

Market Value

Last Year (2025)	This Year (2026)
7,664,600	7,755,552

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	6,558,265	7,214,092	0	0	6,558,265	7,214,092
County Debt	6,558,265	7,214,092	0	0	6,558,265	7,214,092
Public Schools	7,664,600	7,755,552	0	0	7,664,600	7,755,552
Municipality Operating	6,558,265	7,214,092	0	0	6,558,265	7,214,092
Municipality Debt	6,558,265	7,214,092	0	0	6,558,265	7,214,092
Independent Special Dist	6,558,265	7,214,092	0	0	6,558,265	7,214,092

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	541,460

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

[illegible]

* 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.pbcpao.gov

74-43-44-03-10-004-0203 74982

4717 SOUTH FLAGLER LLC
KOCHMAN & ZISKA PLC C/O
222 LAKEVIEW AVE STE 1500
WEST PALM BEACH FL 33401-6174



Real Estate Parcel ID: 74-43-44-03-10-004-0203				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: LAKEWOOD LT 20 (LESS W 205.06 FT & FLAGLER DR R/W) & ALL THAT PORTION LYG W OF BULKHEAD LINE BLK D										
	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	6,558,265	4.5000	29,512.19	7,214,092	4.2678	30,788.30	7,214,092	4.5000	32,463.41	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	6,558,265	.0330	216.42	7,214,092	.0210	151.50	7,214,092	.0210	151.50	
PUBLIC SCHOOLS										
By State Law	7,664,600	3.0730	23,553.32	7,755,552	2.9449	22,839.33	7,755,552	3.0390	23,569.12	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	7,664,600	3.2480	24,894.62	7,755,552	3.1126	24,139.93	7,755,552	3.2480	25,190.03	
MUNICIPALITY										
West Palm Beach Operating	6,558,265	8.1308	53,323.94	7,214,092	7.6915	55,487.19	7,214,092	8.1308	58,656.34	9/08 5:01 PM (561) 822-1310 401 Clematis Street WPB 33401
West Palm Beach Debt	6,558,265	.0580	380.38	7,214,092	.0533	384.51	7,214,092	.0533	384.51	
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	6,558,265	.1026	672.88	7,214,092	.0977	704.82	7,214,092	.1026	740.17	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	6,558,265	.0948	621.72	7,214,092	.0906	653.60	7,214,092	.0948	683.90	
Everglades Construction	6,558,265	.0327	214.46	7,214,092	.0312	225.08	7,214,092	.0327	235.90	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 ByntnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	6,558,265	.0270	177.07	7,214,092	.0257	185.40	7,214,092	.0270	194.78	
Children's Services Council	6,558,265	.4908	3,218.80	7,214,092	.4642	3,348.78	7,214,092	.4908	3,540.68	
Health Care District	6,558,265	.6561	4,302.88	7,214,092	.6205	4,476.34	7,214,092	.6561	4,733.17	
Total Millage Rate & Tax Amount		20.4468	141,088.68		19.4210	143,384.78		20.3961	150,543.51	** 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		1	100.00	100.00		(561) 822-1310			
	GARBAGE SERVICES		1	217.00	217.00		(561) 697-2700			
Total Non-Ad Valorem Assessment						317.00				
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.										