

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
9,141,677	9,770,097

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	7,207,471	6,810,004	0	0	7,207,471	6,810,004
County Debt	7,207,471	6,810,004	0	0	7,207,471	6,810,004
County Dependent Dists	7,207,471	6,810,004	0	0	7,207,471	6,810,004
Public Schools	7,207,471	6,810,004	0	0	7,207,471	6,810,004
Municipality Operating	7,207,471	6,810,004	0	0	7,207,471	6,810,004
Independent Special Dists	7,207,471	6,810,004	0	0	7,207,471	6,810,004

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
Classified Agricultural Use	All Taxing Authorities	2,960,093

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.pbcapao.gov

WELLINGTON EQUESTRIAN CENTER INC
5219 130TH AVE S
WELLINGTON FL 33449-6004

7341-44-33-00-000-1150 73486



Real Estate Parcel ID: 73-41-44-33-00-000-1150				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: 33-44-41, N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 (LESS E 50 FT ACME DD CNL R/W & UND 1/2 INT GAS, OIL & MINERAL RGTS ONLY) & S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 (LESS E 50 FT ACME DD										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpa.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	7,207,471	4.5000	32,433.62	6,810,004	4.2413	28,883.27	6,810,004	4.5000	30,645.02	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	7,207,471	.0396	285.42	6,810,004	.0330	224.73	6,810,004	.0330	224.73	
* Fire/Rescue	7,207,471	3.4581	24,924.16	6,810,004	3.2554	22,169.29	6,810,004	3.4581	23,549.67	
* Library Operating	7,207,471	.5491	3,957.62	6,810,004	.5164	3,516.69	6,810,004	.5491	3,739.37	
* Library Debt	7,207,471	.0098	70.63	6,810,004	.0000	.00	6,810,004	.0000	.00	
PUBLIC SCHOOLS										
By State Law	7,207,471	3.0660	22,098.11	6,810,004	2.9497	20,087.47	6,810,004	3.0730	20,927.14	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	7,207,471	3.2480	23,409.87	6,810,004	3.1248	21,279.90	6,810,004	3.2480	22,118.89	
MUNICIPALITY										
Wellington Operating	7,207,471	2.4700	17,802.45	6,810,004	2.3224	15,815.55	6,810,004	2.4700	16,820.71	9/03 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellington33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	7,207,471	.1026	739.49	6,810,004	.0961	654.44	6,810,004	.1026	698.71	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	7,207,471	.0948	683.27	6,810,004	.0889	605.41	6,810,004	.0948	645.59	
Everglades Construction	7,207,471	.0327	235.68	6,810,004	.0306	208.39	6,810,004	.0327	222.69	
FL Inland Navigation District	7,207,471	.0288	207.58	6,810,004	.0270	183.87	6,810,004	.0288	196.13	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Children's Services Council	7,207,471	.4908	3,537.43	6,810,004	.4611	3,140.09	6,810,004	.4908	3,342.35	
Health Care District	7,207,471	.6561	4,728.82	6,810,004	.6164	4,197.69	6,810,004	.6561	4,468.04	
Total Millage Rate & Tax Amount		18.7464	135,114.15		17.7631	120,966.79		18.7370	127,599.04	** 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					