

## VALUE INFORMATION

### Market Value

Last Year ( 2023 )	This Year ( 2024 )
2,159,534	2,772,703

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024** 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	979,579	1,073,537	0	0	979,579	1,073,537
County Debt	979,579	1,073,537	0	0	979,579	1,073,537
County Dependent Dists	979,579	1,073,537	0	0	979,579	1,073,537
Public Schools	989,534	1,234,703	0	0	989,534	1,234,703
Municipality Operating	979,579	1,073,537	0	0	979,579	1,073,537
Independent Special Dists	979,579	1,073,537	0	0	979,579	1,073,537

**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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	161,166
Classified Agricultural Use	All Taxing Authorities	1,538,000

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

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).

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpao.gov](http://www.pbcpao.gov)

MICHAEL & CHERYL FISCHER LLC  
112 SUCCABONE RD  
BEDFORD HILLS NY 10507-2221

73-41-44-17-01-063-0070 73486



Real Estate Parcel ID: 73-41-44-17-01-063-0070				<div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>			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: SADDLE TRAIL PARK OF WELLINGTON LOT 7 BLK 63										
	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpar.org">www.pbcpar.org</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	979,579	4.5000	4,408.11	1,073,537	4.1641	4,470.32	1,073,537	4.5000	4,830.92	9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	979,579	.0188	18.42	1,073,537	.0396	42.51	1,073,537	.0396	42.51	
* Fire/Rescue	979,579	3.4581	3,387.48	1,073,537	3.1986	3,433.82	1,073,537	3.4581	3,712.40	
* Library Operating	979,579	.5491	537.89	1,073,537	.5077	545.03	1,073,537	.5491	589.48	
* Library Debt	979,579	.0108	10.58	1,073,537	.0098	10.52	1,073,537	.0098	10.52	
PUBLIC SCHOOLS										
By State Law	989,534	3.2090	3,175.41	1,234,703	3.0302	3,741.40	1,234,703	3.0660	3,785.60	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	989,534	3.2480	3,214.01	1,234,703	3.0671	3,786.96	1,234,703	3.2480	4,010.32	
MUNICIPALITY										
Wellington Operating	979,579	2.4700	2,419.56	1,073,537	2.2770	2,444.44	1,073,537	2.4700	2,651.64	9/03 7:00pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	979,579	.1026	100.50	1,073,537	.0945	101.45	1,073,537	.1026	110.14	9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	979,579	.0948	92.86	1,073,537	.0874	93.83	1,073,537	.0948	101.77	
Everglades Construction	979,579	.0327	32.03	1,073,537	.0301	32.31	1,073,537	.0327	35.10	
FL Inland Navigation District	979,579	.0288	28.21	1,073,537	.0266	28.56	1,073,537	.0288	30.92	
Children's Services Council	979,579	.4908	480.78	1,073,537	.4535	486.85	1,073,537	.4908	526.89	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	979,579	.6761	662.29	1,073,537	.6247	670.64	1,073,537	.6561	704.35	
Total Millage Rate & Tax Amount		18.8896	18,568.13		17.6109	19,888.64		18.7464	21,142.56	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
<b>COLUMN 1</b> "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.			<b>COLUMN 2</b> "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.			<b>COLUMN 3</b> "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										
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT		UNITS	RATE	ASSESSMENT	CONTACT NUMBER				
ACME IMPROVEMENT DIST C-I MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE	DRAINAGE & FACILITY MAINTENANC		3	255.00	765.00	(561) 791-4000				
	GARBAGE SERVICES		1	234.00	234.00	(561) 697-2700				
	SOLID WASTE		1	310.00	310.00	(561) 791-4000				
Total Non-Ad Valorem Assessment					1,309.00					
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. <b>NOTE:</b> 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.) <b>Non-Ad Valorem Assessments:</b> 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.										