MATHEW RONALD & MATHEW MONALISA 1408 OLD CYPRESS TRL WELLINGTON FL 33414-6020

Market Value

Last Year (2024) This Year (2025) 536,961 528,008

73-41-44-11-05-007-0500 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	Assesse	d Value	Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	486,541	500,651	50,000	50,722	436,541	449,929
County Debt	486,541	500,651	50,000	50,722	436,541	449,929
County Dependent Dists	486,541	500,651	50,000	50,722	436,541	449,929
Public Schools	486,541	500,651	25,000	25,000	461,541	475,651
Municipality Operating	486,541	500,651	50,000	50,722	436,541	449,929
Independent Special Dists	486,541	500,651	50,000	50,722	436,541	449,929

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	27,357

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: 73-41-44-11-05-007-0500

Legal Description:

EASTWOOD NO 3 OF WELLINGTON LT 50 BLK 7

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.

ur Property Ta	Your Property Ta	es Last Year	Your Prop				OLUMN	3	See www.pbcpao.gov for public hearing updates	
e Value Millage R					s This Year	V D			1	
	Taxable Value Millage Ra			dget change		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.	
436 541 4 50		e Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
436 541 4 5	100 544	100110	440.000	10110	1 000 00	440.000	4.5000	0.004.00		
	436,541 4.50			4.2413	1,908.28	449,929		2,024.68	9/09 5:05 PM (561) 355-3996	
				.0330	14.85	449,929	.0330	14.85	301 N Olive Ave 6th FI WPB 33401	
				3.2554	1,464.70	449,929		1,555.90		
				.5164	232.34	449,929		247.06		
436,541 .00	436,541 .009	4.28	449,929	.0000	.00	449,929	.0000	.00		
		4								
				2.9497	1,403.03	475,651	3.0730	1,461.68	9/10 5:05 PM (561) 434-8837	
461,541 3.24	461,541 3.24	1,499.09	475,651	3.1248	1,486.31	475,651	3.2480	1,544.91	3300 Forest Hill Blvd WPB 33406	
436,541 2.47	436,541 2.470	1,078.26	449,929	2.3224	1,044.92	449,929	2.4700	1,111.32	9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414	
436,541 .10	436,541 .102	6 44.79	449.929	.0961	43.24	449,929	.1026	46.16	9/11 5:15 PM (561) 686-8800	
									1	
									9/04 5:15 PM (561) 627-3386	
100,011	100,011	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	110,020	.021	12	110,020	.0200	12.00	121 SW Flagler Ave Stuart FL 34994	
436,541 .49	436.541 49	214.25	449,929	4611	207.46	449 929	4908	220.83	9/15 5:01 PM (561) 740-7000	
100,011	100,011	21	110,020		2011.13	110,020	. 1000	220.00	2300 High Ridge Rd ByntnBch FL33426	
436,541 .65	436 541 65	286 41	449 929	6164	277 34	449 929	6561	295 20		
400,041	100,011	200.11	110,020	.0101	211.01	110,020	.000	200.20	1515 N Flagler Dr Ste 101 WPB 33401	
18.7	18.74	8 341 40		17 7631	8 148 39		18 7370	8 592 91	** SEE BELOW FOR EXPLANATION	
43 43 43 43	43 43 43	36,541 .0948 36,541 .0327 36,541 .0288 36,541 .4908 36,541 .6561	36,541 .0948 41.38 36,541 .0327 14.27 36,541 .0288 12.57 36,541 .4908 214.25 36,541 .6561 286.41	36,541 .0948 41.38 449,929 36,541 .0327 14.27 449,929 36,541 .0288 12.57 449,929 36,541 .4908 214.25 449,929 36,541 .6561 286.41 449,929	36,541 .0948 41.38 449,929 .0889 36,541 .0327 14.27 449,929 .0306 36,541 .0288 12.57 449,929 .0270 36,541 .4908 214.25 449,929 .4611 36,541 .6561 286.41 449,929 .6164	36,541 .0948 41.38 449,929 .0889 40.00 36,541 .0327 14.27 449,929 .0306 13.77 36,541 .0288 12.57 449,929 .0270 12.15 36,541 .4908 214.25 449,929 .4611 207.46 36,541 .6561 286.41 449,929 .6164 277.34	36,541 .0948 41.38 449,929 .0889 40.00 449,929 36,541 .0327 14.27 449,929 .0306 13.77 449,929 36,541 .0288 12.57 449,929 .0270 12.15 449,929 36,541 .4908 214.25 449,929 .4611 207.46 449,929 36,541 .6561 286.41 449,929 .6164 277.34 449,929	36,541 .0948 41.38 449,929 .0889 40.00 449,929 .0948 36,541 .0327 14.27 449,929 .0306 13.77 449,929 .0327 36,541 .0288 12.57 449,929 .0270 12.15 449,929 .0288 36,541 .4908 214.25 449,929 .4611 207.46 449,929 .4908 36,541 .6561 286.41 449,929 .6164 277.34 449,929 .6561	36,541 .0948 41.38 449,929 .0889 40.00 449,929 .0948 42.65 36,541 .0327 14.27 449,929 .0306 13.77 449,929 .0327 14.71 36,541 .0288 12.57 449,929 .0270 12.15 449,929 .0288 12.96 36,541 .4908 214.25 449,929 .4611 207.46 449,929 .4908 220.83 36,541 .6561 286.41 449,929 .6164 277.34 449,929 .6561 295.20	

** 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 VALOREIN ASSESSIVIEN							
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER		
SOLID WASTE AUTHORITY OF PBC	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.