



MIKE TWITTY, MAI
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

June 1, 2017

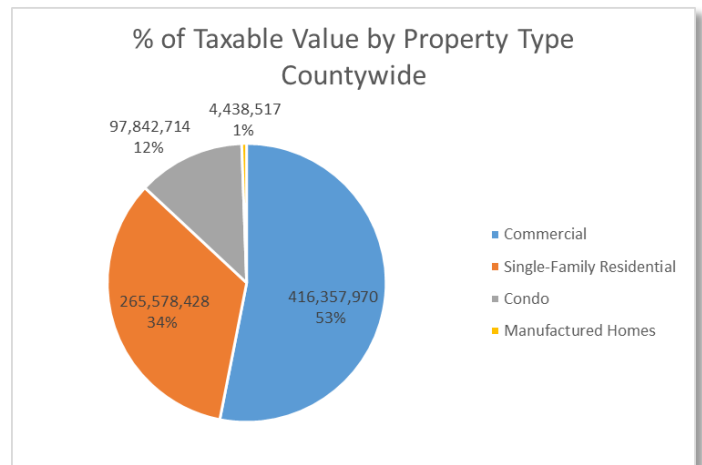
To the Attention of Taxing Authorities

RE: 2017 Estimates of Change in Taxable Values

The accompanying attachment contains the 2017 taxable value estimates by taxing authority per F.S. 200.065(8) which requires the data be provided to all taxing authorities by June 1st for budget planning purposes.

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 2.1%, which limits increases in taxable value to an overall level below actual growth in the real estate market.
- The Taxable Value of New Construction countywide totals \$784 million, indicating an increase of 37.8% from 2016.



We will certify the preliminary 2017 tax roll by July 1st in accordance with our published tax roll calendar.

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

Sincerely,

MIKE TWITTY, MAI
 Property Appraiser

Attachment.

☒ MAIN OFFICE – COUNTY COURTHOUSE

315 Court St - 2nd Floor
 Clearwater, FL 33756
 Office: (727) 464-3207
 Fax: (727) 464-3448
 Hearing Impaired:
 Office: (727) 464-3370
 Commercial Appraisals:
 Office: (727) 464-3284

Exemptions:
 Office: (727) 464-3294
 Fax: (727) 464-3408
 Residential Appraisals:
 Office: (727) 464-3643
 Tangible Personal Property:
 Office: (727) 464-8484
 Fax: (727) 464-8488

☐ NORTH COUNTY

29269 US Highway 19 N
 Clearwater, FL 33761
 Office: (727) 464-8780
 Fax: (727) 464-8794

☐ MID COUNTY

13025 Starkey Road
 Co-Located with Tax Collector
 Largo, FL 33773
 Office: (727) 464-3207
 Fax: (727) 464-3448

☐ SOUTH COUNTY

1800 66th Street N
 St. Petersburg, FL 33710
 Office: (727) 582-7652
 Fax: (727) 582-7610

ALL MAIL: PO Box 1957 – Clearwater, FL 33757

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2017 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 30, 2017
 2017 ESTIMATES

NAME	2016 Just Value Real Property	2017 Just Value Real Property	% Change in Just Value of Real Property	2016 Taxable Value Real Property	2017 Taxable Value Real Property	2017 Net Taxable Value New Construction	2017 Taxable Value Annexation	2016 Taxable Value Tangible Personal Property	2017 Taxable Value Tangible Personal Property	2016 Total Taxable Value	2017 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	97,607,408,350	105,562,934,661	8.15%	63,795,903,535	69,058,850,206	766,456,721	-	4,375,174,843	4,454,896,395	68,171,078,378	73,513,746,601	8.25%	1.82%	7.84%
HEALTH DEPT	97,607,408,350	105,562,934,661	8.15%	63,795,903,535	69,058,850,206	766,456,721	-	4,375,174,843	4,454,896,390	68,171,078,378	73,513,746,596	8.25%	1.82%	7.84%
EMER MEDICAL SVC	97,607,408,350	105,562,934,661	8.15%	63,801,733,243	69,062,129,923	766,463,541	-	-	-	63,801,733,243	69,062,129,923	8.24%	-	8.24%
MUNI SVC TAX UNIT	24,623,705,596	26,240,056,468	6.56%	15,209,057,055	16,236,678,821	79,298,339	-	1,431,921,306	1,443,477,312	16,640,978,361	17,680,156,133	6.76%	0.81%	6.24%
SCHOOL	97,607,408,350	105,562,934,661	8.15%	70,291,978,726	75,939,756,312	784,810,567	-	4,375,174,843	4,454,896,406	74,667,153,569	80,394,652,718	8.03%	1.82%	7.67%
SUNCOAST TRANSIT	89,802,337,127	97,136,295,086	8.17%	57,977,769,723	62,790,700,216	723,918,010	-	-	-	57,977,769,723	62,790,700,216	8.30%	-	8.30%
LIBRARY SERVICES	14,821,211,555	15,786,937,252	6.52%	8,842,790,249	9,470,869,801	34,919,651	-	1,278,103,238	1,289,568,782	10,120,893,487	10,760,438,583	7.10%	0.90%	6.32%
ETF LIBRARY SERVICES	3,892,506,174	4,088,066,487	5.02%	2,653,947,049	2,782,132,445	3,830,627	-	43,571,846	41,580,684	2,697,518,895	2,823,713,129	4.83%	-4.57%	4.68%
ETF RECREATION SVCS	3,892,506,174	4,088,066,487	5.02%	2,653,947,049	2,782,132,445	3,830,627	-	43,571,846	41,580,684	2,697,518,895	2,823,713,129	4.83%	-4.57%	4.68%
PIN PARK WTR MGMT	3,500,663,270	3,768,449,991	7.65%	2,193,821,261	2,358,855,895	13,901,524	-	-	-	2,193,821,261	2,358,855,895	7.52%	-	7.52%
PIN PLANNING COUNCIL	97,607,408,350	105,562,934,661	8.15%	63,795,903,535	69,058,850,206	766,456,721	-	4,375,174,843	4,454,896,406	68,171,078,378	73,513,746,612	8.25%	1.82%	7.84%
JUVENILE WELFARE BD	97,607,408,350	105,562,934,661	8.15%	63,801,733,243	69,062,129,923	766,463,541	-	4,375,174,843	4,454,897,697	68,176,908,086	73,517,027,620	8.24%	1.82%	7.83%
SW FLA WATER MGMT	97,607,408,350	105,562,934,661	8.15%	63,801,733,243	69,062,129,923	766,463,541	-	4,375,174,843	4,454,896,406	68,176,908,086	73,517,026,329	8.24%	1.82%	7.83%
CLW DOWNTOWN DEV	562,309,312	589,459,790	4.83%	253,456,167	272,264,782	3,923,187	-	33,167,465	34,156,190	286,623,632	306,420,972	7.42%	2.98%	6.91%
FEATHER SND COM SVC	402,510,250	415,233,700	3.16%	285,528,201	299,077,187	118,247	-	10,556,607	10,417,037	296,084,808	309,494,224	4.75%	-1.32%	4.53%
PALM HRBR COMM SVC	5,909,987,867	6,365,052,729	7.70%	3,807,273,222	4,074,546,431	40,558,220	-	110,246,222	112,327,846	3,917,519,444	4,186,874,277	7.02%	1.89%	6.88%
BELLEAIR BLUFFS FIRE	513,424,774	536,740,339	4.54%	331,434,224	351,010,386	2,806,696	-	-	-	331,434,224	351,010,386	5.91%	-	5.91%
CLEARWATER FIRE	1,673,332,864	1,806,544,010	7.96%	1,013,164,666	1,093,678,294	2,174,991	-	-	-	1,013,164,666	1,093,678,294	7.95%	-	7.95%
DUNEDIN FIRE	516,731,127	569,706,450	10.25%	332,800,023	358,423,611	1,094,614	-	-	-	332,800,023	358,423,611	7.70%	-	7.70%
EAST LAKE FIRE	3,892,506,174	4,088,066,487	5.02%	2,653,947,049	2,782,132,445	3,830,627	-	-	-	2,653,947,049	2,782,132,445	4.83%	-	4.83%
GANDY FIRE	65,442,495	68,605,725	4.83%	56,629,628	59,546,568	42,980	-	-	-	56,629,628	59,546,568	5.15%	-	5.15%
HIGH POINT FIRE	1,368,875,567	1,433,526,959	4.72%	751,115,427	790,333,258	197,778	-	-	-	751,115,427	790,333,258	5.22%	-	5.22%
LARGO FIRE	957,744,654	1,037,838,511	8.36%	591,264,531	626,696,982	(5,016,513)	-	-	-	591,264,531	626,696,982	5.99%	-	5.99%
LEALMAN FIRE	1,668,819,166	1,830,022,011	9.66%	988,652,705	1,085,085,000	5,073,820	-	-	-	988,652,705	1,085,085,000	9.75%	-	9.75%
PALM HARBOR FIRE	5,909,987,867	6,365,052,729	7.70%	3,807,273,222	4,074,546,431	40,558,220	-	110,246,222	112,327,846	3,917,519,444	4,186,874,277	7.02%	1.89%	6.88%
PINELLAS PARK FIRE	463,415,081	492,423,770	6.26%	280,497,492	291,482,969	143,626	-	-	-	280,497,492	291,482,969	3.92%	-	3.92%
PINELLAS SUNCOAST FIRE	-	4,373,871,029	-	-	3,238,090,104	43,187,956	-	-	-	-	3,238,090,104	-	-	-
S PASADENA FIRE	200,604,430	223,150,496	11.24%	129,071,302	143,743,110	6,008,794	-	-	-	129,071,302	143,743,110	11.37%	-	11.37%
SAFETY HARBOR FIRE	113,515,558	120,964,469	6.56%	77,093,645	81,372,643	512,596	-	-	-	77,093,645	81,372,643	5.55%	-	5.55%
SEMINOLE FIRE	4,603,747,241	4,907,281,286	6.59%	2,616,015,346	2,821,210,698	16,893,317	-	-	-	2,616,015,346	2,821,210,698	7.84%	-	7.84%
TARPON SPRINGS FIRE	260,245,296	273,802,262	5.21%	191,054,837	201,314,473	913,647	-	-	-	191,054,837	201,314,473	5.37%	-	5.37%
TIERRA VERDE FIRE	1,197,981,650	1,202,988,385	0.42%	883,900,736	924,576,506	2,817,058	-	-	-	883,900,736	924,576,506	4.60%	-	4.60%

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2017 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 30, 2017
 2017 ESTIMATES

NAME	2016 Just Value Real Property	2017 Just Value Real Property	% Change in Just Value of Real Property	2016 Taxable Value Real Property	2017 Taxable Value Real Property	2017 Taxable Value New Construction	2017 Taxable Value Annexation	2016 Taxable Value Tangible Personal Property	2017 Taxable Value Tangible Personal Property	2016 Total Taxable Value	2017 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
BELLEAIR	974,309,591	1,041,818,426	6.93%	665,194,396	708,674,824	3,238,685	-	5,333,984	5,379,590	670,528,380	714,054,414	6.54%	0.86%	6.49%
BELLEAIR BEACH	631,589,704	688,499,111	9.01%	475,298,071	512,897,941	1,933,461	-	1,823,450	1,835,180	477,121,521	514,733,121	7.91%	0.64%	7.88%
BELLEAIR BLUFFS	280,361,799	293,761,498	4.78%	187,511,773	201,672,938	110,471	-	9,583,060	9,566,196	197,094,833	211,239,134	7.55%	-0.18%	7.18%
BELLEAIR SHORE	166,207,523	184,360,232	10.92%	128,135,035	144,130,744	909	-	175,307	175,960	128,310,342	144,306,704	12.48%	0.37%	12.47%
CLEARWATER	13,194,205,662	14,189,365,582	7.54%	8,947,285,821	9,714,712,437	116,573,168	3,660,868	452,814,613	475,431,011	9,400,100,434	10,190,143,448	8.58%	4.99%	8.40%
DUNEDIN	3,417,109,232	3,801,661,467	11.25%	2,061,652,667	2,266,574,559	28,762,039	594,181	85,718,582	89,222,096	2,147,371,249	2,355,796,655	9.94%	4.09%	9.71%
GULFPORT	1,291,040,847	1,377,909,389	6.73%	794,074,409	857,809,689	3,741,674	-	11,085,929	11,353,685	805,160,338	869,163,374	8.03%	2.42%	7.95%
INDIAN ROCKS BEACH	1,257,263,123	1,428,015,678	13.58%	969,970,448	1,084,383,126	30,323,419	-	8,086,530	10,202,824	978,056,978	1,094,585,950	11.80%	26.17%	11.91%
INDIAN SHORES	945,973,076	1,015,129,620	7.31%	803,473,718	868,846,517	9,669,848	-	4,974,997	5,158,796	808,448,715	874,005,313	8.14%	3.69%	8.11%
KENNETH CITY	237,798,057	260,015,479	9.34%	132,294,418	145,197,135	2,407,184	-	6,047,510	6,724,112	138,341,928	151,921,247	9.75%	11.19%	9.82%
LARGO	5,567,484,716	5,956,603,968	6.99%	3,713,511,255	4,020,086,587	65,384,356	4,793,202	330,996,417	334,337,669	4,044,507,672	4,354,424,256	8.26%	1.01%	7.66%
MADEIRA BEACH	1,378,509,898	1,513,651,431	9.80%	1,066,933,051	1,159,228,186	5,871,691	-	14,639,582	14,694,815	1,081,572,633	1,173,923,001	8.65%	0.38%	8.54%
N REDINGTON BEACH	562,528,606	572,900,317	1.84%	462,664,196	483,164,950	5,511,260	-	2,557,052	2,469,759	465,221,248	485,634,709	4.43%	-3.41%	4.39%
OLDSMAR	1,434,056,612	1,549,215,699	8.03%	1,009,077,506	1,069,363,539	7,398,648	265,106	225,964,626	219,107,450	1,235,042,132	1,288,470,989	5.97%	-3.03%	4.33%
PINELLAS PARK	4,032,560,146	4,322,264,656	7.18%	2,692,980,723	2,885,837,961	14,651,590	6,269,467	393,199,385	405,405,763	3,086,180,108	3,291,243,724	7.16%	3.10%	6.64%
REDINGTON BEACH	525,520,494	538,962,978	2.56%	393,234,582	421,180,365	6,573,063	-	30,692,236	30,707,015	423,926,818	451,887,380	7.11%	0.05%	6.60%
REDINGTON SHORES	768,680,692	851,433,508	10.77%	613,095,626	666,916,528	4,926,284	-	9,334,095	9,503,854	622,429,721	676,420,382	8.78%	1.82%	8.67%
SAFETY HARBOR	1,811,146,418	1,960,986,914	8.27%	1,085,954,840	1,166,476,407	8,383,042	1,127,435	45,141,060	45,161,646	1,131,095,900	1,211,638,053	7.41%	0.05%	7.12%
SEMINOLE	1,817,463,898	1,975,590,993	8.70%	1,149,674,032	1,271,922,973	49,716,398	334,633	47,524,299	50,629,202	1,197,198,331	1,322,552,175	10.63%	6.53%	10.47%
SOUTH PASADENA	704,532,420	747,514,614	6.10%	522,288,485	553,384,722	4,138,408	-	27,801,588	27,611,598	550,090,073	580,996,320	5.95%	-0.68%	5.62%
ST PETE BEACH	3,223,435,434	3,557,404,621	10.36%	2,488,838,475	2,674,533,414	9,005,354	-	63,337,358	61,969,347	2,552,175,833	2,736,502,761	7.46%	-2.16%	7.22%
ST PETERSBURG	24,287,616,226	26,662,838,251	9.78%	14,827,880,534	16,301,289,687	262,661,492	-	1,078,420,563	1,096,106,225	15,906,301,097	17,397,395,912	9.94%	1.64%	9.37%
TARPON SPRINGS	2,381,721,311	2,577,515,294	8.22%	1,508,306,376	1,624,985,204	25,647,055	447,821	68,795,078	77,920,000	1,577,101,454	1,702,905,204	7.74%	13.26%	7.98%
TREASURE ISLAND	2,092,587,269	2,255,458,467	7.78%	1,579,342,564	1,719,524,856	20,370,610	-	15,680,619	17,219,684	1,595,023,183	1,736,744,540	8.88%	9.82%	8.89%

June 1 estimate provided per FL Stat. s.200.065(8)

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2017 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 30, 2017
 2017 ESTIMATES

Tax Increment Financing District	2016 Total Municipal Taxable Value	2017 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2016 Total County Taxable Value	2017 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	289,949,755	313,136,117	8.00%	290,024,755	313,211,117	7.99%	3,923,187	894
Clearwater TIF A	87,657,194	95,815,005	9.31%	87,886,785	96,092,313	9.34%	136,754	1,094
Dunedin TIF	98,640,830	124,142,405	25.85%	98,702,201	124,256,136	25.89%	17,456,466	597
Gulfport TIF	36,953,602	41,000,212	10.95%	37,103,102	41,149,712	10.91%	172,117	245
Largo TIF	155,716,209	165,474,219	6.27%	156,174,990	165,891,059	6.22%	(19,688)	820
Oldsmar TIF	77,902,410	84,637,466	8.65%	78,281,317	84,942,284	8.51%	631,873	344
Pinellas County TIF	503,158,002	558,585,526	11.02%	506,577,430	561,737,237	10.89%	3,784,742	6,431
Pinellas Park TIF	430,507,913	461,325,498	7.16%	431,994,202	462,718,620	7.11%	899,431	3,088
Safety Harbor TIF	80,864,937	87,250,783	7.90%	81,109,798	87,527,241	7.91%	1,148,059	375
St Petersburg TIF A	1,266,458,034	1,452,217,995	14.67%	1,266,575,341	1,452,351,085	14.67%	76,322,196	2,518
St Petersburg TIF B	36,296,657	38,435,597	5.89%	36,308,848	38,448,569	5.89%	(2,125)	193
St Petersburg TIF D	108,070,835	118,277,170	9.44%	108,070,835	118,277,170	9.44%	858,385	369
St Petersburg TIF E	639,822,327	720,005,442	12.53%	641,513,646	721,704,920	12.50%	4,625,647	14,810
Tarpon Springs TIF	77,574,247	81,146,398	4.60%	77,636,832	81,234,783	4.63%	21,944	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.*