

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2026 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 29, 2026
2026 ESTIMATES

NAME	2025 Just Value Real Property	2026 Just Value Real Property	% Change in Just Value of Real Property	2025 Taxable Value Real Property	2026 Taxable Value Real Property	2026 Net Taxable Value New Construction	2026 Net Taxable Value Annexation	2025 Taxable Value Tangible Personal Property	2026 Taxable Value Tangible Personal Property	2025 Total Taxable Value	2026 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	218,924,239,821	214,414,576,199	-2.06%	134,143,800,969	139,774,792,689	3,153,634,245	-	6,129,441,216	6,414,413,222	140,273,242,185	146,189,205,911	4.20%	4.65%	4.22%
HEALTH DEPT	218,924,239,821	214,414,576,199	-2.06%	134,170,792,797	139,799,481,749	3,153,634,245	-	6,129,641,503	6,414,413,222	140,300,434,300	146,213,894,971	4.20%	4.65%	4.21%
EMER MEDICAL SVC	218,924,239,821	214,414,576,199	-2.06%	134,174,246,130	139,802,278,724	3,153,634,245	-	9,028,568	9,028,568	134,183,274,698	139,811,307,292	4.19%	0.00%	4.19%
MUNI SVC TAX UNIT	52,428,989,664	50,779,683,685	-3.15%	29,313,152,989	30,227,306,621	316,042,880	-	1,993,108,488	2,042,787,370	31,306,261,477	32,270,093,991	3.12%	2.49%	3.08%
MSTU USSD	8,650,229,100	8,357,460,655	-3.38%	4,573,178,011	4,700,763,460	29,767,646	-	-	-	4,573,178,011	4,700,763,460	2.79%		2.79%
SCHOOL	218,924,239,821	214,414,576,199	-2.06%	145,559,195,435	148,858,115,444	3,233,181,830	-	6,129,308,016	6,414,108,798	151,688,503,451	155,272,224,242	2.27%	4.65%	2.36%
SUNCOAST TRANSIT	202,551,709,298	198,393,641,541	-2.05%	122,684,272,190	127,881,838,653	2,833,338,333	-	9,028,568	9,028,568	122,693,300,758	127,890,867,221	4.24%	0.00%	4.24%
LIBRARY SERVICES	31,749,191,505	30,794,483,270	-3.01%	17,798,344,998	18,374,228,646	195,096,278	-	1,777,117,641	1,816,680,969	19,575,462,639	20,190,909,615	3.24%	2.23%	3.14%
ELF LIBRARY SERVICES	7,823,483,972	7,429,870,058	-5.03%	4,388,775,218	4,419,222,257	6,192,100	-	76,627,285	76,627,315	4,465,402,503	4,495,849,572	0.69%	0.00%	0.68%
EAST LAKE RECREATION	7,823,483,972	7,429,870,058	-5.03%	4,388,775,218	4,419,222,257	6,192,100	-	76,627,285	76,627,315	4,465,402,503	4,495,849,572	0.69%	0.00%	0.68%
PIN PARK WTR MGMT	8,246,440,677	8,217,159,490	-0.36%	4,994,402,998	5,238,978,324	73,262,277	-	-	-	4,994,402,998	5,238,978,324	4.90%		4.90%
PIN PLANNING COUNCIL	218,924,239,821	214,414,576,199	-2.06%	134,170,792,797	139,799,481,749	3,153,634,245	-	6,129,641,503	6,414,413,222	140,300,434,300	146,213,894,971	4.20%	4.65%	4.21%
JUVENILE WELFARE BD	218,924,239,821	214,414,576,199	-2.06%	134,160,176,330	139,788,415,514	3,153,634,245	-	6,129,308,016	6,414,108,798	140,289,484,346	146,202,524,312	4.20%	4.65%	4.21%
SW FLA WATER MGMT	218,924,239,821	214,414,576,199	-2.06%	134,160,176,330	139,788,415,514	3,153,634,245	-	6,129,308,016	6,414,108,798	140,289,484,346	146,202,524,312	4.20%	4.65%	4.21%
CLW DOWNTOWN DEV	1,088,004,210	1,070,281,367	-1.63%	515,945,335	525,707,748	12,580,887	-	36,255,755	39,834,771	552,201,090	565,542,519	1.89%	9.87%	2.42%
FEATHER SND COM SVC	722,281,432	688,778,433	-4.64%	463,495,743	476,680,536	24,019,230	-	16,053,129	14,283,575	479,548,872	490,964,111	2.84%	-11.02%	2.38%
PALM HRBR COMM SVC	12,856,314,187	12,555,330,357	-2.34%	7,320,376,201	7,632,094,812	115,293,583	-	139,363,562	149,479,086	7,459,739,763	7,781,573,898	4.26%	7.26%	4.31%

BELLEAIR BLUFFS FIRE	961,381,946	976,101,352	1.53%	584,677,651	638,994,514	37,792,789	-	-	-	584,677,651	638,994,514	9.29%		9.29%
CLEARWATER FIRE	3,702,403,389	3,510,011,969	-5.20%	2,113,411,299	2,128,238,178	11,330,777	-	-	-	2,113,411,299	2,128,238,178	0.70%		0.70%
DUNEDIN FIRE	1,231,352,423	1,215,775,631	-1.27%	682,818,343	711,473,526	1,411,448	-	-	-	682,818,343	711,473,526	4.20%		4.20%
EAST LAKE FIRE	7,823,483,972	7,429,870,058	-5.03%	4,388,775,218	4,419,222,257	6,192,100	-	-	-	4,388,775,218	4,419,222,257	0.69%		0.69%
GANDY FIRE	106,085,785	108,379,380	2.16%	89,858,917	91,786,856	229,315	-	-	-	89,858,917	91,786,856	2.15%		2.15%
HIGH POINT FIRE	2,582,374,569	2,523,313,721	-2.29%	1,378,262,996	1,431,825,946	40,700,360	-	-	-	1,378,262,996	1,431,825,946	3.89%		3.89%
LARGO FIRE	2,123,158,302	2,079,949,500	-2.04%	1,241,855,342	1,305,717,289	8,516,662	-	-	-	1,241,855,342	1,305,717,289	5.14%		5.14%
LEALMAN FIRE	4,182,352,476	4,070,050,588	-2.69%	2,356,502,141	2,454,464,354	22,399,101	-	-	-	2,356,502,141	2,454,464,354	4.16%		4.16%
PALM HARBOR FIRE	12,856,314,187	12,555,330,357	-2.34%	7,320,376,201	7,632,094,812	115,293,583	-	139,363,562	149,479,086	7,459,739,763	7,781,573,898	4.26%	7.26%	4.31%
PINELLAS PARK FIRE	878,922,496	861,287,104	-2.01%	460,011,236	481,067,103	2,314,999	-	-	-	460,011,236	481,067,103	4.58%		4.58%
PINELLAS SUNCOAST FIRE	8,786,213,072	8,523,165,477	-2.99%	6,118,953,779	6,348,726,153	118,108,349	-	-	-	6,118,953,779	6,348,726,153	3.76%		3.76%
S PASADENA FIRE	400,365,399	416,410,577	4.01%	257,995,547	285,370,167	20,976,812	-	-	-	257,995,547	285,370,167	10.61%		10.61%
SAFETY HARBOR FIRE	226,003,257	218,245,002	-3.43%	134,652,096	140,850,602	1,809,004	-	-	-	134,652,096	140,850,602	4.60%		4.60%
SEMINOLE FIRE	9,390,170,767	9,048,596,860	-3.64%	5,099,785,713	5,215,874,415	23,650,732	-	-	-	5,099,785,713	5,215,874,415	2.28%		2.28%
TARPON SPRINGS FIRE	545,979,647	541,123,534	-0.89%	346,794,339	365,368,293	2,747,515	-	-	-	346,794,339	365,368,293	5.36%		5.36%
TIERRA VERDE FIRE	3,001,940,808	2,870,013,997	-4.39%	1,878,884,632	1,926,450,749	14,556,409	-	-	-	1,878,884,632	1,926,450,749	2.53%		2.53%

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BELLEAIR	2,366,779,539	2,426,655,657	2.53%	1,370,157,761	1,453,426,464	12,324,519	-	13,614,475	13,902,598	1,383,772,236	1,467,329,062	6.08%	2.12%	6.04%
BELLEAIR BEACH	1,333,795,022	1,296,119,085	-2.82%	882,554,466	939,911,868	42,903,478	-	2,552,677	2,752,291	885,107,143	942,664,159	6.50%	7.82%	6.50%
BELLEAIR BLUFFS	594,618,363	573,048,656	-3.63%	398,200,600	404,773,202	906,202	-	9,333,737	9,246,431	407,534,337	414,019,633	1.65%	-0.94%	1.59%
BELLEAIR SHORE	386,843,670	354,783,906	-8.29%	265,399,822	283,289,831	6,336,332	-	254,372	285,912	265,654,194	283,575,743	6.74%	12.40%	6.75%
CLEARWATER	28,386,685,066	27,442,489,760	-3.33%	18,546,456,821	18,911,357,927	337,917,732	2,690,589	662,484,836	731,686,645	19,208,941,657	19,643,044,572	1.97%	10.45%	2.26%
DUNEDIN	8,539,039,835	8,356,217,487	-2.14%	4,724,374,977	4,936,276,597	79,007,162	-	102,645,980	108,753,979	4,827,020,957	5,045,030,576	4.49%	5.95%	4.52%
GULFPORT	3,071,405,094	2,809,396,233	-8.53%	1,768,250,890	1,780,447,608	19,362,133	-	17,201,114	17,789,817	1,785,452,004	1,798,237,425	0.69%	3.42%	0.72%
INDIAN ROCKS BEACH	2,907,030,694	2,876,140,142	-1.06%	2,127,259,232	2,239,369,241	58,394,491	-	10,126,484	10,413,774	2,137,385,716	2,249,783,015	5.27%	2.84%	5.26%
INDIAN SHORES	2,091,728,367	1,997,869,050	-4.49%	1,691,600,361	1,710,718,921	3,748,667	-	7,474,662	7,324,355	1,699,075,023	1,718,043,276	1.13%	-2.01%	1.12%
KENNETH CITY	579,150,262	572,088,511	-1.22%	309,567,836	328,092,640	2,287,311	-	14,336,632	16,558,901	323,904,468	344,651,541	5.98%	15.50%	6.41%
LARGO	12,344,997,634	12,093,999,639	-2.03%	7,999,088,299	8,286,657,097	106,657,529	729,034	488,256,804	544,358,528	8,487,345,103	8,831,015,625	3.60%	11.49%	4.05%
MADEIRA BEACH	2,612,911,715	2,682,308,392	2.66%	2,054,929,577	2,135,707,245	69,742,475	-	19,250,776	19,287,583	2,074,180,353	2,154,994,828	3.93%	0.19%	3.90%
N REDINGTON BEACH	993,360,792	986,917,270	-0.65%	798,572,061	815,697,550	21,332,012	-	4,523,634	4,627,765	803,095,695	820,325,315	2.14%	2.30%	2.15%
OLDSMAR	3,034,788,588	2,945,412,193	-2.95%	1,923,547,361	1,993,250,062	30,839,706	-	247,204,568	264,469,023	2,170,751,929	2,257,719,085	3.62%	6.98%	4.01%
PINELLAS PARK	9,271,524,674	9,264,658,253	-0.07%	5,998,117,077	6,297,524,996	47,214,976	1,033,301	618,722,975	642,289,279	6,616,840,052	6,939,814,275	4.99%	3.81%	4.88%
REDINGTON BEACH	1,011,677,639	1,006,496,032	-0.51%	748,035,508	795,234,864	36,818,305	-	46,687,545	52,745,112	794,723,053	847,979,976	6.31%	12.97%	6.70%
REDINGTON SHORES	1,542,680,570	1,469,248,422	-4.76%	1,157,991,340	1,174,613,995	29,357,987	-	13,554,590	15,140,361	1,171,545,930	1,189,754,356	1.44%	11.70%	1.55%
SAFETY HARBOR	4,160,313,525	4,131,281,037	-0.70%	2,154,173,819	2,251,170,520	15,160,660	2,306,481	61,896,499	68,634,082	2,216,070,318	2,319,804,602	4.50%	10.89%	4.68%
SEMINOLE	3,892,966,432	3,777,685,836	-2.96%	2,307,041,626	2,365,504,445	31,435,578	-	88,815,176	89,468,387	2,395,856,802	2,454,972,832	2.53%	0.74%	2.47%
SOUTH PASADENA	1,181,444,662	1,092,951,324	-7.49%	874,317,717	860,643,276	11,589,379	-	39,532,731	45,580,985	913,850,448	906,224,261	-1.56%	15.30%	-0.83%
ST PETE BEACH	6,693,475,807	6,546,743,220	-2.19%	4,926,044,907	5,094,499,727	137,728,901	-	80,799,642	62,578,032	5,006,844,549	5,157,077,759	3.42%	-22.55%	3.00%
ST PETERSBURG	60,301,885,904	59,931,333,756	-0.61%	35,373,960,397	37,848,868,820	1,583,309,585	-	1,445,644,537	1,499,777,172	36,819,604,934	39,348,645,992	7.00%	3.74%	6.87%
TARPON SPRINGS	5,295,751,854	5,115,097,834	-3.41%	3,026,542,973	3,137,588,008	51,692,462	368,718	113,378,033	120,363,782	3,139,921,006	3,257,951,790	3.67%	6.16%	3.76%
TREASURE ISLAND	3,900,394,449	3,885,950,819	-0.37%	2,947,427,125	3,054,986,606	95,387,624	-	20,415,846	22,769,663	2,967,842,971	3,077,756,269	3.65%	11.53%	3.70%

June 1 estimate provided per Fl. Stat. s.200.065(8)

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2026 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 29, 2026
 2026 ESTIMATES

Tax Increment Financing District	2025 Total Municipal Taxable Value	2026 Total Municipal Taxable Value	Percent Change in Municipal Taxable Value	2025 Total County Taxable Value	2026 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	Count
Clearwater TIF	592,158,053	603,646,483	1.94%	592,258,053	603,746,483	1.94%	12,580,887	899
Clearwater TIF A	229,183,315	243,054,616	6.05%	229,581,439	243,418,731	6.03%	244,936	1,064
Clearwater TIF North Greenwood	436,860,444	450,177,668	3.05%	438,296,579	451,705,181	3.06%	5,315,977	2,483
Dunedin Downtown TIF	323,787,073	338,414,019	4.52%	324,086,040	338,790,663	4.54%	3,160,179	634
Largo West Bay Drive TIF	316,877,460	344,587,844	8.74%	317,506,718	345,180,502	8.72%	12,772,192	774
Lealman TIF	1,259,491,598	1,330,494,101	5.64%	1,266,126,756	1,337,847,504	5.66%	11,821,377	6,488
Oldsmar Town Center TIF	138,447,382	142,899,222	3.22%	138,624,569	143,125,503	3.25%	2,172,519	338
Pinellas Park Downtown TIF	884,839,894	925,895,848	4.64%	886,770,092	927,812,228	4.63%	4,183,646	3,092
Pinellas Park Redevelopment Area TIF	440,368,424	462,924,949	5.12%	441,429,252	464,086,964	5.13%	170,656	1,505
Safety Harbor Downtown TIF	281,353,538	296,419,948	5.35%	282,020,090	297,157,561	5.37%	2,118,989	661
South St Petersburg TIF E	2,525,617,836	2,720,622,417	7.72%	2,532,357,194	2,727,972,141	7.72%	55,015,092	15,043
St Petersburg Intown TIF A	3,775,322,904	4,418,352,296	17.03%	3,779,408,890	4,422,846,632	17.02%	543,480,392	3,615
St Petersburg Intown West TIF D	722,085,135	808,845,531	12.02%	722,115,135	808,860,531	12.01%	88,304,660	368
Tarpon Springs Downtown TIF	148,699,901	159,579,104	7.32%	148,774,901	159,654,104	7.31%	1,471,654	581

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.