

Palm Beach County Property Appraiser's Office

August 2022 Newsletter



Dear Taxpayer:

Welcome August!

This time of the year, my office is preparing the 2022 Notices of Proposed Property Taxes. Called the TRIM for "Truth in Millage" around the office, these notices will be mailed to every property owner in Palm Beach County on **August 18**.

The TRIM 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 Jan. 1. If you feel that the market value of your property is inaccurate or missing an exemption, you have until Sept. 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 TRIM 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 mid-August, but please always feel free to [contact us](#).

In this month's newsletter, a brief overview of the TRIM notice 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.

Respectfully,

Dorothy Jacks, CFA, AAS

Palm Beach County Property Appraiser

We Value What You Value



2022 Notice of Proposed Property Taxes or TRIM

The Property Appraiser's Office is required by Florida law 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.

On one side, you'll see the proposed taxes to be levied on your property by the taxing authorities, along with the dates, times, and locations of the taxing authorities' budget hearings. During those hearing, your final millage (tax) rates will be determined and so those meetings are your opportunity to raise concerns about proposed 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, so 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 values of your property, along with any qualified exemptions and assessment caps.

Also listed is information regarding the process for [filing a petition](#) to appeal your market valuation. A petition must be filed with the [Value Adjustment Board](#) by 5 p.m. on September 12, 2022.

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's Office](#).

Homestead Exemption Filing on Real Property

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

NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Legal Description: Parcel ID: 00-00-20-00-01-000-0000
Property is in Palm Beach County

**DO NOT PAY
THIS IS NOT A BILL**

The taxing authority fees, which are based upon your property, will soon be filed with the Board of County Commissioners to adopt budgets and tax rates for the next year. The purpose of this PUBLIC HEARING 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 ACT on its proposals at the hearing.

Taxing Authority	COLUMN 1 Your Property Taxes Last Year			COLUMN 2 Your Property Taxes This Year If no budget change is made			COLUMN 3 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.
	Assessed Value	Millage Rate	Tax Amount	Assessed Value	Millage Rate	Tax Amount	Assessed Value	Millage Rate	Tax Amount	
COUNTY County Operating County Debt	50,000 50,000	4.7815 1.193	238.08 5.83	51,900 51,900	4.5096 0.705	237.18 3.87	51,900 51,900	4.7815 0.705	248.18 3.87	9/13 8:00 PM (661) 355-3966 301 N Olive Ave 8th Fl WPB 33401
PUBLIC SCHOOLS By State Law By Local Board	75,000 75,000	4.0740 2.4982	305.55 187.26	76,900 76,900	3.9090 2.3095	302.44 184.21	76,900 76,900	3.9180 2.3480	301.54 249.77	9/14 8:00 PM (661) 434-8837 3306 Forest Hill Blvd WPB 33406
MUNICIPALITY West Palm Beach Operating West Palm Beach Debt	50,000 50,000	8.3485 1.285	417.23 6.42	51,900 51,900	7.8686 1.202	415.13 6.24	51,900 51,900	8.3485 1.202	433.18 6.24	9/12 5:00 PM (661) 822-1322 401 Dornish Street WPB 33461
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Sp. Dist. So. Fla. Water Mgmt. Dist. Everglades Conservation H. Inland Navigation District	50,000 50,000 50,000 50,000	1.310 4.02 0.417 1.60	6.55 2.00 20.82 1.60	51,900 51,900 51,900 51,900	1.248 1.152 0.927 0.334	6.47 5.98 4.82 1.58	51,900 51,900 51,900 51,900	1.248 1.152 0.927 0.330	6.47 5.98 4.82 1.58	9/12 5:15 PM (661) 688-8800 3301 Gun Club Rd WPB 33406 9/12 5:30 PM (661) 627-3389 240 Edwards Ln Hobe Sound 33454 9/12 5:00 PM (661) 743-7000 2300 High Ridge Rd Symphonic 33428 9/12 5:15 PM (661) 658-1222
Children's Services Council Health Care District	50,000 50,000	6.483 1.281	322.02 38.31	51,900 51,900	6.109 0.626	317.1 32.56	51,900 51,900	6.487 1.281	332.72 37.88	
Total Millage Rate & Tax Amount	21.8360	1.24810	1,248.10	20.6812	1.23033	1,230.33	22.1760	1.33033	1,330.33	** SEE BELOW FOR EXPLANATION

**** EXPLANATION OF TAX NOTICE**

COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"	COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"	COLUMN 3 "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 previous taxable value.	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.	This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposed amount and may be amended at the public hearings shown above. The difference between column 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
CITY OF WEST PALM BEACH	FIRE SERVICE	1	100.00	100.00	(661) 822-1310
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	98.00	98.00	(661) 697-2700
Total Non-Ad Valorem Assessment					198.00

Assessments which may not be reflected in this notice such as assessments for roads, fire, garbage, lighting, drainage, sewer, water, or other governmental services and facilities which may be levied by your county.

For more information on early payment discounts you may be eligible to receive, or may be eligible to receive. (Discounts are a maximum of 4 percent of the amount shown on this form.)

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 or the Non-Ad Valorem Assessment section on this page.

Market Value	This Year	Last Year
101,000	101,000	200,000

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan. 1, . It is based on a willing buyer and a willing seller.

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 13,** 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	101,000	50,000	50,000	50,000	51,000
County Debt	100,000	101,000	50,000	50,000	50,000	51,000
Public Schools	100,000	101,000	25,000	25,000	75,000	76,000
Municipality Operating	100,000	101,000	50,000	50,000	50,000	51,000
Municipality Debt	100,000	101,000	50,000	50,000	50,000	51,000
Independent Special Dist.	100,000	101,000	50,000	50,000	50,000	51,000

Assessed Value is the net 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: percent in	All Taxing Authorities	98,100

Properties may receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10% 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 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).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcgov.org/PAPA



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 2022, the maximum increase will be 3%, as the change in CPI increased 7.0% from December 2020 to December 2021.

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

Three ways to apply:

- E File at 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 online, print it out, and mail it 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 for information on other available exemptions for seniors, families, veterans, and more.