

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
2024 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 16, 2025  
2024 FINAL (POST-VAB) TAX ROLL

NAME	2023 Just Value Real Property	2024 Just Value Real Property	% Change in Just Value of Real Property	2023 Taxable Value Real Property	2024 Taxable Value Real Property	2024 Net Taxable Value New Construction	2024 Net Taxable Value Annexation	2023 Taxable Value Tangible Personal Property	2024 Taxable Value Tangible Personal Property	2023 Total Taxable Value	2024 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	207,114,989,780	221,121,160,429	6.76%	118,150,858,050	129,353,964,220	1,734,549,629	-	5,615,981,543	5,877,674,461	123,766,839,593	135,231,638,681	9.48%	4.66%	9.26%
HEALTH DEPT	207,114,989,780	221,121,160,429	6.76%	118,153,148,188	129,380,346,793	1,734,549,629	-	5,616,395,366	5,878,062,981	123,769,543,554	135,258,409,774	9.50%	4.66%	9.28%
EMER MEDICAL SVC	207,114,989,780	221,121,160,429	6.76%	118,157,531,615	129,384,048,600	1,734,592,603	-	8,695,158	8,657,197	118,166,226,773	129,392,705,797	9.50%	-0.44%	9.50%
MUNI SVC TAX UNIT	48,816,828,565	51,891,212,998	6.30%	25,732,944,951	27,989,950,752	124,090,040	-	1,756,171,625	1,851,902,224	27,489,116,576	29,841,852,976	8.77%	5.45%	8.56%
MSTU USSD	-	8,512,849,745		-	4,323,930,981	9,344,878	-	-	-	-	4,323,930,981			
SCHOOL	207,114,989,780	221,121,160,429	6.76%	134,588,369,795	144,613,359,621	1,750,538,576	-	5,616,395,366	5,878,062,981	140,204,765,161	150,491,422,602	7.45%	4.66%	7.34%
SUNCOAST TRANSIT	190,022,491,571	202,918,322,361	6.79%	107,519,539,298	117,655,870,282	1,665,094,676	-	8,695,158	8,657,197	107,528,234,456	117,664,527,479	9.43%	-0.44%	9.43%
LIBRARY SERVICES	29,868,572,264	31,614,059,821	5.84%	15,515,467,384	16,958,887,347	70,321,534	-	1,573,420,468	1,653,780,175	17,088,887,852	18,612,667,522	9.30%	5.11%	8.92%
ELF LIBRARY SERVICES	7,188,310,551	7,633,306,433	6.19%	3,892,511,518	4,182,931,992	8,184,762	-	64,128,535	70,430,398	3,956,640,053	4,253,362,390	7.46%	9.83%	7.50%
EAST LAKE RECREATION	7,188,310,551	7,633,306,433	6.19%	3,892,511,518	4,182,931,992	8,184,762	-	64,128,535	70,430,398	3,956,640,053	4,253,362,390	7.46%	9.83%	7.50%
PIN PARK WTR MGMT	7,488,157,024	7,961,292,775	6.32%	4,290,715,573	4,654,966,544	35,740,591	-	-	-	4,290,715,573	4,654,966,544	8.49%		8.49%
PIN PLANNING COUNCIL	207,114,989,780	221,121,160,429	6.76%	118,153,148,188	129,380,346,793	1,734,549,629	-	5,616,395,366	5,878,062,981	123,769,543,554	135,258,409,774	9.50%	4.66%	9.28%
JUVENILE WELFARE BD	207,114,989,780	221,121,160,429	6.76%	118,157,531,615	129,384,048,600	1,734,592,603	-	5,616,395,366	5,878,062,981	123,773,926,981	135,262,111,581	9.50%	4.66%	9.28%
SW FLA WATER MGMT	207,114,989,780	221,121,160,429	6.76%	118,157,531,615	129,384,048,600	1,734,592,603	-	5,616,395,366	5,878,062,981	123,773,926,981	135,262,111,581	9.50%	4.66%	9.28%
CLW DOWNTOWN DEV	998,338,679	1,027,960,998	2.97%	479,146,886	496,242,732	533,733	-	36,742,221	37,016,040	515,889,107	533,258,772	3.57%	0.75%	3.37%
FEATHER SND COM SVC	683,411,176	749,961,452	9.74%	436,764,342	470,908,947	35,310	-	8,883,389	12,868,737	445,647,731	483,777,684	7.82%	44.86%	8.56%
PALM HRBR COMM SVC	11,759,945,750	12,643,846,744	7.52%	6,437,980,265	6,965,268,926	45,610,000	-	118,622,622	127,691,651	6,556,602,887	7,092,960,577	8.19%	7.65%	8.18%

BELLEAIR BLUFFS FIRE	1,064,588,251	1,073,416,729	0.83%	542,723,393	590,680,115	7,000,995	-	-	-	542,723,393	590,680,115	8.84%		8.84%
CLEARWATER FIRE	3,512,677,075	3,670,891,508	4.50%	1,812,523,172	1,988,989,072	3,472,683	-	-	-	1,812,523,172	1,988,989,072	9.74%		9.74%
DUNEDIN FIRE	1,099,135,657	1,188,410,955	8.12%	592,155,742	637,992,862	5,098,941	-	-	-	592,155,742	637,992,862	7.74%		7.74%
EAST LAKE FIRE	7,188,310,551	7,633,306,433	6.19%	3,892,511,518	4,182,931,992	8,184,762	-	-	-	3,892,511,518	4,182,931,992	7.46%		7.46%
GANDY FIRE	101,113,722	105,695,934	4.53%	83,824,795	87,421,650	(155,111)	-	-	-	83,824,795	87,421,650	4.29%		4.29%
HIGH POINT FIRE	2,420,264,611	2,576,305,828	6.45%	1,237,161,055	1,346,647,845	2,459,232	-	-	-	1,237,161,055	1,346,647,845	8.85%		8.85%
LARGO FIRE	1,905,691,133	2,056,902,670	7.93%	1,062,052,560	1,164,067,842	11,879,505	-	-	-	1,062,052,560	1,164,067,842	9.61%		9.61%
LEALMAN FIRE	3,849,880,488	4,099,873,088	6.49%	2,014,777,564	2,216,662,400	15,081,734	-	-	-	2,014,777,564	2,216,662,400	10.02%		10.02%
PALM HARBOR FIRE	11,759,945,750	12,643,846,744	7.52%	6,437,980,265	6,965,268,926	45,610,000	-	118,622,622	127,691,651	6,556,602,887	7,092,960,577	8.19%	7.65%	8.18%
PINELLAS PARK FIRE	787,665,796	848,285,104	7.70%	393,028,426	429,922,986	2,662,388	-	-	-	393,028,426	429,922,986	9.39%		9.39%
PINELLAS SUNCOAST FIRE	8,646,314,085	9,251,908,281	7.00%	5,408,015,650	5,964,590,744	18,047,964	-	-	-	5,408,015,650	5,964,590,744	10.29%		10.29%
S PASADENA FIRE	471,776,514	525,130,839	11.31%	250,676,382	284,468,230	591,022	-	-	-	250,676,382	284,468,230	13.48%		13.48%
SAFETY HARBOR FIRE	215,321,605	225,728,232	4.83%	122,083,762	128,965,647	63,585	-	-	-	122,083,762	128,965,647	5.64%		5.64%
SEMINOLE FIRE	8,851,240,050	9,357,206,539	5.72%	4,492,739,507	4,878,334,302	11,380,468	-	-	-	4,492,739,507	4,878,334,302	8.58%		8.58%
TARPON SPRINGS FIRE	482,220,268	551,258,850	14.32%	303,491,356	330,338,020	2,087,503	-	-	-	303,491,356	330,338,020	8.85%		8.85%
TIERRA VERDE FIRE	2,833,430,326	2,956,842,643	4.36%	1,585,918,906	1,763,148,299	4,456,420	-	-	-	1,585,918,906	1,763,148,299	11.18%		11.18%



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BELLEAIR	2,059,157,243	2,217,881,559	7.71%	1,177,793,246	1,282,148,939	9,330,784	-	12,730,434	14,114,740	1,190,523,680	1,296,263,679	8.86%	10.87%	8.88%
BELLEAIR BEACH	1,372,823,095	1,476,260,698	7.53%	807,684,800	892,309,923	3,396,385	-	2,112,635	2,281,970	809,797,435	894,591,893	10.48%	8.02%	10.47%
BELLEAIR BLUFFS	554,188,765	587,097,010	5.94%	339,642,510	376,387,418	1,603,001	-	8,947,832	9,087,465	348,590,342	385,474,883	10.82%	1.56%	10.58%
BELLEAIR SHORE	318,660,842	344,598,047	8.14%	238,744,167	255,679,061	(59,696)	-	214,375	226,749	238,958,542	255,905,810	7.09%	5.77%	7.09%
CLEARWATER	26,636,579,872	28,291,925,559	6.21%	16,265,878,785	17,842,026,467	411,184,661	2,233,710	585,130,421	612,971,688	16,851,009,206	18,454,998,155	9.69%	4.76%	9.52%
DUNEDIN	7,788,759,206	8,433,835,723	8.28%	4,052,682,344	4,475,344,396	34,704,577	12,163,256	117,828,986	119,098,883	4,170,511,330	4,594,443,279	10.43%	1.08%	10.16%
GULFPORT	2,962,281,860	3,096,973,154	4.55%	1,554,815,082	1,705,076,913	7,093,193	-	14,896,776	16,564,082	1,569,711,858	1,721,640,995	9.66%	11.19%	9.68%
INDIAN ROCKS BEACH	3,010,060,547	3,200,970,110	6.34%	1,885,887,712	2,103,953,757	10,978,788	-	8,604,386	9,824,204	1,894,492,098	2,113,777,961	11.56%	14.18%	11.57%
INDIAN SHORES	1,987,912,686	2,172,556,445	9.29%	1,469,258,795	1,620,385,191	2,490,050	-	6,442,626	7,749,947	1,475,701,421	1,628,135,138	10.29%	20.29%	10.33%
KENNETH CITY	500,737,853	564,959,700	12.83%	255,412,141	289,867,246	5,055,910	-	10,226,245	13,329,419	265,638,386	303,196,665	13.49%	30.35%	14.14%
LARGO	11,343,027,424	12,051,086,713	6.24%	7,025,189,806	7,556,381,270	48,916,295	4,685,803	485,556,224	473,263,896	7,510,746,030	8,029,645,166	7.56%	-2.53%	6.91%
MADEIRA BEACH	3,048,054,310	3,197,795,264	4.91%	2,006,939,856	2,192,388,093	8,507,177	-	20,818,866	20,304,917	2,027,758,722	2,212,693,010	9.24%	-2.47%	9.12%
N REDINGTON BEACH	1,178,975,857	1,250,850,072	6.10%	778,747,107	850,447,574	4,549,850	-	4,575,662	4,670,497	783,322,769	855,118,071	9.21%	2.07%	9.17%
OLDSMAR	2,841,330,881	2,999,904,798	5.58%	1,726,366,603	1,850,719,713	7,620,552	-	268,208,015	239,961,018	1,994,574,618	2,090,680,731	7.20%	-10.53%	4.82%
PINELLAS PARK	8,341,112,902	8,973,942,448	7.59%	5,154,548,299	5,616,128,625	42,984,851	1,439,086	583,150,797	621,316,714	5,737,699,096	6,237,445,339	8.95%	6.54%	8.71%
REDINGTON BEACH	1,183,604,828	1,212,405,630	2.43%	705,688,395	786,324,309	10,851,649	-	39,111,806	41,407,009	744,800,201	827,731,318	11.43%	5.87%	11.13%
REDINGTON SHORES	1,648,200,233	1,694,860,161	2.83%	1,063,311,811	1,161,012,936	6,317,118	-	12,014,750	12,693,052	1,075,326,561	1,173,705,988	9.19%	5.65%	9.15%
SAFETY HARBOR	3,782,355,015	4,064,489,418	7.46%	1,863,323,173	2,012,164,800	7,775,926	835,087	59,845,888	58,880,401	1,923,169,061	2,071,045,201	7.99%	-1.61%	7.69%
SEMINOLE	3,614,497,322	3,820,620,315	5.70%	2,081,299,118	2,214,214,556	6,770,551	742,296	74,049,980	79,974,575	2,155,349,098	2,294,189,131	6.39%	8.00%	6.44%
SOUTH PASADENA	1,319,177,903	1,346,880,574	2.10%	870,379,616	929,159,913	1,645,509	-	36,439,780	43,349,954	906,819,396	972,509,867	6.75%	18.96%	7.24%
ST PETE BEACH	7,127,834,472	7,545,934,314	5.87%	4,682,956,418	5,105,056,844	13,304,352	-	109,401,203	109,850,419	4,792,357,621	5,214,907,263	9.01%	0.41%	8.82%
ST PETERSBURG	56,341,169,165	60,667,620,667	7.68%	30,566,771,497	33,836,472,441	888,368,017	-	1,263,734,305	1,375,380,959	31,830,505,802	35,211,853,400	10.70%	8.83%	10.62%
TARPON SPRINGS	4,946,693,188	5,303,845,240	7.22%	2,670,221,283	2,917,014,100	34,098,705	815,464	103,831,628	108,067,514	2,774,052,911	3,025,081,614	9.24%	4.08%	9.05%
TREASURE ISLAND	4,390,965,746	4,712,653,812	7.33%	2,808,532,119	3,129,534,748	42,753,757	-	21,819,801	22,315,022	2,830,351,920	3,151,849,770	11.43%	2.27%	11.36%

NOTE: This tax roll summary is provided in the same format as the annual June 1 tax roll esimates 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 Tax Roll Value Data, Parcels & Accounts (DR-489/DR-403) recap forms due to centrally assessed property and lands available for ta  
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 and the certified tax roll database.  
Roll recaps and reports are available online at [www.pcpao.gov/tools-data/tax-roll/annual-reports](http://www.pcpao.gov/tools-data/tax-roll/annual-reports)**



MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
2024 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 16, 2025  
2024 FINAL (POST-VAB) TAX ROLL

Tax Increment Financing District	2023 Total Municipal Taxable Value	2024 Total Municipal Taxable Value	Percent Change in Municipal Taxable Value	2023 Total County Taxable Value	2024 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	Count
Clearwater TIF	544,238,900	568,693,215	4.49%	544,363,900	568,818,215	4.49%	533,733	905
Clearwater TIF A	192,172,358	211,204,710	9.90%	192,463,863	211,527,629	9.91%	1,163,741	1,064
Clearwater TIF North Greenwood	365,159,847	415,001,624	13.65%	366,518,950	416,355,699	13.60%	6,662,989	2,471
Dunedin Downtown TIF	274,902,133	305,269,251	11.05%	275,144,779	305,565,426	11.06%	9,401,540	641
Gulfport Waterfront District TIF	81,229,653	89,640,946	10.35%	81,424,653	89,835,946	10.33%	(116,065)	242
Largo West Bay Drive TIF	278,881,922	289,442,691	3.79%	279,390,424	289,979,645	3.79%	749,963	786
Lealman TIF	1,071,527,323	1,170,451,894	9.23%	1,075,777,133	1,174,924,607	9.22%	11,528,754	6,464
Oldsmar Town Center TIF	120,863,435	132,733,499	9.82%	121,135,153	133,003,674	9.80%	2,340,121	346
Pinellas Park Downtown TIF	766,011,483	830,114,256	8.37%	767,697,663	831,913,481	8.36%	6,950,123	3,083
Pinellas Park Redevelopment Area TIF	373,398,300	407,747,856	9.20%	374,318,691	408,738,833	9.20%	4,422,999	1,513
Safety Harbor Downtown TIF	238,149,883	259,169,562	8.83%	238,810,787	259,839,493	8.81%	1,340,241	644
South St Petersburg TIF E	1,978,292,393	2,280,275,725	15.26%	1,981,488,058	2,286,616,331	15.40%	45,031,762	14,983
St Petersburg Intown TIF A	3,022,657,773	3,770,318,831	24.74%	3,022,965,256	3,774,385,501	24.86%	587,698,588	2,994
St Petersburg Intown West TIF D	572,165,291	593,675,113	3.76%	572,180,291	593,705,113	3.76%	22,126,728	372
Tarpon Springs Downtown TIF	132,497,483	144,834,488	9.31%	132,547,483	144,884,488	9.31%	514,354	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.gov](http://www.pcpao.gov), click on "Search" then select "Advanced Search."

In "STEP 1 - Select Search Parameters", expand the "Owner & Location" header then select all the TIF District(s) of interest.

In "STEP 2 - Select Output Fields", expand headers and select data fields of interest. The TIF fields are under the "Parcel Value" header.

In "STEP 3 - Download Selected Data", choose the output type and sort field. Select the "Download File" button.

In "STEP 4 (Optional) - Value Summary", expand "Value Summary of Search Parameters" header then "Generate Summary" to quickly view values and print a summary, if desired.