

Palm Beach County Property Appraiser's Office

August 2020 Newsletter



Taxpayers:

As my office monitors the evolving impact of COVID-19, we continue to implement ongoing measures to ensure the health and safety of our staff, while also maintaining the highest level of safe service to the taxpayers of Palm Beach County.

We are following CDC guidelines and are open to the public, however we still encourage you to contact us via phone: 561.355.3230, email: PAO@pbcgov.org or utilize our online services at our website: www.pbcgov.org/PAPA. Be sure to follow us on social media for the most up-to-date information.

This time of the year, my office prepares the annual Notice of Proposed Property Taxes for all property owners in the county. It is not a bill, but rather an estimate of your taxes based on the proposed tax rates, your property value and exemptions.

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 your property's value, any exemptions and information about the petition process.

The notices will be mailed on **August 20, 2020**.

We are always available to help you understand this notice, or answer questions regarding property appraisals, exemptions and assessment caps. For an interactive guide to the notice (which will be live on our website after August 20th) or to contact us, go to the Property Appraiser Public Access (PAPA) website at www.pbcgov.org/PAPA.

In this month's newsletter, a brief overview of the notice and an important reminder for those property owners (permanent Florida residents) who have not filed for a homestead exemption.

We Value What You Value.

Respectfully,

Dorothy Jacks, CFA, AAS
Palm Beach County Property Appraiser



2020 Notice of Proposed Property Taxes

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 2020.

2020 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS									
DO NOT PAY THIS IS NOT A BILL		DO NOT PAY THIS IS NOT A BILL		DO NOT PAY THIS IS NOT A BILL		DO NOT PAY THIS IS NOT A BILL		DO NOT PAY THIS IS NOT A BILL	
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10
County	County Operating	County Debt	County Debt	County Debt	County Debt	County Debt	County Debt	County Debt	County Debt
Public Schools	Public Schools	Public Schools	Public Schools	Public Schools	Public Schools	Public Schools	Public Schools	Public Schools	Public Schools
Independent Special Districts	Independent Special Districts	Independent Special Districts	Independent Special Districts	Independent Special Districts	Independent Special Districts	Independent Special Districts	Independent Special Districts	Independent Special Districts	Independent Special Districts
Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments	Non-Ad Valorem Assessments

On one side of the notice, the proposed taxes to be levied on your property by the taxing authorities along with dates, times, and locations of the taxing authorities' budget hearings in which your final millage (tax) rates will be set. It is the most appropriate occasion for taxpayers to raise their concerns about the proposed budgets and tax rates.

In addition, there is a section for Non-Ad Valorem Assessments, which 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.)

On the other side of the notice, you will find the market, assessed, and taxable value of your property, along with any qualified exemptions and assessment caps.

Also listed, will be information regarding the process for filing a petition to appeal your assessment and any denial of exemption. A petition must be filed with the Value Adjustment Board on or before the deadline, September 14, 2020. (Further explanation of the VAB process will be in next month's newsletter.)

My office welcomes any questions regarding your notice, property value, and exemption amounts. Contact our office for further information at 561.355.3230.

(Please note: The Property Appraiser's Office does not set tax rates nor does it collect taxes. Questions about tax collections should be directed to the Palm Beach County Tax Collector's Office at 561.355.2264.)

Homestead Exemption Filing on Real Property

*If you already have a homestead exemption on your property, you do NOT need to reapply.

In the state of Florida, 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 on January 1 of the tax year. An initial application is required. This exemption applies to all taxes, including school district taxes.

Market Value		Assessed Value		Exemptions		Taxable Value	
Last Year (2019)	This Year (2020)	Last Year	This Year	Last Year	This Year	Last Year	This Year
6,542,861.00	5,185,456.25	4,672,342.90	3,612,262.79	50,000	50,000	4,622,342.90	3,562,262.79
		342,900	342,476	50,000	50,000	292,900	292,476
		511,300	510,476	50,000	50,000	461,300	460,476
		511,300	510,476	50,000	50,000	461,300	460,476
		511,300	510,476	50,000	50,000	461,300	460,476

Assessment Reductions	Applies To	Value
State and Federal Assessment Cap 3.9 percent in 2020	All Taxing Authorities	4,134,105.79

Exemptions Applied	Applies To	Exempt Value
Homestead	All Taxing Authorities	25,000
Additional Homestead	Non-School Taxing Authorities	25,000

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.

The deadline to file for Homestead Exemption is **March 1** of the qualifying year.

You have three options to submit your application for a Homestead Exemption:

- **E-File** at www.pbcgov.org/PAPA Use our simple online application process, the fastest way to file.
(The day you close on a home in Palm Beach County, you can E file for a homestead exemption on our website, without the deed.)
- Complete the application online. Print it out and mail to the 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.

For a list of qualifications go to: www.pbcgov.org/PAPA or contact Exemption Services at 561.355.2866 or myexemption@pbcgov.org.