

## VALUE INFORMATION

## Market Value

Last Year ( 2024 )	This Year ( 2025 )
352,713	371,603

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.

74-43-04-00-006-0031 74983 HOMESTEAD

SANCHEZ YAHIMA &  
913 BRADLEY CT  
WEST PALM BEACH FL 33405-2432

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	79,708	82,020	50,000	50,722	29,708	31,298
County Debt	79,708	82,020	50,000	50,722	29,708	31,298
Public Schools	79,708	82,020	25,000	25,000	54,708	57,020
Municipality Operating	79,708	82,020	50,000	50,722	29,708	31,298
Municipality Debt	79,708	82,020	50,000	50,722	29,708	31,298
Independent Special Dists	79,708	82,020	50,000	50,722	29,708	31,298

**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- 2.9 percent in 2025	All Taxing Authorities	289,583

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

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.

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

Real Estate Parcel ID: 74-43-44-04-00-006-0031

Legal Description:

4-44-43, N 140 FT OF W 60 FT OF E 200 FT (LESS E 30 FT RD  
R/W) OF S 10 ACRES OF N 17.88 ACRES OF GOV LT 6

## 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.

	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> for public hearing updates
Taxing Authority *Dependent Special Districts	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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
<b>COUNTY</b> County Operating County Debt	29,708 29,708	4.5000 .0396	133.69 1.18	31,298 31,298	4.2413 .0330	132.74 1.03	31,298 31,298	4.5000 .0330	140.84 1.03	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
<b>PUBLIC SCHOOLS</b> By State Law By Local Board	54,708 54,708	3.0660 3.2480	167.73 177.69	57,020 57,020	2.9497 3.1248	168.19 178.18	57,020 57,020	3.0730 3.2480	175.22 185.20	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
<b>MUNICIPALITY</b> West Palm Beach Operating West Palm Beach Debt	29,708 29,708	8.1308 .0633	241.55 1.88	31,298 31,298	7.7152 .0580	241.47 1.82	31,298 31,298	8.1308 .0580	254.48 1.82	9/08 5:01 PM (561) 822-1310 401 Clematis Street WPB 33401
<b>INDEPENDENT SPECIAL DISTRICTS</b> So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District	29,708 29,708 29,708 29,708	.1026 .0948 .0327 .0288	3.05 2.82 .97 .86	31,298 31,298 31,298 31,298	.0961 .0889 .0306 .0270	3.01 2.78 .96 .85	31,298 31,298 31,298 31,298	.1026 .0948 .0327 .0288	3.21 2.97 1.02 .90	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
Children's Services Council	29,708	.4908	14.58	31,298	.4611	14.43	31,298	.4908	15.36	9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426
Health Care District	29,708	.6561	19.49	31,298	.6164	19.29	31,298	.6561	20.53	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
<b>Total Millage Rate &amp; Tax Amount</b>		20.4535	765.49		19.4421	764.75		20.4486	802.58	** 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 GARBAGE SERVICES	1 1	100.00 207.00	100.00 207.00	(561) 822-1310 (561) 697-2700
<b>Total Non-Ad Valorem Assessment</b>				307.00	

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.