

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
389,000	386,000

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.

7443-43-17-21-000-1702 74407 HOMESTEAD
 CHARLAND MARY G
 CHARLAND ROBERT S C/O
 402 EAST ST
 WESTWOOD MA 02090-1823

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	319,082	328,335	50,000	55,722	269,082	272,613
County Debt	319,082	328,335	50,000	55,722	269,082	272,613
Public Schools	319,082	328,335	25,000	30,000	294,082	298,335
Municipality Operating	319,082	328,335	50,000	55,722	269,082	272,613
Municipality Debt	319,082	328,335	50,000	55,722	269,082	272,613
Independent Special Dists	319,082	328,335	50,000	55,722	269,082	272,613

Assessed Value is the market value minus any assessment reductions.

Exemptions are specific dollar or percentage amounts that reduce your assessed value.

Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).



Assessment Reductions	Applies To	Value
Save our Homes Assessment Cap- 2.9 percent in 2025	All Taxing Authorities	57,665

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
Widow	All Taxing Authorities	5,000
Additional Homestead*	Non-School Taxing Authorities	25,722

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.pbcpa.gov



2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 74-43-43-17-21-000-1702 Legal Description: CONSULATE COND UNIT 1702	<h2 style="margin: 0;">DO NOT PAY</h2> <p style="margin: 0;">THIS IS NOT A BILL</p>	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.
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	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	269,082	4.5000	1,210.87	272,613	4.2413	1,156.23	272,613	4.5000	1,226.76	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	269,082	.0396	10.66	272,613	.0330	9.00	272,613	.0330	9.00	
PUBLIC SCHOOLS										
By State Law	294,082	3.0660	901.66	298,335	2.9497	880.00	298,335	3.0730	916.78	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	294,082	3.2480	955.18	298,335	3.1248	932.24	298,335	3.2480	968.99	
MUNICIPALITY										
West Palm Beach Operating	269,082	8.1308	2,187.85	272,613	7.7152	2,103.26	272,613	8.1308	2,216.56	9/08 5:01 PM (561) 822-1310 401 Clematis Street WPB 33401
West Palm Beach Debt	269,082	.0633	17.03	272,613	.0580	15.81	272,613	.0580	15.81	
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	269,082	.1026	27.61	272,613	.0961	26.20	272,613	.1026	27.97	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	269,082	.0948	25.51	272,613	.0889	24.24	272,613	.0948	25.84	
Everglades Construction	269,082	.0327	8.80	272,613	.0306	8.34	272,613	.0327	8.91	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 BytnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	269,082	.0288	7.75	272,613	.0270	7.36	272,613	.0288	7.85	
Children's Services Council	269,082	.4908	132.07	272,613	.4611	125.70	272,613	.4908	133.80	
Health Care District	269,082	.6561	176.54	272,613	.6164	168.04	272,613	.6561	178.86	
Total Millage Rate & Tax Amount		20.4535	5,661.53		19.4421	5,456.42		20.4486	5,737.13	** SEE BELOW FOR EXPLANATION

** EXPLANATION OF TAX NOTICE

<p style="text-align: center; margin: 0;">COLUMN 1</p> <p style="text-align: center; margin: 0;">"YOUR PROPERTY TAXES LAST YEAR"</p> <p style="font-size: small; margin: 5px 0;">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.</p>	<p style="text-align: center; margin: 0;">COLUMN 2</p> <p style="text-align: center; margin: 0;">"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"</p> <p style="font-size: small; margin: 5px 0;">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.</p>	<p style="text-align: center; margin: 0;">COLUMN 3</p> <p style="text-align: center; margin: 0;">"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"</p> <p style="font-size: small; margin: 5px 0;">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.</p>
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NON-AD VALOREM ASSESSMENT

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
CITY OF WEST PALM BEACH	FIRE SERVICE	1	100.00	100.00	(561) 822-1310
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	116.00	116.00	(561) 697-2700
Total Non-Ad Valorem Assessment				216.00	

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.