

We value what you value.



**DOROTHY JACKS**  
CFA, AAS  
Palm Beach County Property Appraiser

## Palm Beach County Property Appraiser's Office

## August 2023 Newsletter

Welcome August!

My office is preparing the 2023 Notices of Proposed Property Taxes. Called the TRIM Notice for "Truth in Millage" around the office, these notices will be mailed to every property owner in Palm Beach County on August 18.

The notice has two sides that reflect the two halves of your tax bill:

- One side shows the market, assessed and taxable values of your property, as well as any exemptions, caps, or classifications that

may apply. State law requires the Property Appraiser's Office to value property based on the status of the market as of January 1. If you feel that the market value of your property is inaccurate or missing an exemption, you have until September 12 to appeal through the Value Adjustment Board.

- The other side details proposed tax rates from your county, city, and other agencies with taxing authority. These rates are only estimates that can, and often are, altered at public hearings. The information to attend these meetings is also included so that you can make your voice heard.

The notice is not a bill, but rather your opportunity to participate in the tax process. Your tax bill will be mailed by the Palm Beach County Tax Collector in November.

We are always available to help you make sense of this notice and property appraisals, exemptions, and assessment caps. An interactive guide to the notice will be live at [pbcgov.org/PAPA](http://pbcgov.org/PAPA) this month, but please always feel free to contact us.

In this month's newsletter, a brief overview of the Notice of Proposed Property Taxes and an important reminder for those property owners who are permanent Florida residents but have not yet filed for a homestead exemption.

I hope you find this information beneficial and wish you a wonderful month.

Palm Beach County Property Appraiser Dorothy Jacks, CFA, AAS signing the 2023 preliminary tax roll to certify it to Florida's Department of Revenue



**Respectfully,**

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

# 2023 Notice of Proposed Property Taxes or TRIM

If this isn't a bill, what is it?

The notice 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. If we are unable to resolve the matter, this is your opportunity to file a petition with the Value Adjustment Board. A petition must be filed with the by 5 p.m. on September 12, 2023.
- 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.
- Your chance to have a say in your tax rates - The notice shows proposed millages, or tax rates, for each taxing authority, as well information about each authority's budget hearing, so that you are empowered to participate in the process of setting your tax rates.

My office welcomes any questions regarding your notice, property value, and exemption amounts at 561.355.3230 or MyExemption@pbcgov.org.

If you have questions about tax rates, contact the specific taxing authority listed in the TRIM. If you have questions about tax collection, contact the Palm Beach County Tax Collector.

VALUE INFORMATION						
<b>Market Value</b>		Market value called "Just Value" is the most probable sale price for your property in a competitive, open market on Jan 1, 2022. It is based on a willing buyer and a willing seller.				
Last Year 2021		This Year 2022		2023		
100,000		120,000		125,000		
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 12, 2023 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	100,000	103,000	50,000	50,000	50,000	53,000
County Debt	100,000	103,000	50,000	50,000	50,000	53,000
Public Schools	100,000	103,000	25,000	25,000	75,000	78,000
Municipality Operating	100,000	103,000	50,000	50,000	50,000	53,000
Municipality Debt	100,000	103,000	50,000	50,000	50,000	53,000
Independent Special Districts	100,000	103,000	50,000	50,000	50,000	53,000
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 - 3% percent in 2022		All Taxing Authorities		25,000		
Exemptions can receive an assessment reduction for a number of reasons including the Save our Homes benefits and the 3% non-homesteaded property limitation.						
Exemptions Applied		Applies To		Exempt Value		
Homestead		All Taxing Authorities		25,000		
Additional Homestead		Non-School Taxing Authorities		25,000		
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 considered by a panel of board members (valuation of the property or property owner). In general, an assessment amount will vary depending on the taxing authority. The tax rate of an exempt value may vary for the same taxing authority, depending on the type of operating millage or debt service millage.						
Visit the Palm Beach County Property Appraiser's website for more information: <a href="http://www.pbcgov.org/PAPA">www.pbcgov.org/PAPA</a>						



2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS							
Real Estate Page ID: 30230000000000000000							
Legal Description: Parcel is in incorporated Palm Beach County							
DO NOT PAY THIS IS NOT A BILL							
COLUMN 1		COLUMN 2		COLUMN 3		See <a href="http://www.pbcgov.org/papa">www.pbcgov.org/papa</a> for public hearing updates	
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.	
Taxing Authority	Assessed Value	Millage Rate	Tax Amount	Assessed Value	Millage Rate	Tax Amount	
COUNTY							
County Operating	50,000	4.7815	239.08	53,000	4.2962	225.69	301 N Olive Ave (M) 100-3300
County Debt	50,000	0.04	2.00	53,000	0.04	2.19	301 N Olive Ave (M) 100-3300
PUBLIC SCHOOLS							
By State Law	75,000	3.6270	272.03	78,000	3.0983	238.54	807 S US HWY (M) 634-8837
By Local Board	75,000	3.2480	243.60	78,000	2.8807	225.03	3300 Forest Hill Blvd WPTB 33408
GOVERNMENT							
County Beach Operating	50,000	6.6611	333.06	53,000	5.9483	315.26	808 S US HWY (M) 634-8837
County Beach Debt	50,000	0.1760	8.80	53,000	0.1664	8.84	100 NW First Ave Steady Beach 33444
INDEPENDENT SPECIAL DISTRICTS							
St. Joe Water Right Drain	50,000	1.1401	57.00	53,000	1.026	54.44	808 S US HWY (M) 634-8837
St. Joe Water Right Canal	50,000	1.061	53.05	53,000	0.9463	50.21	3301 Oak Grove Rd Ste 100 WPTB 33408
Everglades Construction District	50,000	0.080	4.00	53,000	0.0717	3.79	808 S US HWY (M) 634-8837
FL Beach Navigation District	50,000	0.020	1.00	53,000	0.017	0.90	808 S US HWY (M) 634-8837
Children's Services District	50,000	0.023	1.15	53,000	0.018	0.95	3300 Forest Hill Blvd WPTB 33408
Health Care District	50,000	0.021	1.05	53,000	0.019	0.99	808 S US HWY (M) 634-8837
<b>Total Millage Rate &amp; Tax Amount</b>		<b>20.5885</b>	<b>1,001.33</b>	<b>17.0226</b>	<b>1,071.15</b>	<b>10,466.00</b>	<b>1,084.85</b>
** SEE BELOW FOR EXPLANATION							
COLUMN 1		COLUMN 2		COLUMN 3			
"YOUR PROPERTY TAXES LAST YEAR"		"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"		"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 assessed taxable value.		This column shows what your taxes will be this year if each taxing authority DOES NOT CHANGE ITS PROPERTY TAX RATE. These amounts are based on last year's budget and your assessed assessment.		This column shows what your taxes will be this year if each taxing authority DOES CHANGE ITS PROPERTY TAX RATE. The proposed rates are based on the public hearing input received. 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		
FLORIDA DEPARTMENT OF TRANSPORTATION	FLOOD PROTECT/STORMWATER SUPPLY	1	100.00	100.00	(813) 324-2170		
FLORIDA DEPARTMENT OF TRANSPORTATION	STORMWATER ASSESSMENT	1	24.20	24.20	(813) 324-2170		
<b>Total Non-Ad Valorem Assessment</b>					<b>124.20</b>		
* Your Total Tax Bill may contain Non-Ad Valorem assessments which may not be reflected on this notice such as assessments for the parking, lighting, drainage, water, sewer, or other governmental services and facilities which will be levied by your county, city, or any special district.							
** While 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 on the request of the respective local governing bodies. Your Tax Collector will be including them in the November tax bill. For details on particular Non-Ad Valorem Assessments, contact the taxing authority shown in the Non-Ad Valorem Assessment section on this page.							

## Homestead Exemption Filing on Real Property

\*If you already have a homestead exemption on your property and you have not purchased a new home in the past year, no need to reapply.

If you are a permanent Florida resident, you may be eligible for a homestead exemption, which can save you generally \$750 to \$1,000 in property taxes each year.

A \$25,000 exemption is applied to the first \$50,000 of your property's assessed value if your property is your permanent residence and you owned the property as of January 1. This exemption applies to all taxes, including school district taxes. An additional exemption of up to \$25,000 will be applied if your property's assessed value is between \$50,000 and \$75,000. This exemption is not applied to school district taxes.

In addition, a homestead exemption limits any increase to your assessed value to a maximum of 3% each year or the amount of change in the Consumer Price Index, whichever is lower. For 2023, the maximum increase will be 3%.

The deadline to file for homestead exemption is March 1 of the qualifying year.

Three ways to apply:

- E File at [pbcgov.org/PAPA](http://pbcgov.org/PAPA). The fastest way to file, you can E File

without the deed the day you close on a home in Palm Beach County.

- Complete the application form online, print, and mail to: Palm Beach County Property Appraiser's Office, Exemption Services, 1st Floor, 301 N. Olive Ave., West Palm Beach, FL 33401.
- Visit one of our five service centers to file in person.

Visit [pbcgov.org/PAPA](http://pbcgov.org/PAPA) for information on other available exemptions for seniors, families, veterans, and more.



**DOROTHY JACKS**  
CFA, AAS  
Palm Beach County Property Appraiser

