

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,979,980	2,346,310

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	1,321,279	1,356,954	50,722	51,411	1,270,557	1,305,543
County Debt	1,321,279	1,356,954	50,722	51,411	1,270,557	1,305,543
County Dependent Dists	1,321,279	1,356,954	50,722	51,411	1,270,557	1,305,543
Public Schools	1,321,279	1,356,954	25,000	25,000	1,296,279	1,331,954
Municipality Operating	1,321,279	1,356,954	50,722	51,411	1,270,557	1,305,543
Independent Special Dists	1,321,279	1,356,954	50,722	51,411	1,270,557	1,305,543

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	989,356

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

WELLES ANDREW &
WELLES ALEXANDRA
15705 SUNWARD ST
WELLINGTON FL 33414-8379

73-41-44-18-01-001-0210 73486 HOMESTEAD



Real Estate Parcel ID: 73-41-44-18-01-001-0210 Legal Description: WELLINGTON AERO CLUB OF THE LANDINGS AT WELLINGTON LOT 21 BLK 1				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.				
		COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpar.org 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		1,270,557	4.5000	5,717.51	1,305,543	4.2678	5,571.80	1,305,543	4.5000	5,874.94	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt		1,270,557	.0330	41.93	1,305,543	.0210	27.42	1,305,543	.0210	27.42	
* Fire/Rescue		1,270,557	3.4581	4,393.71	1,305,543	3.2856	4,289.49	1,305,543	3.4581	4,514.70	
* Library Operating		1,270,557	.5491	697.66	1,305,543	.5213	680.58	1,305,543	.5491	716.87	
* Library Debt		1,270,557	.0000	.00	1,305,543	.0000	.00	1,305,543	.0000	.00	
PUBLIC SCHOOLS											
By State Law		1,296,279	3.0730	3,983.47	1,331,954	2.9449	3,922.47	1,331,954	3.0390	4,047.81	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board		1,296,279	3.2480	4,210.31	1,331,954	3.1126	4,145.84	1,331,954	3.2480	4,326.19	
MUNICIPALITY											
Wellington Operating		1,270,557	2.4700	3,138.28	1,305,543	2.3587	3,079.38	1,305,543	2.4700	3,224.69	9/08 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin		1,270,557	.1026	130.36	1,305,543	.0977	127.55	1,305,543	.1026	133.95	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.		1,270,557	.0948	120.45	1,305,543	.0906	118.28	1,305,543	.0948	123.77	
Everglades Construction		1,270,557	.0327	41.55	1,305,543	.0312	40.73	1,305,543	.0327	42.69	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 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
FL Inland Navigation District		1,270,557	.0270	34.31	1,305,543	.0257	33.55	1,305,543	.0270	35.25	
Children's Services Council		1,270,557	.4908	623.59	1,305,543	.4642	606.03	1,305,543	.4908	640.76	
Health Care District		1,270,557	.6561	833.61	1,305,543	.6205	810.09	1,305,543	.6561	856.57	
Total Millage Rate & Tax Amount			18.7352	23,966.74		17.8418	23,453.21		18.6892	24,565.61	** 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											
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT			UNITS	RATE	ASSESSMENT		CONTACT NUMBER		
ACME IMPROVEMENT DIST A-V MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE		DRAINAGE & FACILITY MAINTENANC			1	275.00	275.00		(561) 791-4000		
		GARBAGE SERVICES			1	217.00	217.00		(561) 697-2700		
		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											