

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2025 TAXABLE VALUE BY TAXING AUTHORITY AS OF OCTOBER 03, 2025
2025 FINAL (PRE-VAB) TAX ROLL

NAME	2024 Just Value Real Property	2025 Just Value Real Property	% Change in Just Value of Real Property	2024 Taxable Value Real Property	2025 Taxable Value Real Property	2025 Net Taxable Value New Construction	2025 Net Taxable Value Annexation	2024 Taxable Value Tangible Personal Property	2025 Taxable Value Tangible Personal Property	2024 Total Taxable Value	2025 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	221,121,160,429	219,158,809,521	-0.89%	129,353,964,220	134,393,217,049	(151,564,513)	-	5,877,674,461	6,132,149,353	135,231,638,681	140,525,366,402	3.90%	4.33%	3.91%
HEALTH DEPT	221,121,160,429	219,158,809,521	-0.89%	129,380,346,793	134,420,208,877	(151,564,513)	-	5,878,062,981	6,132,349,640	135,258,409,774	140,552,558,517	3.90%	4.33%	3.91%
EMER MEDICAL SVC	221,121,160,429	219,158,809,521	-0.89%	129,384,048,600	134,423,741,350	(151,644,188)	-	8,657,197	9,028,568	129,392,705,797	134,432,769,918	3.90%	4.29%	3.90%
MUNI SVC TAX UNIT	51,891,212,998	52,456,580,430	1.09%	27,989,950,752	29,347,376,620	(55,455,720)	-	1,851,902,224	1,993,245,723	29,841,852,976	31,340,622,343	4.85%	7.63%	5.02%
MSTU USSD	8,512,849,745	8,651,705,607	1.63%	4,323,930,981	4,576,802,579	(2,486,259)	-	-	-	4,323,930,981	4,576,802,579	5.85%		5.85%
SCHOOL	221,121,160,429	219,158,809,521	-0.89%	144,613,359,621	145,824,485,259	(281,058,784)	-	5,878,062,981	6,132,016,153	150,491,422,602	151,956,501,412	0.84%	4.32%	0.97%
SUNCOAST TRANSIT	202,918,322,361	202,752,555,421	-0.08%	117,655,870,282	122,909,094,378	93,052,659	-	8,657,197	9,028,568	117,664,527,479	122,918,122,946	4.46%	4.29%	4.46%
LIBRARY SERVICES	31,614,059,821	31,768,798,351	0.49%	16,958,887,347	17,822,017,832	(39,669,104)	-	1,653,780,175	1,777,246,187	18,612,667,522	19,599,264,019	5.09%	7.47%	5.30%
ELF LIBRARY SERVICES	7,633,306,433	7,825,036,031	2.51%	4,182,931,992	4,390,598,783	10,374,717	-	70,430,398	76,635,974	4,253,362,390	4,467,234,757	4.96%	8.81%	5.03%
EAST LAKE RECREATION	7,633,306,433	7,825,036,031	2.51%	4,182,931,992	4,390,598,783	10,374,717	-	70,430,398	76,635,974	4,253,362,390	4,467,234,757	4.96%	8.81%	5.03%
PIN PARK WTR MGMT	7,961,292,775	8,247,649,297	3.60%	4,654,966,544	4,997,891,778	86,145,373	-	-	-	4,654,966,544	4,997,891,778	7.37%		7.37%
PIN PLANNING COUNCIL	221,121,160,429	219,158,809,521	-0.89%	129,380,346,793	134,420,208,877	(151,564,513)	-	5,878,062,981	6,132,349,640	135,258,409,774	140,552,558,517	3.90%	4.33%	3.91%
JUVENILE WELFARE BD	221,121,160,429	219,158,809,521	-0.89%	129,384,048,600	134,409,671,550	(151,644,188)	-	5,878,062,981	6,132,016,153	135,262,111,581	140,541,687,703	3.88%	4.32%	3.90%
SW FLA WATER MGMT	221,121,160,429	219,158,809,521	-0.89%	129,384,048,600	134,409,671,550	(151,644,188)	-	5,878,062,981	6,132,016,153	135,262,111,581	140,541,687,703	3.88%	4.32%	3.90%
CLW DOWNTOWN DEV	1,027,960,998	1,088,004,210	5.84%	496,242,732	515,945,335	(275,774)	-	37,016,040	36,255,755	533,258,772	552,201,090	3.97%	-2.05%	3.55%
FEATHER SND COM SVC	749,961,452	722,251,665	-3.69%	470,908,947	463,550,334	(14,516,814)	-	12,868,737	16,053,129	483,777,684	479,603,463	-1.56%	24.75%	-0.86%
PALM HRBR COMM SVC	12,643,846,744	12,862,746,048	1.73%	6,965,268,926	7,328,930,685	(26,465,347)	-	127,691,651	139,363,562	7,092,960,577	7,468,294,247	5.22%	9.14%	5.29%

BELLEAIR BLUFFS FIRE	1,073,416,729	962,052,653	-10.37%	590,680,115	585,377,517	(23,440,419)	-	-	-	590,680,115	585,377,517	-0.90%		-0.90%
CLEARWATER FIRE	3,670,891,508	3,703,932,195	0.90%	1,988,989,072	2,115,289,123	327,040	-	-	-	1,988,989,072	2,115,289,123	6.35%		6.35%
DUNEDIN FIRE	1,188,410,955	1,231,863,558	3.66%	637,992,862	683,338,967	1,893,722	-	-	-	637,992,862	683,338,967	7.11%		7.11%
EAST LAKE FIRE	7,633,306,433	7,825,036,031	2.51%	4,182,931,992	4,390,598,783	10,374,717	-	-	-	4,182,931,992	4,390,598,783	4.96%		4.96%
GANDY FIRE	105,695,934	106,085,785	0.37%	87,421,650	89,858,917	(201,882)	-	-	-	87,421,650	89,858,917	2.79%		2.79%
HIGH POINT FIRE	2,576,305,828	2,582,636,422	0.25%	1,346,647,845	1,378,663,910	(17,938,113)	-	-	-	1,346,647,845	1,378,663,910	2.38%		2.38%
LARGO FIRE	2,056,902,670	2,124,033,208	3.26%	1,164,067,842	1,243,566,989	424,142	-	-	-	1,164,067,842	1,243,566,989	6.83%		6.83%
LEALMAN FIRE	4,099,873,088	4,186,120,212	2.10%	2,216,662,400	2,360,594,162	8,985,463	-	-	-	2,216,662,400	2,360,594,162	6.49%		6.49%
PALM HARBOR FIRE	12,643,846,744	12,862,746,048	1.73%	6,965,268,926	7,328,930,685	(26,465,347)	-	127,691,651	139,363,562	7,092,960,577	7,468,294,247	5.22%	9.14%	5.29%
PINELLAS PARK FIRE	848,285,104	878,922,496	3.61%	429,922,986	460,011,236	1,174,558	-	-	-	429,922,986	460,011,236	7.00%		7.00%
PINELLAS SUNCOAST FIRE	9,251,908,281	8,801,733,579	-4.87%	5,964,590,744	6,128,742,858	(59,937,888)	-	-	-	5,964,590,744	6,128,742,858	2.75%		2.75%
S PASADENA FIRE	525,130,839	403,090,399	-23.24%	284,468,230	260,667,563	(19,429,494)	-	-	-	284,468,230	260,667,563	-8.37%		-8.37%
SAFETY HARBOR FIRE	225,728,232	226,003,257	0.12%	128,965,647	134,652,096	122,142	-	-	-	128,965,647	134,652,096	4.41%		4.41%
SEMINOLE FIRE	9,357,206,539	9,395,280,328	0.41%	4,878,334,302	5,106,363,987	(5,789,933)	-	-	-	4,878,334,302	5,106,363,987	4.67%		4.67%
TARPON SPRINGS FIRE	551,258,850	546,004,471	-0.95%	330,338,020	347,146,330	(1,223,883)	-	-	-	330,338,020	347,146,330	5.09%		5.09%
TIERRA VERDE FIRE	2,956,842,643	3,006,003,101	1.66%	1,763,148,299	1,882,372,255	15,705,281	-	-	-	1,763,148,299	1,882,372,255	6.76%		6.76%

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BELLEAIR	2,217,881,559	2,368,033,438	6.77%	1,282,148,939	1,371,471,642	(5,812,499)	-	14,114,740	13,659,625	1,296,263,679	1,385,131,267	6.97%	-3.22%	6.86%
BELLEAIR BEACH	1,476,260,698	1,338,455,796	-9.33%	892,309,923	885,159,044	(18,369,132)	-	2,281,970	2,552,677	894,591,893	887,711,721	-0.80%	11.86%	-0.77%
BELLEAIR BLUFFS	587,097,010	594,618,363	1.28%	376,387,418	398,326,681	2,272,165	-	9,087,465	9,333,737	385,474,883	407,660,418	5.83%	2.71%	5.76%
BELLEAIR SHORE	344,598,047	389,041,289	12.90%	255,679,061	266,218,134	(7,712,969)	-	226,749	254,372	255,905,810	266,472,506	4.12%	12.18%	4.13%
CLEARWATER	28,291,925,559	28,459,167,667	0.59%	17,842,026,467	18,622,880,840	23,013,350	3,719,492	612,971,688	662,586,534	18,454,998,155	19,285,467,374	4.38%	8.09%	4.50%
DUNEDIN	8,433,835,723	8,542,150,887	1.28%	4,475,344,396	4,727,381,120	(15,411,482)	-	119,098,883	102,645,980	4,594,443,279	4,830,027,100	5.63%	-13.81%	5.13%
GULFPORT	3,096,973,154	3,072,073,733	-0.80%	1,705,076,913	1,768,392,617	(11,578,373)	-	16,564,082	17,201,114	1,721,640,995	1,785,593,731	3.71%	3.85%	3.71%
INDIAN ROCKS BEACH	3,200,970,110	2,913,240,656	-8.99%	2,103,953,757	2,131,842,494	(33,738,056)	-	9,824,204	10,126,484	2,113,777,961	2,141,968,978	1.33%	3.08%	1.33%
INDIAN SHORES	2,172,556,445	2,094,110,494	-3.61%	1,620,385,191	1,692,103,254	199,707	-	7,749,947	7,474,662	1,628,135,138	1,699,577,916	4.43%	-3.55%	4.39%
KENNETH CITY	564,959,700	579,137,516	2.51%	289,867,246	309,563,337	1,145,726	-	13,329,419	14,336,632	303,196,665	323,899,969	6.79%	7.56%	6.83%
LARGO	12,051,086,713	12,347,978,797	2.46%	7,556,381,270	8,003,426,780	65,536,021	1,830,000	473,263,896	489,906,269	8,029,645,166	8,493,333,049	5.92%	3.52%	5.77%
MADEIRA BEACH	3,197,795,264	2,616,062,813	-18.19%	2,192,388,093	2,057,145,147	(19,889,486)	-	20,304,917	19,250,776	2,212,693,010	2,076,395,923	-6.17%	-5.19%	-6.16%
N REDINGTON BEACH	1,250,850,072	994,620,279	-20.48%	850,447,574	804,139,458	(20,078,023)	-	4,670,497	4,523,634	855,118,071	808,663,092	-5.45%	-3.14%	-5.43%
OLDSMAR	2,999,904,798	3,034,855,916	1.17%	1,850,719,713	1,924,113,294	(15,827,126)	-	239,961,018	247,204,568	2,090,680,731	2,171,317,862	3.97%	3.02%	3.86%
PINELLAS PARK	8,973,942,448	9,273,084,421	3.33%	5,616,128,625	6,002,292,724	44,284,755	1,878,088	621,316,714	618,833,634	6,237,445,339	6,621,126,358	6.88%	-0.40%	6.15%
REDINGTON BEACH	1,212,405,630	1,014,097,927	-16.36%	786,324,309	750,614,979	(34,398,132)	-	41,407,009	46,687,545	827,731,318	797,302,524	-4.54%	12.75%	-3.68%
REDINGTON SHORES	1,694,860,161	1,544,525,003	-8.87%	1,161,012,936	1,159,960,234	(16,877,764)	-	12,693,052	13,581,846	1,173,705,988	1,173,542,080	-0.09%	7.00%	-0.01%
SAFETY HARBOR	4,064,489,418	4,161,036,927	2.38%	2,012,164,800	2,155,405,078	5,931,877	192,002	58,880,401	61,896,499	2,071,045,201	2,217,301,577	7.12%	5.12%	7.06%
SEMINOLE	3,820,620,315	3,893,883,082	1.92%	2,214,214,556	2,309,188,593	9,659,706	757,278	79,974,575	88,815,176	2,294,189,131	2,398,003,769	4.29%	11.05%	4.53%
SOUTH PASADENA	1,346,880,574	1,196,019,662	-11.20%	929,159,913	889,415,718	(13,745,675)	-	43,349,954	39,532,731	972,509,867	928,948,449	-4.28%	-8.81%	-4.48%
ST PETE BEACH	7,545,934,314	6,709,261,210	-11.09%	5,105,056,844	4,936,717,603	(124,685,124)	-	109,850,419	80,799,642	5,214,907,263	5,017,517,245	-3.30%	-26.45%	-3.79%
ST PETERSBURG	60,667,620,667	60,365,675,829	-0.50%	33,836,472,441	35,442,009,823	178,113,956	-	1,375,380,959	1,446,258,475	35,211,853,400	36,888,268,298	4.74%	5.15%	4.76%
TARPON SPRINGS	5,303,845,240	5,296,397,703	-0.14%	2,917,014,100	3,029,524,028	(2,786,056)	463,552	108,067,514	113,400,769	3,025,081,614	3,142,924,797	3.86%	4.94%	3.90%
TREASURE ISLAND	4,712,653,812	3,904,699,683	-17.14%	3,129,534,748	2,951,849,431	(91,242,145)	-	22,315,022	20,415,846	3,151,849,770	2,972,265,277	-5.68%	-8.51%	-5.70%

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 Tax Roll Value Data, Parcels & Accounts (DR-489/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 and the certified tax roll database. Roll recaps and reports are available online at www.pcpao.gov/tools-data/tax-roll/annual-reports

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2025 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF OCTOBER 03, 2025
2025 FINAL (PRE-VAB) TAX ROLL

Tax Increment Financing District	2024 Total Municipal Taxable Value	2025 Total Municipal Taxable Value	Percent Change in Municipal Taxable Value	2024 Total County Taxable Value	2025 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	Count
Clearwater TIF	568,693,215	592,158,053	4.13%	568,818,215	592,258,053	4.12%	(275,774)	901
Clearwater TIF A	211,204,710	229,184,899	8.51%	211,527,629	229,583,023	8.54%	(38,075)	1,064
Clearwater TIF North Greenwood	415,001,624	437,483,311	5.42%	416,355,699	438,919,446	5.42%	3,173,632	2,475
Dunedin Downtown TIF	305,269,251	323,881,374	6.10%	305,565,426	324,180,341	6.09%	2,671,329	641
Largo West Bay Drive TIF	289,442,691	316,877,460	9.48%	289,979,645	317,506,718	9.49%	9,729,843	785
Lealman TIF	1,170,451,894	1,262,898,458	7.90%	1,174,924,607	1,269,483,616	8.05%	12,568,088	6,477
Oldsmar Town Center TIF	132,733,499	138,471,842	4.32%	133,003,674	138,649,029	4.24%	(132,170)	340
Pinellas Park Downtown TIF	830,114,256	885,394,917	6.66%	831,913,481	887,325,115	6.66%	7,082,574	3,116
Pinellas Park Redevelopment Area TIF	407,747,856	440,724,067	8.09%	408,738,833	441,784,895	8.08%	2,611,068	1,512
Safety Harbor Downtown TIF	259,169,562	281,353,538	8.56%	259,839,493	282,020,090	8.54%	1,524,539	644
South St Petersburg TIF E	2,280,275,725	2,531,001,545	11.00%	2,286,616,331	2,537,738,290	10.98%	49,230,182	15,019
St Petersburg Intown TIF A	3,770,318,831	3,779,873,163	0.25%	3,774,385,501	3,783,959,149	0.25%	15,492,121	3,064
St Petersburg Intown West TIF D	593,675,113	735,585,135	23.90%	593,705,113	735,615,135	23.90%	75,064,961	371
Tarpon Springs Downtown TIF	144,834,488	148,699,901	2.67%	144,884,488	148,774,901	2.69%	(1,626,446)	580

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, 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.