

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
725,000	770,000

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	472,505	519,756	0	0	472,505	519,756
County Debt	472,505	519,756	0	0	472,505	519,756
Public Schools	725,000	770,000	0	0	725,000	770,000
Municipality Operating	472,505	519,756	0	0	472,505	519,756
Municipality Debt	472,505	519,756	0	0	472,505	519,756
Independent Special Dists	472,505	519,756	0	0	472,505	519,756

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	250,244

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

74-43-43-21-14-000-0390 84402

MANCUSO MICHAEL
694 FERN ST
WEST PALM BEACH FL 33401-5712



Real Estate Parcel ID: 74-43-43-21-14-000-0390				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: CITYPLACE RESIDENTIAL PL 1 LT 39										
	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	472,505	4.5000	2,126.27	519,756	4.2413	2,204.44	519,756	4.5000	2,338.90	9/09 5:05 PM (561) 355-3996
County Debt	472,505	.0396	18.71	519,756	.0330	17.15	519,756	.0330	17.15	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	725,000	3.0660	2,222.85	770,000	2.9497	2,271.27	770,000	3.0730	2,366.21	9/10 5:05 PM (561) 434-8837
By Local Board	725,000	3.2480	2,354.80	770,000	3.1248	2,406.10	770,000	3.2480	2,500.96	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
West Palm Beach Operating	472,505	8.1308	3,841.84	519,756	7.7152	4,010.02	519,756	8.1308	4,226.03	9/08 5:01 PM (561) 822-1310
West Palm Beach Debt	472,505	.0633	29.91	519,756	.0580	30.15	519,756	.0580	30.15	401 Clematis Street WPB 33401
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	472,505	.1026	48.48	519,756	.0961	49.95	519,756	.1026	53.33	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	472,505	.0948	44.79	519,756	.0889	46.21	519,756	.0948	49.27	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	472,505	.0327	15.45	519,756	.0306	15.90	519,756	.0327	17.00	
FL Inland Navigation District	472,505	.0288	13.61	519,756	.0270	14.03	519,756	.0288	14.97	9/04 5:15 PM (561) 627-3386
Children's Services Council	472,505	.4908	231.91	519,756	.4611	239.66	519,756	.4908	255.10	121 SW Flagler Ave Stuart FL 34994
Health Care District	472,505	.6561	310.01	519,756	.6164	320.38	519,756	.6561	341.01	9/15 5:01 PM (561) 740-7000
West Palm Beach DDA	472,505	.9700	458.33	519,756	1.6999	883.53	519,756	2.0000	1,039.51	2300 High Ridge Rd ByntrnBch FL33426
										9/17 5:15 PM (561) 659-1270
										1515 N Flagler Dr Ste 101 WPB 33401
										9/03 5:05 PM (561)833-8873
										107 S. Olive Ave, #200, WPB 33401
Total Millage Rate & Tax Amount		21.4235	11,716.96		21.1420	12,508.79		22.4486	13,249.59	** 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		
CITY OF WEST PALM BEACH SOLID WASTE AUTHORITY OF PBC		FIRE SERVICE		1	100.00	100.00		(561) 822-1310		
		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.										