

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
7,936,140	7,936,140

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	7,936,140	7,936,140	0	0	7,936,140	7,936,140
County Debt	7,936,140	7,936,140	0	0	7,936,140	7,936,140
County Dependent Dists	7,936,140	7,936,140	0	0	7,936,140	7,936,140
Public Schools	7,936,140	7,936,140	0	0	7,936,140	7,936,140
Municipality Operating	7,936,140	7,936,140	0	0	7,936,140	7,936,140
Independent Special Dists	7,936,140	7,936,140	0	0	7,936,140	7,936,140

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.

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

77-41-43-07-00-000-1040 77486

PALM BEACH WEST ASSOCIATES VILLLP
1600 SAWGRASS CORPORATE PKWY STE 400
FORT LAUDERDALE FL 33323-2890



Real Estate Parcel ID: 77-41-43-07-00-000-1040 Legal Description: 7-43-41, N 1/2 (LESS PT LYG BET PAR 1 IN OR30585P642 & PB128P16, OR3058P642, PB128P16, PB130P120, PB131P106, PB131P108, PB131P192, PB133P78 & PB135P179				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 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 County Debt * Fire/Rescue * Library Operating * Library Debt				7,936,140 4.5000 35,712.63 7,936,140 .0330 261.89 7,936,140 3.4581 27,443.97 7,936,140 .5491 4,357.73 7,936,140 .0000 .00			7,936,140 4.2678 33,869.86 7,936,140 .0210 166.66 7,936,140 3.2856 26,074.98 7,936,140 .5213 4,137.11 7,936,140 .0000 .00			7,936,140 4.5000 35,712.63 7,936,140 .0210 166.66 7,936,140 3.4581 27,443.97 7,936,140 .5491 4,357.73 7,936,140 .0000 .00			9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401 9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406 9/08 6:00 PM (561) 530-5880 5490 Kingfisher Blvd Westlake33470 9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406 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
PUBLIC SCHOOLS By State Law By Local Board				7,936,140 3.0730 24,387.76 7,936,140 3.2480 25,776.58			7,936,140 2.9449 23,371.14 7,936,140 3.1126 24,702.03			7,936,140 3.0390 24,117.93 7,936,140 3.2480 25,776.58			
MUNICIPALITY Westlake Operating				7,936,140 4.6000 36,506.24			7,936,140 4.2866 34,019.06			7,936,140 4.6000 36,506.24			
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District				7,936,140 .1026 814.25 7,936,140 .0948 752.35 7,936,140 .0327 259.51 7,936,140 .0270 214.28			7,936,140 .0977 775.36 7,936,140 .0906 719.01 7,936,140 .0312 247.61 7,936,140 .0257 203.96			7,936,140 .1026 814.25 7,936,140 .0948 752.35 7,936,140 .0327 259.51 7,936,140 .0270 214.28			
Children's Services Council Health Care District				7,936,140 .4908 3,895.06 7,936,140 .6561 5,206.90			7,936,140 .4642 3,683.96 7,936,140 .6205 4,924.37			7,936,140 .4908 3,895.06 7,936,140 .6561 5,206.90			
Total Millage Rate & Tax Amount				20.8652 165,589.15			19.7697 156,895.11			20.8192 165,224.09			** 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 SOLID WASTE - WESTLAKE		STRWTR RDS IRRIG UTILITY OPS SOLID WASTE		1		33,685.01		33,685.01		(561) 790-1742 (561) 530-5880			
				1		12,856.55		12,856.55					
Total Non-Ad Valorem Assessment								46,541.56					
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.													