

## VALUE INFORMATION

## Market Value

Last Year ( 2024 )	This Year ( 2025 )
631.950	909.500

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.

/4-43-44-10-03-000-0490 /4982

EQUITY PLUS LLC &  
FLYNN GREGORY J  
2360 SE 8TH ST  
POMPANO BEACH FL 33062-6746

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	263,538	909,500	0	0	263,538	909,500
County Debt	263,538	909,500	0	0	263,538	909,500
Public Schools	631,950	909,500	0	0	631,950	909,500
Municipality Operating	263,538	909,500	0	0	263,538	909,500
Municipality Debt	263,538	909,500	0	0	263,538	909,500
Independent Special Dists	263,538	909,500	0	0	263,538	909,500

**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

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.

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpao.gov](http://www.pbcpao.gov)

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

Real Estate Parcel ID: 74-43-44-10-03-000-0490

Legal Description:  
BROADMOOR SEC 2 LT 49

## 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.

Taxing Authority *Dependent Special Districts	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> for public hearing updates	
	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	263,538	4.5000 .0396	1,185.92 10.44	909,500 909,500	4.2413 .0330	3,857.46 30.01	909,500 909,500	4.5000 .0330	4,092.75 30.01	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	631,950	3.0660 3.2480	1,937.56 2,052.57	909,500 909,500	2.9497 3.1248	2,682.75 2,842.01	909,500 909,500	3.0730 3.2480	2,794.89 2,954.06	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	263,538	8.1308 .0633	2,142.77 16.68	909,500 909,500	7.7152 .0580	7,016.97 52.75	909,500 909,500	8.1308 .0580	7,394.96 52.75	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	263,538	.1026 .0948 .0327 .0288	27.04 24.98 8.62 7.59	909,500 909,500 909,500 909,500	.0961 .0889 .0306 .0270	87.40 80.85 27.83 24.56	909,500 909,500 909,500 909,500	.1026 .0948 .0327 .0288	93.31 86.22 29.74 26.19	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
Children's Services Council	263,538	.4908	129.34	909,500	.4611	419.37	909,500	.4908	446.38	9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426	
Health Care District	263,538	.6561	172.91	909,500	.6164	560.62	909,500	.6561	596.72	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
<b>Total Millage Rate &amp; Tax Amount</b>		20,453.5	7,716.42	19,442.1	17,682.58		20,448.6	18,597.98		** 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"
<p>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>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>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>

NON-AD VALOREM ASSESSMENT

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER

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, town, or district.

**NOTE:** A single checkmark in this form is NOT a statement of all documents required by law. A detailed listing of documents required by law is attached to this form.

**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.)