

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
2,394,500	2,439,283

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	456,562	468,889	50,722	51,411	405,840	417,478
County Debt	456,562	468,889	50,722	51,411	405,840	417,478
Public Schools	456,562	468,889	25,000	25,000	431,562	443,889
Municipality Operating	456,562	468,889	50,722	51,411	405,840	417,478
Municipality Debt	456,562	468,889	50,722	51,411	405,840	417,478
Independent Special Dists	456,562	468,889	50,722	51,411	405,840	417,478

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	1,970,394

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

74-43-44-10-28-008-0040 74982 HOMESTEAD
VANCE JAMES E JR &
VANCE DOLORES
102 ALHAMBRA PL
WEST PALM BCH FL 33405-5002



Real Estate Parcel ID: 74-43-44-10-28-008-0040				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: 10-44-43, SUB GOV LTS 1, 2 & 3PB7P49 BEG AT NW COR OF LT 70 BLK 1, LAKE PLACE PB8P11, TH WLY ALG N LI OF BLK 1 LAKE PLACE A DIST OF 60 FT TH N 77.10 FT, TH W 10 FT, TH N											
		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		405,840	4.5000	1,826.28	417,478	4.2678	1,781.71	417,478	4.5000	1,878.65	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt		405,840	.0330	13.39	417,478	.0210	8.77	417,478	.0210	8.77	
PUBLIC SCHOOLS											9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By State Law		431,562	3.0730	1,326.19	443,889	2.9449	1,307.21	443,889	3.0390	1,348.98	
By Local Board		431,562	3.2480	1,401.71	443,889	3.1126	1,381.65	443,889	3.2480	1,441.75	
MUNICIPALITY											9/08 5:01 PM (561) 822-1310 401 Clematis Street WPB 33401
West Palm Beach Operating		405,840	8.1308	3,299.80	417,478	7.6915	3,211.03	417,478	8.1308	3,394.43	
West Palm Beach Debt		405,840	.0580	23.54	417,478	.0533	22.25	417,478	.0533	22.25	
INDEPENDENT SPECIAL DISTRICTS											9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Basin		405,840	.1026	41.64	417,478	.0977	40.79	417,478	.1026	42.83	
So. Fla. Water Mgmt. Dist.		405,840	.0948	38.47	417,478	.0906	37.82	417,478	.0948	39.58	
Everglades Construction		405,840	.0327	13.27	417,478	.0312	13.03	417,478	.0327	13.65	
FL Inland Navigation District		405,840	.0270	10.96	417,478	.0257	10.73	417,478	.0270	11.27	
Children's Services Council		405,840	.4908	199.19	417,478	.4642	193.79	417,478	.4908	204.90	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
Health Care District		405,840	.6561	266.27	417,478	.6205	259.05	417,478	.6561	273.91	
Total Millage Rate & Tax Amount			20.4468	8,460.71		19.4210	8,267.83		20.3961	8,680.97	** 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.											