2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 73-41-44-18-01-010-0040 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: WELLINGTON AERO CLUB OF THE LANDINGS AT receive opinions from the general public and to answer questions on the proposed tax change and WELLINGTON LT 4 BLK 10 budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the *Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value Millage Rate Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 3.187.88 1,373,070 4.2413 5.823.60 4.5000 1,373,070 6,178.82 9/09 5:05 PM (561) 355-3996 County Operating 708,418 4.5000 County Debt 708,418 0.0396 28.05 1.373.070 0.0330 45.31 1,373,070 0.0330 45.31 301 N Olive Ave 6th FI WPB 33401 2.449.78 1,373,070 3.2554 Fire/Rescue 708,418 3.4581 4,469.89 1,373,070 3.4581 4,748.21 0.5491 388.99 1,373,070 0.5164 709.05 0.5491 753.95 * Library Operating 708,418 1,373,070 1,373,070 0.0000 .00 1,373,070 Library Debt 708,418 0.0098 6.94 0.0000 .00 PUBLIC SCHOOL By State Law 733.418 3.0660 2,248.66 1,373,070 2.9497 4,050.14 1.373.070 3.0730 4.219.44 9/10 5:05 PM (561) 434-8837 2,382.14 1,373,070 4,290.57 By Local Board 733.418 3.2480 3.1248 1,373,070 3.2480 4,459.73 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY Wellington Operating 708.418 2.4700 1.749.79 1,373,070 2.3224 3,188.82 1,373,070 2.4700 3,391.48 9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414 INDEPENDENT SPECIAL DISTRICTS 1,373,070 1,373,070 So. Fla. Water Mgmt. Basin 708,418 0.1026 72.68 0.0961 131.95 0.1026 140.88 9/11 5:15 PM (561) 686-8800 708.418 0.0948 67.16 1,373,070 0.0889 122.07 1.373.070 0.0948 130.17 3301 Gun Club Rd Bldg WPB 33406 So. Fla. Water Mamt. Dist. 23.17 **Everglades Construction** 708,418 0.0327 1,373,070 0.0306 42.02 1,373,070 0.0327 44.90 FL Inland Navigation District 708.418 0.0288 20.40 1,373,070 0.0270 37.07 1,373,070 0.0288 39.54 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 347.69 9/15 5:01 PM (561) 740-7000 Children's Services Council 0.4908 1,373,070 0.4611 633.12 1,373,070 0.4908 708,418 673.90 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 0.6561 464.79 1,373,070 0.6164 846.36 1,373,070 Health Care District 708,418 0.6561 900.87 1515 N Flagler Dr Ste 101 WPB 33401 Total Millage Rate & Tax Amount 18.7464 13.438.12 17.7631 24.389.97 18.7370 25.727.20 * * SEE BELOW FOR EXPLANATION * * EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing 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 authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. and your current assessment.

This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your

NON-AD VALOREM ASSESSMENTS						
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER	
ACME IMPROVEMENT DIST A-V MAINT	DRAINAGE & FACILITY MAINTENANC	1	255.00	255.00	(561) 791-4000	
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	207.00	207.00	(561) 697-2700	
WELLINGTON SOLID WASTE	SOLID WASTE	1	320.00	320.00	(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 service 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 of this page.

VALUE INFORMATION

Market Value This Year (2025)

Last Year (2024)

1,335,427 1,373,070

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 15, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assesse	Assessed Value		ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	758,418	1,373,070	50,000	0	708,418	1,373,070
County Debt	758,418	1,373,070	50,000	0	708,418	1,373,070
County Dependent Dists	758,418	1,373,070	50,000	0	708,418	1,373,070
Public Schools	758,418	1,373,070	25,000	0	733,418	1,373,070
Municipality Operating	758,418	1,373,070	50,000	0	708,418	1,373,070
Independent Special Dists	758,418	1,373,070	50,000	0	708,418	1,373,070

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

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	Value

AMENDED

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 Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.

73-41-44-18-01-010-0040 7348
TOMLINSON CHARLES W &
TOMLINSON JANET D
8405 BELIZE PL
WELLINGTON FL 33414-6449

