



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



WE VALUE WHAT YOU VALUE

Palm Beach County Property Appraiser's Office | June 2026 Newsletter

Dear Taxpayer:

As we head into summer, our office is entering into one of the most important times of the year—and one that directly impacts your property taxes.

At the end of May, we shared preliminary taxable values with local taxing authorities so they can begin building their budgets for the year ahead. While our office determines property values, it's important to remember that **taxing authorities—not the Property Appraiser—set tax rates.**

Next, on July 1, we submit the preliminary tax roll to the Florida Department of Revenue for review. This step ensures that all values meet the state's strict standards for accuracy and fairness.

In August, you'll receive your **Truth in Millage (TRIM) Notice**, which provides a detailed look at your property's market, assessed, and taxable values, along with proposed tax rates and estimated taxes.

Now is a good time to take a quick step that can prevent future issues:

Confirm your mailing address is up to date by searching for your property on our website at www.pbcpa.gov. This helps ensure you receive important notices without delay.

As always, our team is here if you have questions about your value or exemptions. We are committed to providing fair and equitable assessments based on the real estate market as of January 1.

Thank you for taking a few minutes to stay informed.

Respectfully,

Dorothy Jacks, CFA, FIAAO, AAS

Palm Beach County Property Appraiser

We Value What You Value



Hurricane Season Is Here

Hurricane season runs from June 1 through November 30. If your property is damaged by a storm, there are provisions in Florida law that may affect your property's assessment.

If this happens, our office will work with you. Helpful documentation includes:

- Insurance claims
- Photos of damage
- Repair estimates and invoices

For assistance, contact our office at

561.355.3230 or

PAHurricaneDamage@pbcpar.gov.

You can also find preparedness tips from Palm Beach County Emergency Management in their Hurricane Planning Guide. Click here for more information: [Hurricane-Guide.pdf](#)

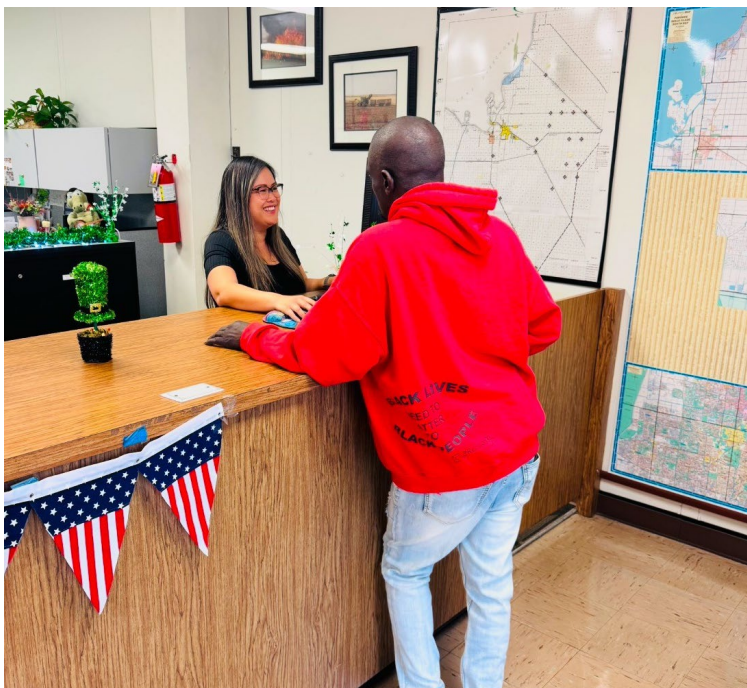


Still Need to File for Homestead?

If you recently purchased a home—or haven't yet applied—be sure to file for a **2026 Homestead Exemption**.

A homestead exemption can:

- Reduce your property's taxable value
- Limit annual increases in assessed value (Save Our Homes cap)
- Provide long-term tax savings



If you're moving within Florida, you may also be eligible for **portability**, which allows you to transfer up to \$500,000 of your assessment savings to a new home.

You can file in person at one of our branch offices, or you can file online using our **E-File system**, even shortly after closing on your property.

Questions? Call us at 561.355.2866 or email

myexemption@pbcpar.gov

Exemptions Manager Tran Colvin with a taxpayer at our Belle Glade branch.

🤔 Did You Know?

- The Property Appraiser does not set your tax rate—that’s done by local taxing authorities like cities, the county, and the school board.
- Your TRIM Notice is not a bill—it’s a preview of your proposed taxes and an opportunity to review your value before rates are finalized.
- Your property value is based on the real estate market as of January 1 each year—not current listings or what your neighbor just sold for.
- A homestead exemption not only reduces your taxable value—it also limits how much your assessed value can increase each year.
- Florida law assumes property owners know taxes are due each year—even if a notice is delayed—so keeping your info current matters.
- Property information, maps, and value history are available 24/7 on our website—no appointment needed. Visit www.pbcpa.gov.

Way Back When

We’re introducing a new feature that takes a brief look at Palm Beach County’s past. Each month, we’ll highlight a place, property, or plan that helped shape the community we know today.



This photo is looking west along Ocean Avenue in Boynton Beach toward the FEC Railway. The Post Office (visible on the right with a car parked in front) once stood where the Hurricane Alley building is today. (Courtesy of the Boynton Beach Historical Society)

Reminder: Office Closed for Juneteenth

Our office and all service centers will be closed on **Thursday, June 19** in observance of Juneteenth, which commemorates the emancipation of enslaved African Americans in the United States.

