 686-8800		
So. Fla. Water Mgmt. Dist.	196,339	.0948	18.61	202,321	.0906	18.33	202,321	.0948	19.18	3301 Gun Club Rd Bldg WPB 33406		
Everglades Construction	196,339	.0327	6.42	202,321	.0312	6.31	202,321	.0327	6.62			
FL Inland Navigation District	196,339	.0270	5.30	202,321	.0257	5.20	202,321	.0270	5.46	9/10 5:05 PM (561) 627-3386		
Children's Services Council	196,339	.4908	96.36	202,321	.4642	93.92	202,321	.4908	99.30	1912 NE Jen Bch Blvd Jen Bch 34957		
Health Care District	196,339	.6561	128.82	202,321	.6205	125.54	202,321	.6561	132.74	9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426		
										9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401		
Total Millage Rate & Tax Amount		18.7352	3,841.03		17.8418	3,769.76		18.6892	3,947.26	** 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	275.00	275.00		(561) 791-4000				
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	217.00	217.00		(561) 697-2700				
WELLINGTON SOLID WASTE		SOLID WASTE		1	325.00	325.00		(561) 791-4000				
Total Non-Ad Valorem Assessment						817.00						
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.												