

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
493,186	464,718

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.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	385,902	424,492	0	0	385,902	424,492
County Debt	385,902	424,492	0	0	385,902	424,492
County Dependent Dists	385,902	424,492	0	0	385,902	424,492
Public Schools	493,186	464,718	0	0	493,186	464,718
Municipality Operating	385,902	424,492	0	0	385,902	424,492
Independent Special Dists	385,902	424,492	0	0	385,902	424,492

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	40,226

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

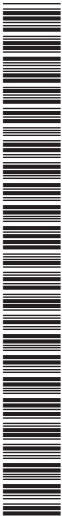
Any exemption that impacts your property is listed in this section along with its corresponding exempt value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value 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

MGSA REALTY LLC
PO BOX 275
CHAPPAQUA NY 10514-0275

77-40-43-12-10-000-1800 77486



Real Estate Parcel ID: 77-40-43-12-10-000-1800				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: GROVES OF WESTLAKE PHASE 1 LT 180										
	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	385,902	4.5000	1,736.56	424,492	4.2413	1,800.40	424,492	4.5000	1,910.21	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	385,902	.0396	15.28	424,492	.0330	14.01	424,492	.0330	14.01	
* Fire/Rescue	385,902	3.4581	1,334.49	424,492	3.2554	1,381.89	424,492	3.4581	1,467.94	
* Library Operating	385,902	.5491	211.90	424,492	.5164	219.21	424,492	.5491	233.09	
* Library Debt	385,902	.0098	3.78	424,492	.0000	.00	424,492	.0000	.00	
PUBLIC SCHOOLS										
By State Law	493,186	3.0660	1,512.11	464,718	2.9497	1,370.78	464,718	3.0730	1,428.08	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	493,186	3.2480	1,601.87	464,718	3.1248	1,452.15	464,718	3.2480	1,509.40	
MUNICIPALITY										
Westlake Operating	385,902	4.7000	1,813.74	424,492	4.3269	1,836.73	424,492	4.7000	1,995.11	9/03 6:00 PM (561) 530-5880 5490 Kingfisher Blvd Westlake33470
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	385,902	.1026	39.59	424,492	.0961	40.79	424,492	.1026	43.55	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	385,902	.0948	36.58	424,492	.0889	37.74	424,492	.0948	40.24	
Everglades Construction	385,902	.0327	12.62	424,492	.0306	12.99	424,492	.0327	13.88	
FL Inland Navigation District	385,902	.0288	11.11	424,492	.0270	11.46	424,492	.0288	12.23	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Children's Services Council	385,902	.4908	189.40	424,492	.4611	195.73	424,492	.4908	208.34	
Health Care District	385,902	.6561	253.19	424,492	.6164	261.66	424,492	.6561	278.51	
Total Millage Rate & Tax Amount		20.9764	8,772.22		19.7676	8,635.54		20.9670	9,154.59	** 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		
SEMINOLE IMPROVEMENT DISTRICT MAINT		STRWTR RDS IRRIG UTILITY OPS		1	1,047.66	1,047.66		(561) 793-1676		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	207.00	207.00		(561) 697-2700		
SOLID WASTE - WESTLAKE		SOLID WASTE		1	324.00	324.00		(561) 530-5880		
Total Non-Ad Valorem Assessment						1,578.66				
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.										