

## VALUE INFORMATION

### Market Value

| Last Year ( 2024 ) | This Year ( 2025 ) |
|--------------------|--------------------|
| 1,662,600          | 1,665,000          |

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          | Assessed Value |           | Exemptions |           | Taxable Value |           |
|---------------------------|----------------|-----------|------------|-----------|---------------|-----------|
|                           | Last Year      | This Year | Last Year  | This Year | Last Year     | This Year |
| County Operating          | 1,465,794      | 1,612,373 | 0          | 0         | 1,465,794     | 1,612,373 |
| County Debt               | 1,465,794      | 1,612,373 | 0          | 0         | 1,465,794     | 1,612,373 |
| County Dependent Dists    | 1,465,794      | 1,612,373 | 0          | 0         | 1,465,794     | 1,612,373 |
| Public Schools            | 1,662,600      | 1,665,000 | 0          | 0         | 1,662,600     | 1,665,000 |
| Municipality Operating    | 1,465,794      | 1,612,373 | 0          | 0         | 1,465,794     | 1,612,373 |
| Independent Special Dists | 1,465,794      | 1,612,373 | 0          | 0         | 1,465,794     | 1,612,373 |
|                           |                |           |            |           |               |           |
|                           |                |           |            |           |               |           |

**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 | 52,627 |
|                                           |                               |        |
|                                           |                               |        |
|                                           |                               |        |
|                                           |                               |        |

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).

\* 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](http://www.pbcpao.gov)

ALBAN JAMES &  
ALBAN GARLAND  
13941 CUBA RD  
COCKEYSVILLE HUNT VA MD 21030-1208

73-41-44-20-07-000-0040 73486



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Real Estate Parcel ID: 73-41-44-20-07-000-0040                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |                                |                                                                                                                                                                                                                                                                                 | <div style="text-align: center;"> <b>DO NOT PAY</b><br/>         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:<br>EQUESTRIAN CLUB ESTS PL 3 OF PB POLO & CC WELNGTN CTRYPLACE LT 4                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COLUMN 1                      |                                |                                                                                                                                                                                                                                                                                 | COLUMN 2                                                                                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             | COLUMN 3                                                                                                                                                                                                                                                                                                                                                                                                |                |            | See <a href="http://www.pbcpar.org">www.pbcpar.org</a> for public hearing updates                                                                                                                              |
| <b>Taxing Authority</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Your Property Taxes Last Year |                                |                                                                                                                                                                                                                                                                                 | Your Property Taxes This Year<br>if no budget change is made                                     |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             | Your Property Taxes This Year<br>if proposed budget change is made                                                                                                                                                                                                                                                                                                                                      |                |            | <b>A public hearing on the proposed taxes and budget will be held at the locations and dates below.</b>                                                                                                        |
| *Dependent Special Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Taxable Value                 | Millage Rate                   | Tax Amount                                                                                                                                                                                                                                                                      | Taxable Value                                                                                    | Millage Rate | Tax Amount                                                                                                                                                                                                                                                                                                                                                                                                                                  | Taxable Value                                                                                                                                                                                                                                                                                                                                                                                           | Millage Rate   | Tax Amount |                                                                                                                                                                                                                |
| <b>COUNTY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| County Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1,465,794                     | 4.5000                         | 6,596.07                                                                                                                                                                                                                                                                        | 1,612,373                                                                                        | 4.2413       | 6,838.56                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | 4.5000         | 7,255.68   | 9/09 5:05 PM (561) 355-3996<br>301 N Olive Ave 6th Fl WPB 33401                                                                                                                                                |
| County Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1,465,794                     | .0396                          | 58.05                                                                                                                                                                                                                                                                           | 1,612,373                                                                                        | .0330        | 53.21                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .0330          | 53.21      |                                                                                                                                                                                                                |
| * Fire/Rescue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,465,794                     | 3.4581                         | 5,068.86                                                                                                                                                                                                                                                                        | 1,612,373                                                                                        | 3.2554       | 5,248.92                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | 3.4581         | 5,575.75   |                                                                                                                                                                                                                |
| * Library Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1,465,794                     | .5491                          | 804.87                                                                                                                                                                                                                                                                          | 1,612,373                                                                                        | .5164        | 832.63                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .5491          | 885.35     |                                                                                                                                                                                                                |
| * Library Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,465,794                     | .0098                          | 14.36                                                                                                                                                                                                                                                                           | 1,612,373                                                                                        | .0000        | .00                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .0000          | .00        |                                                                                                                                                                                                                |
| <b>PUBLIC SCHOOLS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| By State Law                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,662,600                     | 3.0660                         | 5,097.53                                                                                                                                                                                                                                                                        | 1,665,000                                                                                        | 2.9497       | 4,911.25                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,665,000                                                                                                                                                                                                                                                                                                                                                                                               | 3.0730         | 5,116.55   | 9/10 5:05 PM (561) 434-8837<br>3300 Forest Hill Blvd WPB 33406                                                                                                                                                 |
| By Local Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,662,600                     | 3.2480                         | 5,400.12                                                                                                                                                                                                                                                                        | 1,665,000                                                                                        | 3.1248       | 5,202.79                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,665,000                                                                                                                                                                                                                                                                                                                                                                                               | 3.2480         | 5,407.92   |                                                                                                                                                                                                                |
| <b>MUNICIPALITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| Wellington Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,465,794                     | 2.4700                         | 3,620.51                                                                                                                                                                                                                                                                        | 1,612,373                                                                                        | 2.3224       | 3,744.58                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | 2.4700         | 3,982.56   | 9/03 6:30 pm (561) 791-4000<br>12300 Forest Hill Bl Wellington33414                                                                                                                                            |
| <b>INDEPENDENT SPECIAL DISTRICTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| So. Fla. Water Mgmt. Basin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,465,794                     | .1026                          | 150.39                                                                                                                                                                                                                                                                          | 1,612,373                                                                                        | .0961        | 154.95                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .1026          | 165.43     | 9/11 5:15 PM (561) 686-8800<br>3301 Gun Club Rd Bldg WPB 33406                                                                                                                                                 |
| So. Fla. Water Mgmt. Dist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,465,794                     | .0948                          | 138.96                                                                                                                                                                                                                                                                          | 1,612,373                                                                                        | .0889        | 143.34                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .0948          | 152.85     |                                                                                                                                                                                                                |
| Everglades Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,465,794                     | .0327                          | 47.93                                                                                                                                                                                                                                                                           | 1,612,373                                                                                        | .0306        | 49.34                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .0327          | 52.72      | 9/04 5:15 PM (561) 627-3386<br>121 SW Flagler Ave Stuart FL 34994<br>9/15 5:01 PM (561) 740-7000<br>2300 High Ridge Rd ByntrnBch FL33426<br>9/17 5:15 PM (561) 659-1270<br>1515 N Flagler Dr Ste 101 WPB 33401 |
| FL Inland Navigation District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,465,794                     | .0288                          | 42.21                                                                                                                                                                                                                                                                           | 1,612,373                                                                                        | .0270        | 43.53                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .0288          | 46.44      |                                                                                                                                                                                                                |
| Children's Services Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1,465,794                     | .4908                          | 719.41                                                                                                                                                                                                                                                                          | 1,612,373                                                                                        | .4611        | 743.47                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .4908          | 791.35     |                                                                                                                                                                                                                |
| Health Care District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,465,794                     | .6561                          | 961.71                                                                                                                                                                                                                                                                          | 1,612,373                                                                                        | .6164        | 993.87                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,612,373                                                                                                                                                                                                                                                                                                                                                                                               | .6561          | 1,057.88   |                                                                                                                                                                                                                |
| <b>Total Millage Rate &amp; Tax Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               | 18.7464                        | 28,720.98                                                                                                                                                                                                                                                                       |                                                                                                  | 17.7631      | 28,960.44                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                         | 18.7370        | 30,543.69  | <b>** SEE BELOW FOR EXPLANATION</b>                                                                                                                                                                            |
| <b>** EXPLANATION OF TAX NOTICE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| <b>COLUMN 1</b><br>"YOUR PROPERTY TAXES LAST YEAR"<br><br>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><br>"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"<br><br>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><br>"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"<br><br>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. |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| <b>NON-AD VALOREM ASSESSMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| LEVYING AUTHORITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               | PURPOSE OF ASSESSMENT          |                                                                                                                                                                                                                                                                                 | UNITS                                                                                            | RATE         | ASSESSMENT                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                         | CONTACT NUMBER |            |                                                                                                                                                                                                                |
| ACME IMPROVEMENT DIST C-OAD MAINT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               | DRAINAGE & FACILITY MAINTENANC |                                                                                                                                                                                                                                                                                 | 1                                                                                                | 255.00       | 255.00                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         | (561) 791-4000 |            |                                                                                                                                                                                                                |
| SOLID WASTE AUTHORITY OF PBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               | GARBAGE SERVICES               |                                                                                                                                                                                                                                                                                 | 1                                                                                                | 116.00       | 116.00                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         | (561) 697-2700 |            |                                                                                                                                                                                                                |
| WELLINGTON SOLID WASTE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               | SOLID WASTE                    |                                                                                                                                                                                                                                                                                 | 1                                                                                                | 320.00       | 320.00                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         | (561) 791-4000 |            |                                                                                                                                                                                                                |
| <b>Total Non-Ad Valorem Assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              | <b>691.00</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |
| 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.<br><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.)<br> |                               |                                |                                                                                                                                                                                                                                                                                 |                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                |            |                                                                                                                                                                                                                |