




PAM DUBOV, CFA, CAE
 Pinellas County Property Appraiser
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Memorandum

To: Taxing Authorities
 From: Pam Dubov, CFA, CA 
 Property Appraiser
 DATE: May 31, 2016
 SUBJ: 2016 Estimates of Change in Taxable Values

The accompanying attachment contains 2016 taxable value estimates for budget planning purposes, provided as per the statutory requirement F.S. 200.065(8) that estimates be provided by June 1.

Please keep the following points in mind as you review these estimates:

- Tangible Personal Property returns were not submitted until May 1st by many of our largest taxpayers. We will continue to process those returns until certification of the Preliminary Tax Roll.
- The Save Our Homes Cap percentage this year is 0.7% limiting increases in taxable value overall to percentages less than growth in the real estate market.
- New construction of apartments accounts for \$187 million or one-third of all new construction.

We will certify the preliminary 2016 tax roll by July 1, 2016, in accordance with our published tax roll calendar.

If you have any questions concerning these estimates, please contact Uzma Syed at 727-464-5042. If we can be of further assistance, please do not hesitate to contact my office.

PD/us

MAIN BRANCH- COURTHOUSE
 315 Court St. – 2nd Floor
 Clearwater, FL33756
 MAIL: PO Box 1957
 Clearwater, FL33757
 TEL: (727) 464-3207
 FAX: (727) 464-3448
 HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:
 TEL: (727) 464-3294
 FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
 TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
 TEL: (727) 464-3643 (C/W)
TANGIBLE PERSONAL PROPERTY
 TEL: (727) 464-8484
 FAX: (727) 464-8488

NORTHCOUNTY
 29269 US Highway 19 N
 Clearwater, FL33761
 TEL: (727) 464-8780
 FAX: (727) 464-8794

TYRONE (SOUTH)
 1800 66TH St. N
 St. Petersburg, FL33710
 TEL: (727) 582-7652
 FAX: (727) 582-7610

MID-COUNTY
 CUSTOMER SERVICE CENTER – WALK-IN
 13025 Starkey Rd., Largo (Tax Collector)
 TEL: (727) 464-3207
 FAX: (727) 464-8488
 MAIL: PO Box 1957 – Clearwater, FL33757

PAM DUBOV, PINELLAS COUNTY PROPERTY APPRAISER
2016 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 31, 2016

| NAME | 2015 Just Value Real Property | 2016 Just Value Real Property | % Change in Just Value of Real Property | 2015 Taxable Value Real Property | 2016 Taxable Value Real Property | 2016 Taxable Value New Construction | 2016 Taxable Value Annexation | 2015 Taxable Value Tangible Personal Property | 2016 Taxable Value Tangible Personal Property | 2015 Total Taxable Value | 2016 Total Taxable Value | % Change Real Property Tax Val | % Change TPP Tax Val | % Change in Total Taxable Value |
|--------------------|-------------------------------|-------------------------------|---|----------------------------------|----------------------------------|-------------------------------------|-------------------------------|---|---|--------------------------|--------------------------|--------------------------------|----------------------|---------------------------------|
| BELLEAIR | 903,876,816 | 975,255,143 | 7.90% | 630,082,929 | 665,973,614 | 5,069,052 | - | 4,858,385 | 5,199,934 | 634,941,314 | 671,173,548 | 5.70% | 7.03% | 5.71% |
| BELLEAIR BEACH | 597,551,418 | 631,695,703 | 5.71% | 446,072,813 | 475,444,811 | 432,762 | - | 1,868,800 | 1,637,908 | 447,941,613 | 477,082,719 | 6.58% | -12.36% | 6.51% |
| BELLEAIR BLUFFS | 253,855,420 | 280,955,550 | 10.68% | 176,329,174 | 188,309,066 | 163,245 | - | 7,118,840 | 9,423,350 | 183,448,014 | 197,732,416 | 6.79% | 32.37% | 7.79% |
| BELLEAIR SHORE | 188,316,831 | 165,364,192 | -12.19% | 118,895,431 | 127,291,704 | 4,543,519 | - | 173,416 | 166,012 | 119,068,847 | 127,457,716 | 7.06% | -4.27% | 7.05% |
| CLEARWATER | 12,299,122,656 | 13,199,402,063 | 7.32% | 8,301,745,827 | 8,973,247,851 | 79,128,598 | 3,823,436 | 446,939,480 | 444,236,563 | 8,748,685,307 | 9,417,484,414 | 8.09% | -0.60% | 7.64% |
| DUNEDIN | 3,134,944,218 | 3,415,026,532 | 8.93% | 1,909,340,231 | 2,061,384,308 | 13,061,324 | 579,155 | 82,542,474 | 82,563,105 | 1,991,882,705 | 2,143,947,413 | 7.96% | 0.02% | 7.63% |
| GULFPORT | 1,171,510,737 | 1,290,923,404 | 10.19% | 736,668,596 | 794,535,808 | 3,044,694 | - | 11,325,049 | 10,739,452 | 747,993,645 | 805,275,260 | 7.86% | -5.17% | 7.66% |
| INDIAN ROCKS BEACH | 1,121,323,723 | 1,269,965,557 | 13.26% | 885,050,947 | 974,116,899 | 17,010,142 | - | 8,380,082 | 8,171,511 | 893,431,029 | 982,288,410 | 10.06% | -2.49% | 9.95% |
| INDIAN SHORES | 853,861,255 | 947,394,234 | 10.95% | 737,177,938 | 803,846,987 | 3,561,606 | - | 5,167,247 | 4,809,036 | 742,345,185 | 808,656,023 | 9.04% | -6.93% | 8.93% |
| KENNETH CITY | 217,285,527 | 237,809,312 | 9.45% | 123,378,280 | 132,659,184 | 326,789 | - | 6,144,194 | 5,981,724 | 129,522,474 | 138,640,908 | 7.52% | -2.64% | 7.04% |
| LARGO | 5,108,022,980 | 5,571,700,485 | 9.08% | 3,403,457,506 | 3,720,205,418 | 62,139,035 | 3,930,700 | 320,751,228 | 327,219,978 | 3,724,208,734 | 4,047,425,396 | 9.31% | 2.02% | 8.68% |
| MADEIRA BEACH | 1,242,170,093 | 1,375,999,952 | 10.77% | 973,000,175 | 1,067,824,150 | 25,162,017 | - | 13,793,217 | 14,841,525 | 986,793,392 | 1,082,665,675 | 9.75% | 7.60% | 9.72% |
| N REDINGTON BEACH | 515,119,381 | 562,666,178 | 9.23% | 434,647,688 | 462,966,322 | (422,563) | - | 2,617,229 | 2,556,405 | 437,264,917 | 465,522,727 | 6.52% | -2.32% | 6.46% |
| OLDSMAR | 1,355,989,999 | 1,433,329,071 | 5.70% | 947,415,971 | 1,008,373,522 | 14,217,763 | - | 214,545,343 | 219,310,493 | 1,161,961,314 | 1,227,684,015 | 6.43% | 2.22% | 5.66% |
| PINELLAS PARK | 3,690,329,607 | 4,022,864,612 | 9.01% | 2,512,118,633 | 2,690,099,523 | 28,794,320 | 2,158,871 | 394,349,365 | 386,875,963 | 2,906,467,998 | 3,076,975,486 | 7.08% | -1.90% | 5.87% |
| REDINGTON BEACH | 480,904,997 | 525,825,635 | 9.34% | 365,270,927 | 393,189,782 | 311,518 | - | 30,435,790 | 28,996,745 | 395,706,717 | 422,186,527 | 7.64% | -4.73% | 6.69% |
| REDINGTON SHORES | 704,721,758 | 768,146,966 | 9.00% | 561,064,320 | 613,150,528 | 12,812,646 | - | 9,158,979 | 8,867,198 | 570,223,299 | 622,017,726 | 9.28% | -3.19% | 9.08% |
| SAFETY HARBOR | 1,701,143,833 | 1,809,964,503 | 6.40% | 1,025,683,347 | 1,086,745,014 | 10,233,093 | - | 42,343,350 | 44,258,577 | 1,068,026,697 | 1,131,003,591 | 5.95% | 4.52% | 5.90% |
| SEMINOLE | 1,692,326,151 | 1,815,142,946 | 7.26% | 1,084,083,643 | 1,149,904,952 | 11,315,628 | 183,477 | 45,885,125 | 44,706,301 | 1,129,968,768 | 1,194,611,253 | 6.07% | -2.57% | 5.72% |
| SOUTH PASADENA | 643,133,977 | 704,934,722 | 9.61% | 473,537,651 | 523,465,321 | (93,232) | - | 27,571,723 | 26,790,770 | 501,109,374 | 550,256,091 | 10.54% | -2.83% | 9.81% |
| ST PETE BEACH | 2,984,734,830 | 3,214,405,272 | 7.69% | 2,306,536,568 | 2,477,892,964 | 9,050,737 | - | 64,475,924 | 63,159,763 | 2,371,012,492 | 2,541,052,727 | 7.43% | -2.04% | 7.17% |
| ST PETERSBURG | 22,113,214,086 | 24,300,297,274 | 9.89% | 13,612,249,748 | 14,849,279,485 | 150,713,124 | - | 1,075,109,490 | 1,066,487,050 | 14,687,359,238 | 15,915,766,535 | 9.09% | -0.80% | 8.36% |
| TARPON SPRINGS | 2,251,300,631 | 2,388,809,921 | 6.11% | 1,415,007,682 | 1,512,920,502 | 22,050,931 | - | 67,191,986 | 67,752,737 | 1,482,199,668 | 1,580,673,239 | 6.92% | 0.83% | 6.64% |
| TREASURE ISLAND | 1,912,043,451 | 2,092,555,115 | 9.44% | 1,469,732,735 | 1,581,366,173 | 7,308,600 | - | 17,367,315 | 15,356,499 | 1,487,100,050 | 1,596,722,672 | 7.60% | -11.58% | 7.37% |

PAM DUBOV, PINELLAS COUNTY PROPERTY APPRAISER
2016 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 31, 2016

| Tax Increment Financing District | 2015 Total Municipal Taxable Value | 2016 Total Municipal Taxable Value | Percent Change in Muni Taxable Value | 2015 Total County Taxable Value | 2016 Total County Taxable Value | Percent Change in County Taxable Value | Taxable Value of New Construction | COUNT |
|----------------------------------|------------------------------------|------------------------------------|--------------------------------------|---------------------------------|---------------------------------|--|-----------------------------------|--------|
| Clearwater TIF | 273,512,292 | 290,791,399 | 6.32% | 273,587,292 | 290,841,399 | 6.31% | 816,854 | 896 |
| Clearwater TIF A | 81,396,017 | 87,873,390 | 7.96% | 81,583,244 | 88,061,788 | 7.94% | (1,122) | 1,094 |
| Dunedin TIF | 91,586,161 | 98,450,691 | 7.50% | 91,696,751 | 98,512,062 | 7.43% | 993,096 | 513 |
| Gulfport TIF | 33,917,649 | 36,763,626 | 8.39% | 34,067,149 | 36,913,126 | 8.35% | 12,321 | 246 |
| Largo TIF | 145,451,097 | 155,881,438 | 7.17% | 145,933,372 | 156,315,719 | 7.11% | 492,267 | 822 |
| Oldsmar TIF | 72,317,651 | 77,773,090 | 7.54% | 72,643,371 | 78,151,997 | 7.58% | (28,664) | 343 |
| Pinellas Park TIF | 399,864,327 | 430,536,977 | 7.67% | 401,322,664 | 431,923,606 | 7.63% | 1,564,968 | 3,092 |
| Safety Harbor TIF | 74,219,210 | 80,340,139 | 8.25% | 74,462,845 | 80,585,000 | 8.22% | 1,138,092 | 374 |
| St Petersburg TIF A | 1,108,321,225 | 1,269,731,674 | 14.56% | 1,108,479,357 | 1,269,848,981 | 14.56% | 61,321,868 | 2,406 |
| St Petersburg TIF B | 35,151,067 | 36,270,857 | 3.19% | 35,162,999 | 36,283,048 | 3.19% | 176,611 | 193 |
| St Petersburg TIF D | 95,762,361 | 107,769,038 | 12.54% | 95,762,361 | 107,769,038 | 12.54% | (122,693) | 370 |
| St Petersburg TIF E | 571,266,219 | 638,853,819 | 11.83% | 572,811,712 | 640,446,722 | 11.81% | 3,350,901 | 14,801 |
| Tarpon Springs TIF | 73,618,685 | 77,104,794 | 4.74% | 73,681,005 | 77,167,379 | 4.73% | 91,240 | 596 |

Total taxable value for the city and county may differ in jurisdictions with an additional homestead exemption for low-income seniors

*To review all parcels in a TIF District, go to www.pcpao.org, click on "Search Our Database" then select "Advanced /Sales Search."
In step 1, scroll to "Choose Tax Increment Finance Districts" and highlight the district(s) of interest.
In step 2, select the data fields you are interested in. The TIF flag fields are in the "Parcel Value" table.*