

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
273,000	293,000

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.

7443-43-21-22-003-3130 84402
 RUBELZ GHASSAN M TRUST &
 RUBELZ MARY S TRUST
 107 FLEETWOOD TER
 SILVER SPRING MD 20910-5564

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	210,298	231,328	0	0	210,298	231,328
County Debt	210,298	231,328	0	0	210,298	231,328
Public Schools	273,000	293,000	0	0	273,000	293,000
Municipality Operating	210,298	231,328	0	0	210,298	231,328
Municipality Debt	210,298	231,328	0	0	210,298	231,328
Independent Special Dists	210,298	231,328	0	0	210,298	231,328

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	61,672

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



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

Real Estate Parcel ID: 74-43-43-21-22-003-3130 Legal Description: MONTECITO PALM BEACH CONDOMINIUM UNIT 313	<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	210,298	4.5000	946.34	231,328	4.2413	981.13	231,328	4.5000	1,040.98	9/09 5:05 PM (561) 355-3996
County Debt	210,298	.0396	8.33	231,328	.0330	7.63	231,328	.0330	7.63	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	273,000	3.0660	837.02	293,000	2.9497	864.26	293,000	3.0730	900.39	9/10 5:05 PM (561) 434-8837
By Local Board	273,000	3.2480	886.70	293,000	3.1248	915.57	293,000	3.2480	951.66	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
West Palm Beach Operating	210,298	8.1308	1,709.89	231,328	7.7152	1,784.74	231,328	8.1308	1,880.88	9/08 5:01 PM (561) 822-1310
West Palm Beach Debt	210,298	.0633	13.31	231,328	.0580	13.42	231,328	.0580	13.42	401 Clematis Street WPB 33401
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	210,298	.1026	21.58	231,328	.0961	22.23	231,328	.1026	23.73	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	210,298	.0948	19.94	231,328	.0889	20.57	231,328	.0948	21.93	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	210,298	.0327	6.88	231,328	.0306	7.08	231,328	.0327	7.56	
FL Inland Navigation District	210,298	.0288	6.06	231,328	.0270	6.25	231,328	.0288	6.66	
Children's Services Council	210,298	.4908	103.21	231,328	.4611	106.67	231,328	.4908	113.54	9/04 5:15 PM (561) 627-3386
Health Care District	210,298	.6561	137.98	231,328	.6164	142.59	231,328	.6561	151.77	121 SW Flagler Ave Stuart FL 34994
West Palm Beach DDA	210,298	.9700	204.00	231,328	1.6999	393.23	231,328	2.0000	462.66	9/15 5:01 PM (561) 740-7000
Total Millage Rate & Tax Amount		21.4235	4,901.24		21.1420	5,265.37		22.4486	5,582.81	2300 High Ridge Rd BytnBch FL33426

** 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: 0.8em; 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: 0.8em; 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: 0.8em; 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.