

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
1,154,636	1,163,466

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

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or you are entitled to an exemption or classification that is not reflected on this notice, **contact your County Property Appraiser at the numbers listed on the included insert.**

If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the Clerk of Value Adjustment Board on or before **5:00 PM September 16, 2024** at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	757,329	780,049	50,000	50,000	707,329	730,049
County Debt	757,329	780,049	50,000	50,000	707,329	730,049
County Dependent Dists	757,329	780,049	50,000	50,000	707,329	730,049
Public Schools	757,329	780,049	25,000	25,000	732,329	755,049
Municipality Operating	757,329	780,049	50,000	50,000	707,329	730,049
Independent Special Dists	757,329	780,049	50,000	50,000	707,329	730,049

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- 3.0 percent in 2024	All Taxing Authorities	383,417

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	25,000

Any exemption that impacts your property is listed in this section along with its corresponding exempt value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exempt value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs debt service millage).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpa.gov

ELAHI REHMAT &
BEGUM YASMIN
10683 VERSAILLES BLVD
WELLINGTON FL 33449-8069

73-41-44-24-05-000-4140 73486 HOMESTEAD



Real Estate Parcel ID: 73-41-44-24-05-000-4140				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.				
Legal Description: VERSAILLES PUD LT 414											
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.gov 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	707,329	4.5000	3,182.98	730,049	4.1641	3,040.00	730,049	4.5000	3,285.22	9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401	
County Debt	707,329	.0188	13.30	730,049	.0396	28.91	730,049	.0396	28.91		
* Fire/Rescue	707,329	3.4581	2,446.01	730,049	3.1986	2,335.13	730,049	3.4581	2,524.58		
* Library Operating	707,329	.5491	388.39	730,049	.5077	370.65	730,049	.5491	400.87		
* Library Debt	707,329	.0108	7.64	730,049	.0098	7.15	730,049	.0098	7.15		
PUBLIC SCHOOLS											
By State Law	732,329	3.2090	2,350.04	755,049	3.0302	2,287.95	755,049	3.0660	2,314.98	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
By Local Board	732,329	3.2480	2,378.60	755,049	3.0671	2,315.81	755,049	3.2480	2,452.40		
MUNICIPALITY											
Wellington Operating	707,329	2.4700	1,747.10	730,049	2.2770	1,662.32	730,049	2.4700	1,803.22	9/03 7:00pm (561) 791-4000 12300 Forest Hill Bl Wellington33414	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	707,329	.1026	72.57	730,049	.0945	68.99	730,049	.1026	74.90	9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406	
So. Fla. Water Mgmt. Dist.	707,329	.0948	67.05	730,049	.0874	63.81	730,049	.0948	69.21		
Everglades Construction	707,329	.0327	23.13	730,049	.0301	21.97	730,049	.0327	23.87		
FL Inland Navigation District	707,329	.0288	20.37	730,049	.0266	19.42	730,049	.0288	21.03		
Children's Services Council	707,329	.4908	347.16	730,049	.4535	331.08	730,049	.4908	358.31	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426	
Health Care District	707,329	.6761	478.23	730,049	.6247	456.06	730,049	.6561	478.99	9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount		18.8896	13,522.57		17.6109	13,009.25		18.7464	13,843.64	** SEE BELOW FOR EXPLANATION	
** EXPLANATION OF TAX NOTICE											
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"				
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.			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.				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-I MAINT		DRAINAGE & FACILITY MAINTENANC		1	255.00	255.00		(561) 791-4000			
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	194.00	194.00		(561) 697-2700			
WELLINGTON SOLID WASTE		SOLID WASTE		1	310.00	310.00		(561) 791-4000			
Total Non-Ad Valorem Assessment						759.00					
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.											