

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,666,995	1,671,081

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 14, 2026** 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	693,640	712,368	50,722	51,411	642,918	660,957
County Debt	693,640	712,368	50,722	51,411	642,918	660,957
Public Schools	693,640	712,368	25,000	25,000	668,640	687,368
Municipality Operating	693,640	712,368	50,722	51,411	642,918	660,957
Municipality Debt	693,640	712,368	50,722	51,411	642,918	660,957
Independent Special Dists	693,640	712,368	50,722	51,411	642,918	660,957

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- 2.7 percent in 2026	All Taxing Authorities	958,713

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
Additional Homestead*	Non-School Taxing Authorities	26,411

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

OLIVARES MANUEL U
323 CORDOVA RD APT 1
WEST PALM BEACH FL 33401-7942

7443-43-27-21-002-0261 74402 HOMESTEAD



Real Estate Parcel ID: 74-43-43-27-21-002-0261 Legal Description: EL CID E 13 FT OF LT 26 & LTS 27 & 28 BLK 2				<h2 style="text-align: center;">DO NOT PAY</h2> <p style="text-align: center;">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.				
		COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpar.org 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		642,918	4.5000	2,893.13	660,957	4.2678	2,820.83	660,957	4.5000	2,974.31	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt		642,918	.0330	21.22	660,957	.0210	13.88	660,957	.0210	13.88	
PUBLIC SCHOOLS											
By State Law		668,640	3.0730	2,054.73	687,368	2.9449	2,024.23	687,368	3.0390	2,088.91	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board		668,640	3.2480	2,171.74	687,368	3.1126	2,139.50	687,368	3.2480	2,232.57	
MUNICIPALITY											
West Palm Beach Operating		642,918	8.1308	5,227.44	660,957	7.6915	5,083.75	660,957	8.1308	5,374.11	9/08 5:01 PM (561) 822-1310 401 Clematis Street WPB 33401
West Palm Beach Debt		642,918	.0580	37.29	660,957	.0533	35.23	660,957	.0533	35.23	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin		642,918	.1026	65.96	660,957	.0977	64.58	660,957	.1026	67.81	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.		642,918	.0948	60.95	660,957	.0906	59.88	660,957	.0948	62.66	
Everglades Construction		642,918	.0327	21.02	660,957	.0312	20.62	660,957	.0327	21.61	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District		642,918	.0270	17.36	660,957	.0257	16.99	660,957	.0270	17.85	
Children's Services Council		642,918	.4908	315.54	660,957	.4642	306.82	660,957	.4908	324.40	
Health Care District		642,918	.6561	421.82	660,957	.6205	410.12	660,957	.6561	433.65	
Total Millage Rate & Tax Amount			20.4468	13,308.20		19.4210	12,996.43		20.3961	13,646.99	** 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		ASSESSMENT		CONTACT NUMBER	
CITY OF WEST PALM BEACH SOLID WASTE AUTHORITY OF PBC		FIRE SERVICE GARBAGE SERVICES		1		300.00		300.00		(561) 822-1310 (561) 697-2700	
				1		488.00		488.00			