Dear Taxpayer:

Your 2019 Notice of Proposed Property Taxes has a new look. We updated the format to make it more concise and easy to read.

You will find taxing authority information, including proposed millage rates and taxes, and public hearing details together on one side. The other side of the notice contains the market, assessed, and taxable values of your property, plus information about qualified exemptions and assessment caps.

We are always available to help you understand this notice, or answer questions regarding property appraisals, exemptions and assessment caps. Call us at one of the numbers below or go to the Property Appraiser Public Access (PAPA) website at www.pbcgov.org/PAPA for an interactive guide to the notice.

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

Dorothy Jacks, CFA, AAS
Palm Beach County Property Appraiser

What is a Homestead Exemption?

The homestead exemption can save you generally between $750–$1,000 in property taxes and is for permanent Florida residents.

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 of the tax year. 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 at least $50,000 and $75,000. This exemption is not applied to school district taxes.

How is my property valued?

The Property Appraiser’s Office appraises the value of all residential, commercial and agricultural properties, and tangible personal property in Palm Beach County. We use a state-of-the-art computer system to continuously process property data from local and industry sources and field inspections. We update property values every year based on market conditions as of January 1.

To determine the value of a residential property, we consider the sale prices of similar homes in the area and what it would cost to replace your home.

For income-producing commercial properties, we determine the value of the property based on its potential to generate revenue. We also review sale prices of similar properties and evaluate what it would cost to replace the property.

HOW DO I APPLY?

You have three options to submit your Homestead application:

› E file at www.pbcgov.org/PAPA
› Complete the application online, print it out and mail it to our office.
› Visit one of our five service centers to file in person.

PROPERTY APPRAISER’S OFFICE SERVICE CENTER LOCATIONS

Main Office - 5th Floor
(Exemption Services) - 1st Floor
301 North Olive Avenue
West Palm Beach, FL 33401
561.355.2866

South County
14925 Cumberland Drive
Delray Beach, FL 33446
561.276.1250

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

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

Belle Glade
2976 State Road 15
Belle Glade, FL 33430
561.996.4890
Notice of Proposed Property Taxes – What You Need To Know

› The Property Appraiser’s Office is required by Florida statute to mail notices to all property owners in Palm Beach County on behalf of the taxing authorities that set the tax rates and levy taxes on properties.

› THIS IS NOT A BILL. You will receive a tax bill from the Office of the Tax Collector in November 2019.

› The notice includes:
- The proposed taxes to be levied on your property by the taxing authorities.
- Dates, times, and locations of the taxing authorities’ budget hearings in which your final millage (tax) rates will be set.
- The market, assessed, and taxable value of your property, along with any qualified exemptions and assessment caps.

How much are my taxes?

Column 3 PLUS the total of the Non-Ad Valorem Assessments* is the best estimate of your taxes.

Column 3 reflects the budget change and tax rate proposed by each taxing authority. The final tax rate will be based upon the budgets approved by the taxing authorities following the public hearings.

*Non-Ad Valorem Assessments are charges for governmental services to your area such as solid waste, drainage, street lighting, etc. They are not based on the value of your property. (The Property Appraiser’s Office is not responsible for any assessments in this portion of the notice)

This notice is NOT A BILL – Tax bills will be mailed by the Palm Beach County Tax Collector on or before November 1, 2019.

Value Adjustment Board

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 the notice, we encourage you to contact the Property Appraiser’s Office for an informal review. Call us at 561.355.3230 and we’ll connect you with an appraiser or exemption specialist to discuss your concerns.

If we are unable to resolve the matter, you may file a petition for adjustment with the Clerk and Comptroller’s Value Adjustment Board (VAB).

Your petition must be filed with the VAB on or before the deadline, 5:00 p.m., September 13, 2019. Questions pertaining to VAB should be directed to 561.355.6289.

Exemptions for Veterans with a Service-Connected Disability

If you are an honorably-discharged veteran who has a service-connected disability and you are a permanent Florida resident, you may be entitled to an exemption.

Veterans who are permanent Florida residents and are 65 years of age or older with a combat-related disability, may be eligible to receive an additional property tax discount based upon their percentage of service-connected disability.

To learn more, contact our Exemption Services Department at 561.355.2866.