

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2025 TAXABLE VALUE BY TAXING AUTHORITY AS OF JULY 01, 2025
2025 PRELIMINARY 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	219,394,559,614	-0.78%	129,353,964,220	134,581,131,504	(189,453,194)	-	5,877,674,461	6,143,737,194	135,231,638,681	140,724,868,698	4.04%	4.53%	4.06%
HEALTH DEPT	221,121,160,429	219,394,559,614	-0.78%	129,380,346,793	134,609,791,622	(189,453,194)	-	5,878,062,981	6,143,937,481	135,258,409,774	140,753,729,103	4.04%	4.52%	4.06%
EMER MEDICAL SVC	221,121,160,429	219,394,559,614	-0.78%	129,384,048,600	134,609,791,622	(189,453,194)	-	8,657,197	9,028,568	129,392,705,797	134,618,820,190	4.04%	4.29%	4.04%
MUNI SVC TAX UNIT	51,891,212,998	52,465,165,731	1.11%	27,989,950,752	29,378,101,791	(53,614,952)	-	1,851,902,224	2,000,489,225	29,841,852,976	31,378,591,016	4.96%	8.02%	5.15%
MSTU USSD	8,512,849,745	8,650,818,996	1.62%	4,323,930,981	4,576,675,989	(2,598,958)	-	-	-	4,323,930,981	4,576,675,989	5.85%		5.85%
SCHOOL	221,121,160,429	219,394,559,614	-0.78%	144,613,359,621	146,108,129,784	(324,800,292)	-	5,878,062,981	6,143,603,994	150,491,422,602	152,251,733,778	1.03%	4.52%	1.17%
SUNCOAST TRANSIT	202,918,322,361	202,892,364,490	-0.01%	117,655,870,282	123,054,343,854	54,039,275	-	8,657,197	9,028,568	117,664,527,479	123,063,372,422	4.59%	4.29%	4.59%
LIBRARY SERVICES	31,614,059,821	31,780,524,595	0.53%	16,958,887,347	17,840,434,007	(39,830,778)	-	1,653,780,175	1,783,122,407	18,612,667,522	19,623,556,414	5.20%	7.82%	5.43%
ELF LIBRARY SERVICES	7,633,306,433	7,825,277,546	2.51%	4,182,931,992	4,394,105,968	10,448,754	-	70,430,398	77,068,961	4,253,362,390	4,471,174,929	5.05%	9.43%	5.12%
EAST LAKE RECREATION	7,633,306,433	7,825,277,546	2.51%	4,182,931,992	4,394,105,968	10,448,754	-	70,430,398	77,068,961	4,253,362,390	4,471,174,929	5.05%	9.43%	5.12%
PIN PARK WTR MGMT	7,961,292,775	8,247,647,787	3.60%	4,654,966,544	4,999,104,714	85,030,639	-	-	-	4,654,966,544	4,999,104,714	7.39%		7.39%
PIN PLANNING COUNCIL	221,121,160,429	219,394,559,614	-0.78%	129,380,346,793	134,609,791,622	(189,453,194)	-	5,878,062,981	6,143,937,481	135,258,409,774	140,753,729,103	4.04%	4.52%	4.06%
JUVENILE WELFARE BD	221,121,160,429	219,394,559,614	-0.78%	129,384,048,600	134,599,269,560	(189,532,869)	-	5,878,062,981	6,143,603,994	135,262,111,581	140,742,873,554	4.03%	4.52%	4.05%
SW FLA WATER MGMT	221,121,160,429	219,394,559,614	-0.78%	129,384,048,600	134,599,269,560	(189,532,869)	-	5,878,062,981	6,143,603,994	135,262,111,581	140,742,873,554	4.03%	4.52%	4.05%
CLW DOWNTOWN DEV	1,027,960,998	1,088,364,256	5.88%	496,242,732	516,536,203	(275,774)	-	37,016,040	36,505,431	533,258,772	553,041,634	4.09%	-1.38%	3.71%
FEATHER SND COM SVC	749,961,452	722,663,216	-3.64%	470,908,947	462,599,523	(14,642,329)	-	12,868,737	16,053,129	483,777,684	478,652,652	-1.76%	24.75%	-1.06%
PALM HRBR COMM SVC	12,643,846,744	12,859,363,590	1.70%	6,965,268,926	7,335,165,119	(24,509,490)	-	127,691,651	140,297,857	7,092,960,577	7,475,462,976	5.31%	9.87%	5.39%

BELLEAIR BLUFFS FIRE	1,073,416,729	960,881,447	-10.48%	590,680,115	583,302,717	(23,542,819)	-	-	-	590,680,115	583,302,717	-1.25%		-1.25%
CLEARWATER FIRE	3,670,891,508	3,706,150,269	0.96%	1,988,989,072	2,119,070,111	888,591	-	-	-	1,988,989,072	2,119,070,111	6.54%		6.54%
DUNEDIN FIRE	1,188,410,955	1,232,705,473	3.73%	637,992,862	687,032,038	2,288,214	-	-	-	637,992,862	687,032,038	7.69%		7.69%
EAST LAKE FIRE	7,633,306,433	7,825,277,546	2.51%	4,182,931,992	4,394,105,968	10,448,754	-	-	-	4,182,931,992	4,394,105,968	5.05%		5.05%
GANDY FIRE	105,695,934	105,823,011	0.12%	87,421,650	89,817,824	(174,259)	-	-	-	87,421,650	89,817,824	2.74%		2.74%
HIGH POINT FIRE	2,576,305,828	2,583,769,970	0.29%	1,346,647,845	1,380,491,728	(18,046,045)	-	-	-	1,346,647,845	1,380,491,728	2.51%		2.51%
LARGO FIRE	2,056,902,670	2,126,446,504	3.38%	1,164,067,842	1,245,357,991	877,315	-	-	-	1,164,067,842	1,245,357,991	6.98%		6.98%
LEALMAN FIRE	4,099,873,088	4,187,756,481	2.14%	2,216,662,400	2,364,588,544	7,753,158	-	-	-	2,216,662,400	2,364,588,544	6.67%		6.67%
PALM HARBOR FIRE	12,643,846,744	12,859,363,590	1.70%	6,965,268,926	7,335,165,119	(24,509,490)	-	127,691,651	140,297,857	7,092,960,577	7,475,462,976	5.31%	9.87%	5.39%
PINELLAS PARK FIRE	848,285,104	879,093,210	3.63%	429,922,986	462,240,463	1,118,829	-	-	-	429,922,986	462,240,463	7.52%		7.52%
PINELLAS SUNCOAST FIRE	9,251,908,281	8,817,430,122	-4.70%	5,964,590,744	6,131,865,784	(68,002,915)	-	-	-	5,964,590,744	6,131,865,784	2.80%		2.80%
S PASADENA FIRE	525,130,839	405,648,577	-22.75%	284,468,230	261,782,348	(19,433,769)	-	-	-	284,468,230	261,782,348	-7.97%		-7.97%
SAFETY HARBOR FIRE	225,728,232	225,676,973	-0.02%	128,965,647	135,002,214	473,393	-	-	-	128,965,647	135,002,214	4.68%		4.68%
SEMINOLE FIRE	9,357,206,539	9,393,203,681	0.38%	4,878,334,302	5,107,964,010	(6,460,124)	-	-	-	4,878,334,302	5,107,964,010	4.71%		4.71%
TARPON SPRINGS FIRE	551,258,850	545,969,700	-0.96%	330,338,020	347,030,630	(1,209,860)	-	-	-	330,338,020	347,030,630	5.05%		5.05%
TIERRA VERDE FIRE	2,956,842,643	3,009,732,190	1.79%	1,763,148,299	1,883,130,025	15,752,365	-	-	-	1,763,148,299	1,883,130,025	6.80%		6.80%

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BELLEAIR	2,217,881,559	2,370,091,488	6.86%	1,282,148,939	1,373,993,000	(5,327,963)	-	14,114,740	13,689,475	1,296,263,679	1,387,682,475	7.16%	-3.01%	7.05%
BELLEAIR BEACH	1,476,260,698	1,336,553,355	-9.46%	892,309,923	884,748,301	(18,812,038)	-	2,281,970	2,543,021	894,591,893	887,291,322	-0.85%	11.44%	-0.82%
BELLEAIR BLUFFS	587,097,010	594,816,774	1.31%	376,387,418	398,612,860	2,272,165	-	9,087,465	9,263,685	385,474,883	407,876,545	5.90%	1.94%	5.81%
BELLEAIR SHORE	344,598,047	394,526,269	14.49%	255,679,061	269,942,728	(4,600,182)	-	226,749	254,372	255,905,810	270,197,100	5.58%	12.18%	5.58%
CLEARWATER	28,291,925,559	28,491,794,026	0.71%	17,842,026,467	18,659,345,222	34,017,639	1,260,581	612,971,688	665,606,985	18,454,998,155	19,324,952,207	4.58%	8.59%	4.71%
DUNEDIN	8,433,835,723	8,547,087,283	1.34%	4,475,344,396	4,730,888,747	(14,594,181)	-	119,098,883	102,866,683	4,594,443,279	4,833,755,430	5.71%	-13.63%	5.21%
GULFPORT	3,096,973,154	3,069,633,080	-0.88%	1,705,076,913	1,771,598,764	(13,886,539)	-	16,564,082	17,281,082	1,721,640,995	1,788,879,846	3.90%	4.33%	3.91%
INDIAN ROCKS BEACH	3,200,970,110	2,900,078,926	-9.40%	2,103,953,757	2,119,641,856	(43,136,184)	-	9,824,204	10,190,452	2,113,777,961	2,129,832,308	0.75%	3.73%	0.76%
INDIAN SHORES	2,172,556,445	2,118,489,385	-2.49%	1,620,385,191	1,704,658,533	(1,301,079)	-	7,749,947	7,620,209	1,628,135,138	1,712,278,742	5.20%	-1.67%	5.17%
KENNETH CITY	564,959,700	579,144,261	2.51%	289,867,246	308,686,666	113,323	-	13,329,419	14,212,792	303,196,665	322,899,458	6.49%	6.63%	6.50%
LARGO	12,051,086,713	12,366,733,316	2.62%	7,556,381,270	8,012,581,235	67,874,609	-	473,263,896	485,813,177	8,029,645,166	8,498,394,412	6.04%	2.65%	5.84%
MADEIRA BEACH	3,197,795,264	2,643,623,505	-17.33%	2,192,388,093	2,070,829,649	(37,610,882)	-	20,304,917	20,547,489	2,212,693,010	2,091,377,138	-5.54%	1.19%	-5.48%
N REDINGTON BEACH	1,250,850,072	987,775,199	-21.03%	850,447,574	798,638,765	(23,398,314)	-	4,670,497	4,523,644	855,118,071	803,162,409	-6.09%	-3.14%	-6.08%
OLDSMAR	2,999,904,798	3,034,897,172	1.17%	1,850,719,713	1,924,773,912	(15,331,346)	-	239,961,018	248,424,448	2,090,680,731	2,173,198,360	4.00%	3.53%	3.95%
PINELLAS PARK	8,973,942,448	9,274,108,872	3.34%	5,616,128,625	6,002,590,575	44,769,916	1,786,950	621,316,714	617,194,344	6,237,445,339	6,619,784,919	6.88%	-0.66%	6.13%
REDINGTON BEACH	1,212,405,630	995,714,349	-17.87%	786,324,309	733,871,066	(51,317,495)	-	41,407,009	46,687,545	827,731,318	780,558,611	-6.67%	12.75%	-5.70%
REDINGTON SHORES	1,694,860,161	1,553,371,101	-8.35%	1,161,012,936	1,156,413,093	(25,113,826)	-	12,693,052	13,606,848	1,173,705,988	1,170,019,941	-0.40%	7.20%	-0.31%
SAFETY HARBOR	4,064,489,418	4,160,423,212	2.36%	2,012,164,800	2,154,539,854	6,039,346	156,404	58,880,401	61,967,876	2,071,045,201	2,216,507,730	7.08%	5.24%	7.02%
SEMINOLE	3,820,620,315	3,894,461,145	1.93%	2,214,214,556	2,308,930,462	9,168,780	757,278	79,974,575	88,515,311	2,294,189,131	2,397,445,773	4.28%	10.68%	4.50%
SOUTH PASADENA	1,346,880,574	1,197,577,654	-11.09%	929,159,913	890,006,848	(13,766,488)	-	43,349,954	39,829,464	972,509,867	929,836,312	-4.21%	-8.12%	-4.39%
ST PETE BEACH	7,545,934,314	6,762,625,256	-10.38%	5,105,056,844	4,957,002,327	(124,247,371)	-	109,850,419	87,529,909	5,214,907,263	5,044,532,236	-2.90%	-20.32%	-3.27%
ST PETERSBURG	60,667,620,667	60,421,232,307	-0.41%	33,836,472,441	35,505,607,262	172,067,322	-	1,375,380,959	1,443,187,649	35,211,853,400	36,948,794,911	4.93%	4.93%	4.93%
TARPON SPRINGS	5,303,845,240	5,297,235,838	-0.12%	2,917,014,100	3,034,480,088	(351,828)	266,148	108,067,514	113,861,161	3,025,081,614	3,148,341,249	4.03%	5.36%	4.07%
TREASURE ISLAND	4,712,653,812	3,937,400,110	-16.45%	3,129,534,748	2,971,802,250	(92,232,144)	-	22,315,022	20,406,115	3,151,849,770	2,992,208,365	-5.04%	-8.55%	-5.07%

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 JULY 01, 2025
2025 PRELIMINARY 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	592,336,502	4.16%	568,818,215	592,436,502	4.15%	(275,774)	899
Clearwater TIF A	211,204,710	229,381,901	8.61%	211,527,629	229,780,025	8.63%	(33,759)	1,064
Clearwater TIF North Greenwood	415,001,624	438,555,256	5.68%	416,355,699	439,922,301	5.66%	3,176,672	2,475
Dunedin Downtown TIF	305,269,251	324,601,247	6.33%	305,565,426	324,900,214	6.33%	3,358,259	641
Largo West Bay Drive TIF	289,442,691	316,917,424	9.49%	289,979,645	317,496,181	9.49%	9,729,571	785
Lealman TIF	1,170,451,894	1,265,962,534	8.16%	1,174,924,607	1,272,336,889	8.29%	11,341,068	6,469
Oldsmar Town Center TIF	132,733,499	137,821,407	3.83%	133,003,674	137,998,594	3.76%	(132,170)	338
Pinellas Park Downtown TIF	830,114,256	885,673,833	6.69%	831,913,481	887,573,722	6.69%	7,197,258	3,080
Pinellas Park Redevelopment Area TIF	407,747,856	440,478,196	8.03%	408,738,833	441,501,524	8.02%	2,625,526	1,513
Safety Harbor Downtown TIF	259,169,562	280,529,648	8.24%	259,839,493	281,171,200	8.21%	1,524,539	643
South St Petersburg TIF E	2,280,275,725	2,528,465,512	10.88%	2,286,616,331	2,535,086,809	10.87%	46,636,712	14,993
St Petersburg Intown TIF A	3,770,318,831	3,813,537,936	1.15%	3,774,385,501	3,816,196,522	1.11%	15,492,121	3,064
St Petersburg Intown West TIF D	593,675,113	735,519,819	23.89%	593,705,113	735,549,819	23.89%	71,933,084	371
Tarpon Springs Downtown TIF	144,834,488	148,921,481	2.82%	144,884,488	148,996,481	2.84%	(1,537,091)	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, 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.