# HIRSCH CESAR & HOET FRANCIS 14565 BELMONT TRCE WELLINGTON FL 33414-7628

# Market Value

Last Year ( 2024 ) This Year ( 2025 )
2.138.094 2.123.695

73-41-44-17-01-071-0040 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	1,048,432	1,092,120	50,000	50,722	998,432	1,041,398	
County Debt	1,048,432	1,092,120	50,000	50,722	998,432	1,041,398	
County Dependent Dists	1,048,432	1,092,120	50,000	50,722	998,432	1,041,398	
Public Schools	1,106,311	1,121,081	25,000	25,000	1,081,311	1,096,081	
Municipality Operating	1,048,432	1,092,120	50,000	50,722	998,432	1,041,398	
Independent Special Dists	1,048,432	1,092,120	50,000	50,722	998,432	1,041,398	

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	268,882
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	28,961
Classified Agricultural Use	All Taxing Authorities	733,732

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
	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: 73-41-44-17-01-071-0040

Legal Description:

SADDLE TRAIL PARK OF LOT 4 BLK 71 WELLINGTON

# **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.

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	COLUMN 1		1	COLUMN 2		COLUMN 3			See <u>www.pbcpao.gov</u> for public hearing updates	
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year		erty Taxe dget change	s This Year e 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	998,432	4.5000	4,492.94	1,041,398	4.2413	4,416.88	1,041,398		4,686.29	9/09 5:05 PM (561) 355-3996
County Debt	998,432	.0396	39.54	1,041,398	.0330	34.37	1,041,398			301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	998,432	3.4581	3,452.68	1,041,398	3.2554	3,390.17	1,041,398		3,601.26	
* Library Operating	998,432	.5491	548.24	1,041,398	.5164	537.78	1,041,398		571.83	
* Library Debt	998,432	.0098	9.78	1,041,398	.0000	.00	1,041,398	.0000	.00	
PUBLIC SCHOOLS										
By State Law	1,081,311	3.0660	3,315.30	1,096,081	2.9497	3,233.11	1,096,081		3,368.26	
By Local Board	1,081,311	3.2480	3,512.10	1,096,081	3.1248	3,425.03	1,096,081	3.2480	3,560.07	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Wellington Operating	998,432	2.4700	2,466.13	1,041,398	2.3224	2,418.54	1,041,398	2.4700	2,572.25	9/03 6:30 pm (561) 791-4000 12300 Forest Hill BI Wellngtn33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	998,432	.1026	102.44	1.041.398	.0961	100.08	1.041.398	.1026	106.85	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	998,432	.0948	94.65	1,041,398	.0889	92.58	1,041,398		98.72	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	998,432	.0327	32.65	1,041,398	.0306	31.87	1,041,398		34.05	
FL Inland Navigation District	998,432	.0288	28.75		.0270	28.12	1,041,398		29.99	
g	,			.,,			.,,			121 SW Flagler Ave Stuart FL 34994
Children's Services Council	998,432	.4908	490.03	1,041,398	.4611	480.19	1,041,398	.4908	511.12	9/15 5:01 PM (561) 740-7000
	, , ,			,. ,			,. ,			2300 High Ridge Rd ByntnBch FL33426
Health Care District	998,432	.6561	655.07	1,041,398	.6164	641.92	1,041,398	.6561	683.26	9/17 5:15 PM (561) 659-1270
	ŕ			, ,						1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.7464	19,240.30		17.7631	18,830.64		18.7370	19,858.32	** SEE BELOW FOR EXPLANATION
			,		4.4.				,	

### \*\* 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 ASSESSIMENT									
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 M GARBAGE SERVICES SOLID WASTE  SOLID WASTE			2 1 1	255.00 363.00 640.00	363.00	(561) 791-4000 (561) 697-2700 (561) 791-4000				
		1 513 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.