

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,655,618	1,692,296

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	263,621	270,739	50,722	51,411	212,899	219,328
County Debt	263,621	270,739	50,722	51,411	212,899	219,328
Public Schools	263,621	270,739	25,000	25,000	238,621	245,739
Municipality Operating	263,621	270,739	50,722	51,411	212,899	219,328
Municipality Debt	263,621	270,739	50,722	51,411	212,899	219,328
Independent Special Dists	263,621	270,739	50,722	51,411	212,899	219,328

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
Save our Homes Assessment Cap- 2.7 percent in 2026	All Taxing Authorities	1,421,557

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.pbcpao.gov

NEELSON SCOTT E &
WOOLEMS ALEXIS
245 ALPINE RD
WEST PALM BEACH FL 33405-4725

7443-44-10-13-000-0172 74982 HOMESTEAD



Real Estate Parcel ID: 74-43-44-10-13-000-0172				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: LAKE FOREST PARK S 5 FT OF W 35.5 FT OF LT 17, S 5 FT OF E 39.5 FT OF LT 18 & W 75 FT OF E 212.5 FT OF LT 21 EDGEWATER PB11P64 E 1/2 OF LT 9, LTS 10 & 11 &											
		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		212,899	4.5000	958.05	219,328	4.2678	936.05	219,328	4.5000	986.98	9/03 5:05 PM (561) 355-3996
County Debt		212,899	.0330	7.03	219,328	.0210	4.61	219,328	.0210	4.61	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS											
By State Law		238,621	3.0730	733.28	245,739	2.9449	723.68	245,739	3.0390	746.80	9/9 5:05 PM (561) 434-8837
By Local Board		238,621	3.2480	775.04	245,739	3.1126	764.89	245,739	3.2480	798.16	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY											
West Palm Beach Operating		212,899	8.1308	1,731.04	219,328	7.6915	1,686.96	219,328	8.1308	1,783.31	9/08 5:01 PM (561) 822-1310
West Palm Beach Debt		212,899	.0580	12.35	219,328	.0533	11.69	219,328	.0533	11.69	401 Clematis Street WPB 33401
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin		212,899	.1026	21.84	219,328	.0977	21.43	219,328	.1026	22.50	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.		212,899	.0948	20.18	219,328	.0906	19.87	219,328	.0948	20.79	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction		212,899	.0327	6.96	219,328	.0312	6.84	219,328	.0327	7.17	
FL Inland Navigation District		212,899	.0270	5.75	219,328	.0257	5.64	219,328	.0270	5.92	
Children's Services Council		212,899	.4908	104.49	219,328	.4642	101.81	219,328	.4908	107.65	9/10 5:05 PM (561) 627-3386
Health Care District		212,899	.6561	139.68	219,328	.6205	136.09	219,328	.6561	143.90	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
Total Millage Rate & Tax Amount			20.4468	4,515.69		19.4210	4,419.56		20.3961	4,639.48	** 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		FIRE SERVICE		1		100.00		100.00		(561) 822-1310	
SOLID WASTE AUTHORITY OF PBC		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.											