WAHLGREN DOUGLAS R & WAHLGREN LYNNETTE C 11834 BRIER PATCH CT WELLINGTON FL 33414-5972

Market Value

Last Year (2024) This Year (2025)
290.733 290.891

73-41-44-11-04-000-0320 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	143,017	147,164	50,000	50,722	93,017	96,442	
County Debt	143,017	147,164	50,000	50,722	93,017	96,442	
County Dependent Dists	143,017	147,164	50,000	50,722	93,017	96,442	
Public Schools	143,017	147,164	25,000	25,000	118,017	122,164	
Municipality Operating	143,017	147,164	50,000	50,722	93,017	96,442	
Independent Special Dists	143,017	147,164	50,000	50,722	93,017	96,442	

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	143,727

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	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: 73-41-44-11-04-000-0320

Legal Description:

BRIER PATCH LOT 32

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.

			22111222		221112212						
	COLUMN 1			COLUMN 2		COLUMN 3			See www.pbcpao.gov for public hearing updates		
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year		erty Taxe Iget change	s This Year 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.	
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
COUNTY											
County Operating	93,017	4.5000	418.58	96,442	4.2413	409.04	96,442		433.99		
County Debt	93,017	.0396	3.68	96,442	.0330	3.18	96,442			301 N Olive Ave 6th FI WPB 33401	
* Fire/Rescue	93,017	3.4581	321.66	96,442	3.2554	313.96	96,442		333.51		
* Library Operating	93,017	.5491	51.08	96,442	.5164	49.80	96,442		52.96		
* Library Debt	93,017	.0098	.91	96,442	.0000	.00	96,442	.0000	.00		
PUBLIC SCHOOLS											
By State Law	118,017	3.0660	361.84	122,164	2.9497	360.35	122,164		375.41	9/10 5:05 PM (561) 434-8837	
By Local Board	118,017	3.2480	383.32	122,164	3.1248	381.74	122,164	3.2480	396.79	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
Wellington Operating	93,017	2.4700	229.75	96,442	2.3224	223.98	96,442	2.4700	238.21	9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	93,017	.1026	9.54	96.442	.0961	9.27	96.442	.1026	9.89	9/11 5:15 PM (561) 686-8800	
So. Fla. Water Mgmt. Dist.	93,017	.0948	8.82	96,442	.0889	8.57	96,442		9.14	3301 Gun Club Rd Bldg WPB 33406	
Everglades Construction	93,017	.0327	3.04	96,442	.0306	2.95	96.442		3.15		
FL Inland Navigation District	93,017	.0288	2.68	96,442	.0270	2.60	96,442	.0288	2.78	9/04 5:15 PM (561) 627-3386	
g	,			33,	10_1		,			121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	93,017	.4908	45.65	96.442	.4611	44.47	96,442	.4908	47.33		
	,			,			•			2300 High Ridge Rd ByntnBch FL33426	
Health Care District	93,017	.6561	61.03	96,442	.6164	59.45	96,442	.6561	63.28	9/17 5:15 PM (561) 659-1270	
							,			1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount		18.7464	1,901.58		17.7631	1,869.36		18.7370	1,969.62	** 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 ASSESSIVIENT								
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER		
SOLID WASTE AUTHORITY OF PBC GAR		DRAINAGE & FACILITY MAINTENANC GARBAGE SERVICES SOLID WASTE	1 1 1	255.00 116.00 320.00		(561) 791-4000 (561) 697-2700 (561) 791-4000		
		691.00						

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.