

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2021 TAXABLE VALUE BY TAXING AUTHORITY AS OF OCTOBER 07, 2021  
 2021 FINAL (PRE-VAB) TAX ROLL

NAME	2020 Just Value Real Property	2021 Just Value Real Property	% Change in Just Value of Real Property	2020 Taxable Value Real Property	2021 Taxable Value Real Property	2021 Net Taxable Value New Construction	2021 Taxable Value Annexation	2020 Taxable Value Tangible Personal Property	2021 Taxable Value Tangible Personal Property	2020 Total Taxable Value	2021 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	131,677,371,095	144,497,391,168	9.74%	86,640,767,956	92,958,214,748	860,613,393	-	5,085,088,153	5,038,193,598	91,725,856,109	97,996,408,346	7.29%	-0.92%	6.84%
HEALTH DEPT	131,677,371,095	144,497,391,168	9.74%	86,640,767,956	92,958,214,748	860,613,393	-	5,085,088,153	5,038,193,598	91,725,856,109	97,996,408,346	7.29%	-0.92%	6.84%
EMER MEDICAL SVC	131,677,371,095	144,497,391,168	9.74%	86,644,454,349	92,963,065,609	860,719,753	-	7,791,372	7,982,946	86,652,245,721	92,971,048,555	7.29%	2.46%	7.29%
MUNI SVC TAX UNIT	31,477,825,104	34,523,262,509	9.67%	19,520,735,957	20,784,818,754	104,456,626	-	1,624,657,874	1,579,482,345	21,145,393,831	22,364,301,099	6.48%	-2.78%	5.76%
SCHOOL	131,677,371,095	144,497,391,168	9.74%	94,362,862,643	101,238,146,692	881,704,581	-	5,085,088,153	5,038,193,598	99,447,950,796	106,276,340,290	7.29%	-0.92%	6.87%
SUNCOAST TRANSIT	121,569,524,749	133,476,209,725	9.79%	78,913,556,548	84,742,423,829	796,285,585	-	7,791,372	7,982,946	78,921,347,920	84,750,406,775	7.39%	2.46%	7.39%
LIBRARY SERVICES	19,173,018,511	20,969,507,094	9.37%	11,526,939,526	12,327,137,375	75,457,060	-	1,466,078,977	1,412,672,930	12,993,018,503	13,739,810,305	6.94%	-3.64%	5.75%
ELF LIBRARY SERVICES	4,648,509,225	5,076,349,542	9.20%	3,143,329,809	3,289,169,783	1,641,977	-	49,262,882	63,608,391	3,192,592,691	3,352,778,174	4.64%	29.12%	5.02%
EAST LAKE RECREATION	4,648,509,225	5,076,349,542	9.20%	3,143,329,809	3,289,169,783	1,641,977	-	49,262,882	63,608,391	3,192,592,691	3,352,778,174	4.64%	29.12%	5.02%
PIN PARK WTR MGMT	4,803,932,154	5,252,645,491	9.34%	2,981,363,982	3,273,061,479	71,661,243	-	-	-	2,981,363,982	3,273,061,479	9.78%	-	9.78%
PIN PLANNING COUNCIL	131,677,371,095	144,497,391,168	9.74%	86,640,767,956	92,958,214,748	860,613,393	-	5,085,088,153	5,038,193,598	91,725,856,109	97,996,408,346	7.29%	-0.92%	6.84%
JUVENILE WELFARE BD	131,677,371,095	144,497,391,168	9.74%	86,644,454,349	92,963,065,609	860,719,753	-	5,085,088,153	5,038,193,598	91,729,542,502	98,001,259,207	7.29%	-0.92%	6.84%
SW FLA WATER MGMT	131,677,371,095	144,497,391,168	9.74%	86,644,454,349	92,963,065,609	860,719,753	-	5,085,088,153	5,038,193,598	91,729,542,502	98,001,259,207	7.29%	-0.92%	6.84%
CLW DOWNTOWN DEV	756,849,996	832,092,641	9.94%	398,988,915	411,698,109	118,514	-	39,280,629	36,103,493	438,269,544	447,801,602	3.19%	-8.09%	2.17%
FEATHER SND COM SVC	482,496,151	513,814,586	6.49%	349,809,899	370,946,931	1,180,497	-	9,512,145	8,051,786	359,322,044	378,998,717	6.04%	-15.35%	5.48%
PALM HRBR COMM SVC	7,656,297,368	8,477,405,873	10.72%	4,951,255,365	5,271,893,232	27,385,425	-	109,316,015	103,201,024	5,060,571,380	5,375,094,256	6.48%	-5.59%	6.22%
BELLEAIR BLUFFS FIRE	602,987,781	651,011,967	7.96%	409,819,075	435,154,229	1,671,098	-	-	-	409,819,075	435,154,229	6.18%	-	6.18%
CLEARWATER FIRE	2,204,509,812	2,423,820,255	9.95%	1,339,910,893	1,431,949,159	1,278,760	-	-	-	1,339,910,893	1,431,949,159	6.87%	-	6.87%
DUNEDIN FIRE	712,272,698	758,249,966	6.46%	452,381,478	476,112,451	322,596	-	-	-	452,381,478	476,112,451	5.25%	-	5.25%
EAST LAKE FIRE	4,648,509,225	5,076,349,542	9.20%	3,143,329,809	3,289,169,783	1,641,977	-	-	-	3,143,329,809	3,289,169,783	4.64%	-	4.64%
GANDY FIRE	80,642,649	85,746,170	6.33%	67,454,666	72,700,217	791,075	-	-	-	67,454,666	72,700,217	7.78%	-	7.78%
HIGH POINT FIRE	1,707,003,356	1,833,433,630	7.41%	938,954,490	998,691,237	1,884,444	-	-	-	938,954,490	998,691,237	6.36%	-	6.36%
LARGO FIRE	1,267,462,632	1,364,763,926	7.68%	781,945,513	826,034,747	2,888,885	-	-	-	781,945,513	826,034,747	5.64%	-	5.64%
LEALMAN FIRE	2,407,603,392	2,632,298,113	9.33%	1,388,506,033	1,505,949,647	7,117,219	-	-	-	1,388,506,033	1,505,949,647	8.46%	-	8.46%
PALM HARBOR FIRE	7,656,297,368	8,477,405,873	10.72%	4,951,255,365	5,271,893,232	27,385,425	-	109,316,015	103,201,024	5,060,571,380	5,375,094,256	6.48%	-5.59%	6.22%
PINELLAS PARK FIRE	564,726,068	588,913,345	4.28%	323,693,383	336,950,875	564,268	-	-	-	323,693,383	336,950,875	4.10%	-	4.10%
S PASADENA FIRE	275,050,254	301,310,036	9.55%	182,055,738	195,290,698	568,592	-	-	-	182,055,738	195,290,698	7.27%	-	7.27%
SAFETY HARBOR FIRE	150,162,555	152,805,439	1.76%	96,940,695	99,708,214	102,126	-	-	-	96,940,695	99,708,214	2.85%	-	2.85%
SEMINOLE FIRE	5,883,465,444	6,489,999,123	10.31%	3,414,876,061	3,645,918,364	10,357,252	-	-	-	3,414,876,061	3,645,918,364	6.77%	-	6.77%
TARPON SPRINGS FIRE	326,281,638	351,397,982	7.70%	239,103,091	251,897,202	1,164,881	-	-	-	239,103,091	251,897,202	5.35%	-	5.35%
TIERRA VERDE FIRE	1,460,714,539	1,614,998,674	10.56%	1,117,058,482	1,220,819,337	45,460,333	-	-	-	1,117,058,482	1,220,819,337	9.29%	-	9.29%

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BELLEAIR	1,247,050,622	1,330,222,431	6.67%	871,493,421	938,018,457	35,641,885	-	7,527,720	12,472,629	879,021,141	950,491,086	7.63%	65.69%	8.13%
BELLEAIR BEACH	764,740,928	876,985,284	14.68%	592,261,368	638,093,942	3,293,318	-	1,971,273	2,023,443	594,232,641	640,117,385	7.74%	2.65%	7.72%
BELLEAIR BLUFFS	357,762,003	407,460,872	13.89%	247,714,629	275,054,390	1,247,728	-	8,268,358	8,238,781	255,982,987	283,293,171	11.04%	-0.36%	10.67%
BELLEAIR SHORE	225,401,101	241,297,880	7.05%	181,218,906	195,681,190	19,425	-	212,776	223,334	181,431,682	195,904,524	7.98%	4.96%	7.98%
CLEARWATER	17,455,602,387	18,939,180,631	8.50%	12,174,594,484	12,876,597,308	65,324,350	1,919,850	543,364,288	529,012,206	12,717,958,772	13,405,609,514	5.77%	-2.64%	5.41%
DUNEDIN	4,919,431,643	5,428,021,119	10.34%	2,951,510,765	3,202,904,246	19,695,209	609,498	105,783,547	111,104,463	3,057,294,312	3,314,008,709	8.52%	5.03%	8.40%
GULFPORT	1,762,910,868	1,915,573,447	8.66%	1,094,761,100	1,179,397,423	4,129,412	-	13,601,597	13,296,557	1,108,362,697	1,192,693,980	7.73%	-2.24%	7.61%
INDIAN ROCKS BEACH	1,689,140,759	1,870,264,345	10.72%	1,324,958,959	1,426,835,155	2,620,737	-	9,060,008	8,417,481	1,334,018,967	1,435,252,636	7.69%	-7.09%	7.59%
INDIAN SHORES	1,222,155,992	1,316,557,679	7.72%	1,077,725,595	1,152,815,556	9,002,135	-	5,796,756	5,918,262	1,083,522,351	1,158,733,818	6.97%	2.10%	6.94%
KENNETH CITY	334,568,852	364,271,805	8.88%	190,290,604	206,843,495	255,818	-	8,094,566	7,822,555	198,385,170	214,666,050	8.70%	-3.36%	8.21%
LARGO	7,517,880,728	8,237,342,713	9.57%	5,114,238,104	5,542,622,385	60,204,758	7,760,599	407,527,331	437,682,000	5,521,765,435	5,980,304,385	8.38%	7.40%	8.30%
MADEIRA BEACH	1,787,280,601	2,010,918,919	12.51%	1,405,030,173	1,537,499,197	37,845,178	-	13,683,641	18,268,410	1,418,713,814	1,555,767,607	9.43%	33.51%	9.66%
N REDINGTON BEACH	684,967,071	737,106,683	7.61%	573,801,640	603,432,962	1,282,746	-	3,166,499	4,117,904	576,968,139	607,550,866	5.16%	30.05%	5.30%
OLDSMAR	1,978,534,635	2,123,438,769	7.32%	1,344,963,162	1,425,172,309	9,375,958	904,708	235,275,311	245,792,918	1,580,238,473	1,670,965,227	5.96%	4.47%	5.74%
PINELLAS PARK	5,453,229,765	5,976,361,481	9.59%	3,644,925,481	3,997,950,174	105,937,321	7,098,308	467,652,569	468,064,377	4,112,578,050	4,466,014,551	9.69%	0.09%	8.59%
REDINGTON BEACH	659,905,782	746,896,666	13.18%	513,029,441	554,410,825	1,997,086	-	37,565,703	39,298,131	550,595,144	593,708,956	8.07%	4.61%	7.83%
REDINGTON SHORES	973,655,093	1,074,637,416	10.37%	766,771,695	835,690,994	4,486,465	-	10,806,872	11,302,028	777,578,567	846,993,022	8.99%	4.58%	8.93%
SAFETY HARBOR	2,462,392,413	2,698,855,110	9.60%	1,429,278,199	1,525,736,343	10,057,656	448,876	47,429,848	48,718,708	1,476,708,047	1,574,455,051	6.75%	2.72%	6.62%
SEMINOLE	2,526,701,892	2,702,963,042	6.98%	1,649,635,417	1,735,942,768	8,426,032	478,790	70,075,105	69,768,552	1,719,710,522	1,805,711,320	5.23%	-0.44%	5.00%
SOUTH PASADENA	875,017,750	929,999,177	6.28%	657,671,255	697,014,492	102,999	-	32,405,022	32,580,980	690,076,277	729,595,472	5.98%	0.54%	5.73%
ST PETE BEACH	4,325,229,392	4,637,942,672	7.23%	3,368,032,840	3,543,907,923	7,084,237	-	69,919,648	70,208,084	3,437,952,488	3,614,116,007	5.22%	0.41%	5.12%
ST PETERSBURG	35,204,581,055	39,094,219,210	11.05%	21,578,933,712	23,433,387,365	312,032,430	-	1,249,636,269	1,201,005,579	22,828,569,981	24,634,392,944	8.59%	-3.89%	7.91%
TARPON SPRINGS	3,119,526,335	3,403,685,998	9.11%	1,953,967,432	2,101,480,044	48,187,380	1,543,303	80,381,607	81,778,380	2,034,349,039	2,183,258,424	7.55%	1.74%	7.32%
TREASURE ISLAND	2,651,878,324	2,909,925,310	9.73%	2,092,911,398	2,212,526,483	7,752,445	-	19,066,638	19,438,164	2,111,978,036	2,231,964,647	5.72%	1.95%	5.68%

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/prv/](http://www.pcpao.org/prv/)**

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2021 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF OCTOBER 07, 2021  
 2021 FINAL (PRE-VAB) TAX ROLL

Tax Increment Financing District	2020 Total Municipal Taxable Value	2021 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2020 Total County Taxable Value	2021 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	453,549,220	468,376,252	3.27%	453,624,220	468,451,252	3.27%	118,514	906
Clearwater TIF A	127,120,964	142,957,400	12.46%	127,328,981	143,168,358	12.44%	2,345,928	1,067
Dunedin Downtown TIF	184,783,525	206,376,810	11.69%	184,987,096	206,581,488	11.67%	6,852,249	641
Gulfport Waterfront District TIF	56,052,607	60,738,940	8.36%	56,224,022	60,911,012	8.34%	215,661	243
Largo West Bay Drive TIF	227,238,260	237,741,730	4.62%	227,782,841	238,278,212	4.61%	131,002	784
Lealman TIF	727,594,818	784,505,745	7.82%	731,267,384	788,149,204	7.78%	5,263,334	6,425
Oldsmar Town Center TIF	100,288,547	101,231,696	0.94%	100,570,091	101,472,983	0.90%	1,882,325	345
Pinellas Park Downtown TIF	574,366,248	604,802,043	5.30%	575,857,263	606,304,493	5.29%	3,558,032	3,085
Pinellas Park Redevelopment Area TIF	268,055,087	285,509,507	6.51%	269,000,286	286,438,268	6.48%	451,368	1,517
Safety Harbor Downtown TIF	171,856,616	183,855,277	6.98%	172,404,629	184,416,194	6.97%	1,344,241	643
South St Petersburg TIF E	1,112,930,422	1,289,619,628	15.88%	1,115,122,940	1,292,153,744	15.88%	41,751,916	14,821
St Petersburg Intown TIF A	2,365,990,229	2,490,359,795	5.26%	2,366,140,229	2,490,569,795	5.26%	2,163,262	2,755
St Petersburg Intown West TIF D	243,895,410	416,686,226	70.85%	243,895,410	416,686,226	70.85%	135,537,577	370
Tarpon Springs Downtown TIF	95,220,368	103,908,946	9.12%	95,270,368	103,933,946	9.09%	1,388,285	572

**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.*