

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
209,000	199,000

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.

ANDARY ELIE G  
 9660 SW 103RD AVE  
 MIAMI FL 33176-1643

7443-43-21-22-002-2070 84402

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	164,427	180,870	0	0	164,427	180,870
County Debt	164,427	180,870	0	0	164,427	180,870
Public Schools	209,000	199,000	0	0	209,000	199,000
Municipality Operating	164,427	180,870	0	0	164,427	180,870
Municipality Debt	164,427	180,870	0	0	164,427	180,870
Independent Special Dists	164,427	180,870	0	0	164,427	180,870

**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	18,130

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.pbcpa.gov](http://www.pbcpa.gov)



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

Real Estate Parcel ID: 74-43-43-21-22-002-2070 Legal Description: MONTECITO PALM BEACH CONDOMINIUM UNIT 207	<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 <a href="http://www.pbcpa.gov">www.pbcpa.gov</a> 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	
<b>COUNTY</b>										
County Operating	164,427	4.5000	739.92	180,870	4.2413	767.12	180,870	4.5000	813.92	9/09 5:05 PM (561) 355-3996
County Debt	164,427	.0396	6.51	180,870	.0330	5.97	180,870	.0330	5.97	301 N Olive Ave 6th Fl WPB 33401
<b>PUBLIC SCHOOLS</b>										
By State Law	209,000	3.0660	640.79	199,000	2.9497	586.99	199,000	3.0730	611.53	9/10 5:05 PM (561) 434-8837
By Local Board	209,000	3.2480	678.83	199,000	3.1248	621.84	199,000	3.2480	646.35	3300 Forest Hill Blvd WPB 33406
<b>MUNICIPALITY</b>										
West Palm Beach Operating	164,427	8.1308	1,336.92	180,870	7.7152	1,395.45	180,870	8.1308	1,470.62	9/08 5:01 PM (561) 822-1310
West Palm Beach Debt	164,427	.0633	10.41	180,870	.0580	10.49	180,870	.0580	10.49	401 Clematis Street WPB 33401
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	164,427	.1026	16.87	180,870	.0961	17.38	180,870	.1026	18.56	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	164,427	.0948	15.59	180,870	.0889	16.08	180,870	.0948	17.15	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	164,427	.0327	5.38	180,870	.0306	5.53	180,870	.0327	5.91	
FL Inland Navigation District	164,427	.0288	4.74	180,870	.0270	4.88	180,870	.0288	5.21	
Children's Services Council	164,427	.4908	80.70	180,870	.4611	83.40	180,870	.4908	88.77	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000
Health Care District	164,427	.6561	107.88	180,870	.6164	111.49	180,870	.6561	118.67	2300 High Ridge Rd BytnBch FL33426 9/17 5:15 PM (561) 659-1270
West Palm Beach DDA	164,427	.9700	159.48	180,870	1.6999	307.46	180,870	2.0000	361.74	1515 N Flagler Dr Ste 101 WPB 33401 9/03 5:05 PM (561)833-8873 107 S. Olive Ave, #200, WPB 33401
<b>Total Millage Rate &amp; Tax Amount</b>		21.4235	3,804.02		21.1420	3,934.08		22.4486	4,174.89	** SEE BELOW FOR EXPLANATION

### \*\* EXPLANATION OF TAX NOTICE

<b>COLUMN 1</b> "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.	<b>COLUMN 2</b> "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.	<b>COLUMN 3</b> "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.
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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
<b>Total Non-Ad Valorem Assessment</b>				<b>216.00</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.

**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.