

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2020 TAXABLE VALUE BY TAXING AUTHORITY AS OF JULY 01, 2020  
 2020 PRELIMINARY TAX ROLL

NAME	2019 Just Value Real Property	2020 Just Value Real Property	% Change in Just Value of Real Property	2019 Taxable Value Real Property	2020 Taxable Value Real Property	2020 Net Taxable Value New Construction	2020 Taxable Value Annexation	2019 Taxable Value Tangible Personal Property	2020 Taxable Value Tangible Personal Property	2019 Total Taxable Value	2020 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	122,855,788,547	131,723,685,658	7.22%	80,512,494,699	86,769,772,713	978,764,955	-	4,956,369,298	4,909,699,965	85,468,863,997	91,679,472,678	7.77%	-0.94%	7.27%
HEALTH DEPT	122,855,788,547	131,723,685,658	7.22%	80,512,494,699	86,769,772,713	978,764,955	-	4,956,369,298	4,909,699,965	85,468,863,997	91,679,472,678	7.77%	-0.94%	7.27%
EMER MEDICAL SVC	122,855,788,547	131,723,685,658	7.22%	80,516,347,468	86,773,459,106	978,778,884	-	6,976,963	7,791,372	80,523,324,431	86,781,250,478	7.77%	11.67%	7.77%
MUNI SVC TAX UNIT	29,858,388,672	31,492,588,074	5.47%	18,365,367,591	19,554,610,671	101,004,308	-	1,631,894,169	1,527,063,831	19,997,261,760	21,081,674,502	6.48%	-6.42%	5.42%
SCHOOL	122,855,788,547	131,723,685,658	7.22%	88,056,933,314	94,491,225,990	1,002,621,018	-	4,956,369,298	4,909,699,965	93,013,302,612	99,400,925,955	7.31%	-0.94%	6.87%
SUNCOAST TRANSIT	113,238,574,833	121,597,234,637	7.38%	73,231,597,460	79,031,397,726	926,588,092	-	6,976,963	7,791,372	73,238,574,423	79,039,189,098	7.92%	11.67%	7.92%
LIBRARY SERVICES	18,115,566,786	19,186,713,934	5.91%	10,812,901,868	11,547,099,725	62,367,466	-	1,471,655,995	1,370,038,346	12,284,557,863	12,917,138,071	6.79%	-6.90%	5.15%
ELF LIBRARY SERVICES	4,516,452,946	4,648,837,877	2.93%	3,020,306,399	3,146,668,501	2,095,847	-	47,084,086	48,643,631	3,067,390,485	3,195,312,132	4.18%	3.31%	4.17%
EAST LAKE RECREATION	4,516,452,946	4,648,837,877	2.93%	3,020,306,399	3,146,668,501	2,095,847	-	47,084,086	48,643,631	3,067,390,485	3,195,312,132	4.18%	3.31%	4.17%
PIN PARK WTR MGMT	4,391,257,623	4,804,302,687	9.41%	2,707,352,417	2,984,377,940	47,646,479	-	-	-	2,707,352,417	2,984,377,940	10.23%		10.23%
PIN PLANNING COUNCIL	122,855,788,547	131,723,685,658	7.22%	80,512,494,699	86,769,772,713	978,764,955	-	4,956,369,298	4,909,699,965	85,468,863,997	91,679,472,678	7.77%	-0.94%	7.27%
JUVENILE WELFARE BD	122,855,788,547	131,723,685,658	7.22%	80,516,347,468	86,773,459,106	978,778,884	-	4,956,369,298	4,909,699,965	85,472,716,766	91,683,159,071	7.77%	-0.94%	7.27%
SW FLA WATER MGMT	122,855,788,547	131,723,685,658	7.22%	80,516,347,468	86,773,459,106	978,778,884	-	4,956,369,298	4,909,699,965	85,472,716,766	91,683,159,071	7.77%	-0.94%	7.27%
CLW DOWNTOWN DEV	702,870,812	756,883,703	7.68%	360,622,683	399,023,122	14,855,388	-	35,067,371	37,123,765	395,690,054	436,146,887	10.65%	5.86%	10.22%
FEATHER SND COM SVC	462,799,638	482,537,512	4.26%	333,166,033	350,017,881	69,096	-	10,054,377	9,574,294	343,220,410	359,592,175	5.06%	-4.77%	4.77%
PALM HRBR COMM SVC	7,226,368,940	7,657,036,263	5.96%	4,629,697,973	4,959,563,459	36,564,490	-	113,154,088	108,381,854	4,742,852,061	5,067,945,313	7.12%	-4.22%	6.85%
BELLEAIR BLUFFS FIRE	594,724,748	603,044,891	1.40%	393,527,030	409,364,059	983,437	-	-	-	393,527,030	409,364,059	4.02%		4.02%
CLEARWATER FIRE	2,092,425,182	2,205,281,778	5.39%	1,256,896,000	1,342,019,830	4,313,151	-	-	-	1,256,896,000	1,342,019,830	6.77%		6.77%
DUNEDIN FIRE	670,306,403	712,365,328	6.27%	421,669,738	452,366,653	2,436,769	-	-	-	421,669,738	452,366,653	7.28%		7.28%
EAST LAKE FIRE	4,516,452,946	4,648,837,877	2.93%	3,020,306,399	3,146,668,501	2,095,847	-	-	-	3,020,306,399	3,146,668,501	4.18%		4.18%
GANDY FIRE	76,072,616	80,642,649	6.01%	64,729,223	67,487,465	(132,737)	-	-	-	64,729,223	67,487,465	4.26%		4.26%
HIGH POINT FIRE	1,614,191,628	1,708,124,559	5.82%	882,666,978	940,775,230	881,187	-	-	-	882,666,978	940,775,230	6.58%		6.58%
LARGO FIRE	1,170,745,713	1,268,486,318	8.35%	724,672,586	782,846,420	12,147,743	-	-	-	724,672,586	782,846,420	8.03%		8.03%
LEALMAN FIRE	2,215,053,639	2,407,863,619	8.70%	1,278,772,580	1,390,817,247	4,450,155	-	-	-	1,278,772,580	1,390,817,247	8.76%		8.76%
PALM HARBOR FIRE	7,226,368,940	7,657,036,263	5.96%	4,629,697,973	4,959,563,459	36,564,490	-	113,154,088	108,381,854	4,742,852,061	5,067,945,313	7.12%	-4.22%	6.85%
PINELLAS PARK FIRE	532,021,732	565,061,595	6.21%	304,405,905	324,414,902	709,568	-	-	-	304,405,905	324,414,902	6.57%		6.57%
S PASADENA FIRE	263,429,333	274,938,552	4.37%	169,550,187	181,801,156	168,920	-	-	-	169,550,187	181,801,156	7.23%		7.23%
SAFETY HARBOR FIRE	138,098,971	150,135,277	8.72%	89,503,928	96,918,446	379,428	-	-	-	89,503,928	96,918,446	8.28%		8.28%
SEMINOLE FIRE	5,611,908,434	5,884,992,858	4.87%	3,219,503,723	3,418,662,771	7,107,877	-	-	-	3,219,503,723	3,418,662,771	6.19%		6.19%
TARPON SPRINGS FIRE	312,931,536	329,129,551	5.18%	230,623,887	241,994,460	1,555,706	-	-	-	230,623,887	241,994,460	4.93%		4.93%
TIERRA VERDE FIRE	1,362,811,167	1,464,266,059	7.44%	1,042,676,249	1,121,527,118	25,697,781	-	-	-	1,042,676,249	1,121,527,118	7.56%		7.56%

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BELLEAIR	1,178,124,465	1,252,152,872	6.28%	809,469,577	874,477,082	24,980,224	-	7,023,288	6,881,541	816,492,865	881,358,623	8.03%	-2.02%	7.94%
BELLEAIR BEACH	745,621,386	765,137,295	2.62%	564,693,910	592,766,229	3,803,804	-	1,948,272	1,927,865	566,642,182	594,694,094	4.97%	-1.05%	4.95%
BELLEAIR BLUFFS	333,875,379	357,931,235	7.21%	230,926,252	247,921,523	465,486	-	8,725,722	8,099,581	239,651,974	256,021,104	7.36%	-7.18%	6.83%
BELLEAIR SHORE	236,793,238	225,401,101	-4.81%	166,125,440	181,218,906	33,500	-	204,485	205,785	166,329,925	181,424,691	9.09%	0.64%	9.08%
CLEARWATER	16,410,377,906	17,460,117,785	6.40%	11,398,286,312	12,184,578,384	151,069,991	6,817,614	514,266,392	528,057,053	11,912,552,704	12,712,635,437	6.90%	2.68%	6.72%
DUNEDIN	4,567,832,073	4,919,807,724	7.71%	2,724,779,666	2,955,764,414	34,893,050	-	99,060,085	105,120,733	2,823,839,751	3,060,885,147	8.48%	6.12%	8.39%
GULFPORT	1,617,741,014	1,763,294,599	9.00%	1,009,442,162	1,095,340,956	5,638,658	-	12,647,367	12,480,247	1,022,089,529	1,107,821,203	8.51%	-1.32%	8.39%
INDIAN ROCKS BEACH	1,606,278,791	1,690,580,440	5.25%	1,246,711,344	1,325,426,625	5,827,337	-	9,050,987	8,857,742	1,255,762,331	1,334,284,367	6.31%	-2.14%	6.25%
INDIAN SHORES	1,163,786,614	1,222,587,924	5.05%	1,018,236,785	1,079,165,355	10,081,977	-	5,537,119	5,602,296	1,023,773,904	1,084,767,651	5.98%	1.18%	5.96%
KENNETH CITY	306,312,014	344,014,357	12.31%	170,878,253	190,520,210	394,318	-	7,874,573	8,095,724	178,752,826	198,615,934	11.49%	2.81%	11.11%
LARGO	6,992,334,086	7,517,076,528	7.50%	4,697,883,913	5,117,353,981	49,625,113	154,700	386,683,883	383,395,014	5,084,567,796	5,500,748,995	8.93%	-0.85%	8.19%
MADEIRA BEACH	1,682,819,626	1,787,589,512	6.23%	1,317,009,736	1,405,269,516	9,795,207	-	13,542,821	13,296,618	1,330,552,557	1,418,566,134	6.70%	-1.82%	6.61%
N REDINGTON BEACH	652,351,355	685,007,408	5.01%	540,618,317	574,092,885	573,551	-	2,788,888	3,073,796	543,407,205	577,166,681	6.19%	10.22%	6.21%
OLDSMAR	1,830,323,325	1,979,092,223	8.13%	1,239,010,040	1,347,196,034	27,940,857	136,656	234,838,704	234,549,472	1,473,848,744	1,581,745,506	8.73%	-0.12%	7.32%
PINELLAS PARK	5,008,658,913	5,452,742,167	8.87%	3,329,434,020	3,647,582,631	48,872,901	1,939,260	473,794,147	460,750,731	3,803,228,167	4,108,333,362	9.56%	-2.75%	8.02%
REDINGTON BEACH	616,192,071	661,315,271	7.32%	482,164,361	514,337,238	4,754,187	-	35,998,225	36,314,255	518,162,586	550,651,493	6.67%	0.88%	6.27%
REDINGTON SHORES	901,912,862	974,288,397	8.02%	715,913,413	767,502,710	4,224,755	-	10,419,584	10,507,331	726,332,997	778,010,041	7.21%	0.84%	7.11%
SAFETY HARBOR	2,256,827,949	2,455,867,879	8.82%	1,318,104,927	1,432,520,257	31,515,856	-	46,920,834	47,502,913	1,365,025,761	1,480,023,170	8.68%	1.24%	8.42%
SEMINOLE	2,338,794,834	2,527,118,376	8.05%	1,513,346,708	1,651,021,923	37,668,554	443,382	67,495,627	70,095,659	1,580,842,335	1,721,117,582	9.10%	3.85%	8.87%
SOUTH PASADENA	844,528,133	875,266,008	3.64%	626,561,275	658,372,563	311,438	-	29,973,201	32,052,406	656,534,476	690,424,969	5.08%	6.94%	5.16%
ST PETE BEACH	4,081,603,893	4,328,684,426	6.05%	3,189,241,242	3,370,054,156	8,832,471	-	69,346,066	68,753,238	3,258,587,308	3,438,807,394	5.67%	-0.85%	5.53%
ST PETERSBURG	32,137,127,542	35,213,460,517	9.57%	19,715,937,083	21,636,893,651	384,041,170	-	1,173,750,828	1,224,493,580	20,889,687,911	22,861,387,231	9.74%	4.32%	9.44%
TARPON SPRINGS	2,936,614,228	3,118,817,265	6.20%	1,837,046,662	1,955,017,692	18,966,434	-	79,606,993	79,707,704	1,916,653,655	2,034,725,396	6.42%	0.13%	6.16%
TREASURE ISLAND	2,550,568,178	2,653,746,275	4.05%	1,974,597,971	2,097,104,640	13,258,757	-	19,057,594	18,895,406	1,993,655,565	2,116,000,046	6.20%	-0.85%	6.14%

NOTE: This tax roll summary is provided in the same format as the annual June 1 tax roll estimates at the request of the taxing authorities, but is not the official tax roll recap. Some values on this report may not balance against the annual DR-489 or DR-403 Recap forms due to centrally assessed property and lands available for taxes. This report may reflect changes to the tax roll from certification to the report date.

**When establishing budgets or analyzing the tax roll, please rely on the official tax roll recap forms (DR-489s/DR-403s), DR-420s/422s, and the certified tax roll database. Roll recaps and reports are available online at [www.pcpao.org/pvr/](http://www.pcpao.org/pvr/)**

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2020 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF JULY 01, 2020  
 2020 PRELIMINARY TAX ROLL

Tax Increment Financing District	2019 Total Municipal Taxable Value	2020 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2019 Total County Taxable Value	2020 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	413,014,495	453,692,642	9.85%	413,039,495	453,717,642	9.85%	14,855,388	914
Clearwater TIF A	111,438,276	127,435,823	14.36%	111,671,501	127,661,695	14.32%	5,498,694	1,065
Dunedin Downtown TIF	170,473,367	184,911,720	8.47%	170,638,507	185,065,291	8.45%	1,275,564	607
Gulfport Waterfront District	52,245,413	56,052,607	7.29%	52,369,913	56,224,022	7.36%	(35,580)	244
Largo West Bay Drive TIF	206,363,536	227,637,857	10.31%	206,891,427	228,182,438	10.29%	9,319,607	788
Lealman TIF	667,776,598	729,329,931	9.22%	671,308,677	732,994,835	9.19%	2,953,748	6,413
Oldsmar Town Center TIF	94,999,315	100,871,054	6.18%	95,322,236	101,152,598	6.12%	540,815	345
Pinellas Park Downtown TIF	526,635,945	576,071,171	9.39%	528,117,295	577,562,036	9.36%	3,073,354	3,147
Safety Harbor Downtown TIF	134,177,280	152,847,006	13.91%	134,801,882	153,345,019	13.76%	6,937,878	586
South St Petersburg TIF E	932,813,033	1,078,858,232	15.66%	934,758,597	1,080,945,342	15.64%	23,900,785	14,610
St Petersburg Intown TIF A	2,078,105,274	2,367,421,316	13.92%	2,078,254,903	2,367,571,316	13.92%	126,874,906	2,759
St Petersburg Intown West	218,960,887	251,267,443	14.75%	218,960,887	251,267,443	14.75%	6,529,962	373
Tarpon Springs Downtown	89,043,557	95,847,211	7.64%	89,093,557	95,897,211	7.64%	1,170,348	556

**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](http://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.*