

TRUTH IN MILLAGE

We Value What You Value



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

TRIM 2024 Notice of Proposed Property Taxes

THIS IS:

YOUR NOTIFICATION OF PROPERTY VALUE

This notice shows the change in market, assessed and taxable values of your property. If you disagree with your valuation, now is the time to contact us at [561.355.2866](tel:561.355.2866).

If we are unable to resolve the matter, this is your opportunity to file a petition with the Value Adjustment Board through the Clerk of the Circuit Court & Comptroller. They can be reached at [561.355.6289](tel:561.355.6289).



For more information, call or visit us at [561.355.2866](tel:561.355.2866) | pbcpao.gov

AN EXPLANATION OF ANY EXEMPTIONS

Any exemptions or assessment reductions are spelled out on the front of your notice. If you have questions about your exemptions, contact us at [561.355.2866](tel:561.355.2866).

YOUR CHANCE TO HAVE A SAY IN YOUR TAX RATES

The notice shows proposed millages, or tax rates, for each taxing authority, as well as information about each authority's budget hearing, so that you are empowered to participate in the process of setting your tax rates.

Dear Taxpayer,

My office of appraisal experts has determined the market, assessed and taxable values of your property.

Florida law requires my office to value property based on the status of the real estate market and the personal property market as of **January 1**.

The Notice of Proposed Property Taxes contains useful information about the 2024 tax roll. One side highlights the proposed tax rate by taxing authority and public hearing information. The other side contains the market, assessed and taxable values of your property, plus information about qualified exemptions and assessment caps.

As you review the information in your Notice, my staff is happy to answer any questions you may have. Please call, email or visit pbcpao.gov for more information.

Thank you for allowing me to serve as your Property Appraiser.

Dorothy Jacks
CFA, FIAAO, AAS
Palm Beach County Property Appraiser



Contact the Palm Beach County
Property Appraiser's Office

[561.355.2866](tel:561.355.2866)
myexemption@pbcpao.gov

PALM BEACH COUNTY PROPERTY TAXES

Florida has no state income tax. The majority of the funding for your local services comes from property taxes.

More than four billion dollars in property taxes is distributed every year to Palm Beach County schools, libraries, public safety, healthcare programs, and more.

1
› First, the Property Appraiser's Office determines property value and administers exemptions. Our Exemptions team may be able to help you find tax savings.

2
› Then, cities, the county, and other taxing authorities set a tax rate or millage.

3
› Finally, the Tax Collector mails tax bills in November and accepts payment.

RISING TAX BILLS IN A FLATTENING MARKET

Florida's property tax caps (up to 3% for homesteaded properties and 10% for non-homestead properties) can cause your assessed value to increase even if your market value does not. Florida law requires that the assessed value continue to increase by the maximum cap amount each year until the gap between the assessed value and market value is "recaptured" or the assessed value equals the market value.

As property values flatten, you may see this happen to your home or business. Even if the market value of a property does not increase, its assessed value may increase, causing your taxes to rise.

This is the action of Florida law in a softening market that follows years of rising market values when the property tax caps protected property owners from significant tax increases.

If you have any questions about this recapture process, please contact us.

YOUR VALUES AND YOUR VOICE

Your home value is only half of the equation when it comes to calculating your property taxes.

The other half of your tax bill is the millage (\$1 for every \$1,000 in taxable value). The millage is the tax rate that is set by your county, city, or other agency with taxing authority.

While state law requires the Property Appraiser's Office to value property based on the status of the market, your tax rate is set by taxing authorities who answer to you, the voter.

Every resident has the right to speak to the elected officials who levy taxes at the public meetings listed in your Notice.

CONTACT INFORMATION

Condominium, Cooperative, Townhouse
561.355.2690
mycondo@pbcpao.gov

Single Family, Mobile Home
North County – 561.624.6795
West Palm Beach – 561.355.2883
Mid-County & West County – 561.784.1210
South County – 561.276.1201
myhouse@pbcpao.gov

Commercial
561.355.3988
mycommercial@pbcpao.gov

Tangible Personal Property
561.355.2896
mytpp@pbcpao.gov

Agricultural
561.355.4577
myfarm@pbcpao.gov

All Exemptions & Portability
561.355.2866
myexemption@pbcpao.gov

FILING A PETITION

If you feel that the market value of your property is inaccurate or does not reflect fair market value as of **January 1, 2024**, or you are entitled to an exemption or classification that is not reflected on your Notice, contact the Property Appraiser's Office for an informal review at **561.355.2866**.

If we are unable to resolve the matter, you have the right to file a petition for adjustment with the Value Adjustment Board (VAB) through the Clerk of the Circuit Court & Comptroller. They can be reached at **561.355.6289**.

Petitions must be filed with the VAB on or before **Monday, September 16, 2024**.

SERVICE CENTERS

Downtown West Palm Beach
301 North Olive Avenue, 1st Floor
West Palm Beach, FL 33401
561.355.2866

Mid West County
200 Civic Center Way, Suite 200
Royal Palm Beach, FL 33411
561.784.1220

South County
14925 Cumberland Drive
Delray Beach, FL 33446
561.276.1250

Belle Glade
2976 State Road 15
Belle Glade, FL 33430
561.996.4890

North County
3188 PGA Boulevard, 2nd Floor
Palm Beach Gardens, FL 33410
561.624.6521



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What You Value**

