

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2020 TAXABLE VALUE BY TAXING AUTHORITY AS OF OCTOBER 09, 2020  
 2020 FINAL (PRE-VAB) TAX ROLL

NAME	2019 Just Value Real Property	2020 Just Value Real Property	% Change in Just Value of Real Property	2019 Taxable Value Real Property	2020 Taxable Value Real Property	2020 Net Taxable Value New Construction	2020 Taxable Value Annexation	2019 Taxable Value Tangible Personal Property	2020 Taxable Value Tangible Personal Property	2019 Total Taxable Value	2020 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	122,855,788,547	131,709,783,106	7.21%	80,512,494,699	86,667,392,973	972,750,296	-	4,956,369,298	5,085,093,105	85,468,863,997	91,752,486,078	7.64%	2.60%	7.35%
HEALTH DEPT	122,855,788,547	131,709,783,106	7.21%	80,512,494,699	86,667,392,973	972,750,296	-	4,956,369,298	5,085,093,105	85,468,863,997	91,752,486,078	7.64%	2.60%	7.35%
EMER MEDICAL SVC	122,855,788,547	131,709,783,106	7.21%	80,516,347,468	86,671,079,366	972,764,225	-	6,976,963	7,791,372	80,523,324,431	86,678,870,738	7.64%	11.67%	7.64%
MUNI SVC TAX UNIT	29,858,388,672	31,479,986,057	5.43%	18,365,367,591	19,522,876,612	97,995,770	-	1,631,894,169	1,624,662,512	19,997,261,760	21,147,539,124	6.30%	-0.44%	5.75%
SCHOOL	122,855,788,547	131,709,783,106	7.21%	88,056,933,314	94,395,262,971	997,148,903	-	4,956,369,298	5,085,093,105	93,013,302,612	99,480,356,076	7.20%	2.60%	6.95%
SUNCOAST TRANSIT	113,238,574,833	121,597,757,045	7.38%	73,231,597,460	78,938,051,657	923,591,608	-	6,976,963	7,791,372	73,238,574,423	78,945,843,029	7.79%	11.67%	7.79%
LIBRARY SERVICES	18,115,566,786	19,174,785,300	5.85%	10,812,901,868	11,528,686,017	59,772,147	-	1,471,655,995	1,466,083,615	12,284,557,863	12,994,769,632	6.62%	-0.38%	5.78%
ELF LIBRARY SERVICES	4,516,452,946	4,648,509,225	2.92%	3,020,306,399	3,143,329,809	2,031,035	-	47,084,086	49,262,882	3,067,390,485	3,192,592,691	4.07%	4.63%	4.08%
EAST LAKE RECREATION	4,516,452,946	4,648,509,225	2.92%	3,020,306,399	3,143,329,809	2,031,035	-	47,084,086	49,262,882	3,067,390,485	3,192,592,691	4.07%	4.63%	4.08%
PIN PARK WTR MGMT	4,391,257,623	4,804,242,154	9.40%	2,707,352,417	2,981,673,982	47,560,855	-	-	-	2,707,352,417	2,981,673,982	10.13%		10.13%
PIN PLANNING COUNCIL	122,855,788,547	131,709,783,106	7.21%	80,512,494,699	86,667,392,973	972,750,296	-	4,956,369,298	5,085,093,105	85,468,863,997	91,752,486,078	7.64%	2.60%	7.35%
JUVENILE WELFARE BD	122,855,788,547	131,709,783,106	7.21%	80,516,347,468	86,671,079,366	972,764,225	-	4,956,369,298	5,085,093,105	85,472,716,766	91,756,172,471	7.64%	2.60%	7.35%
SW FLA WATER MGMT	122,855,788,547	131,709,783,106	7.21%	80,516,347,468	86,671,079,366	972,764,225	-	4,956,369,298	5,085,093,105	85,472,716,766	91,756,172,471	7.64%	2.60%	7.35%
CLW DOWNTOWN DEV	702,870,812	756,849,996	7.68%	360,622,683	398,988,915	14,855,388	-	35,067,371	39,280,629	395,690,054	438,269,544	10.64%	12.01%	10.76%
FEATHER SND COM SVC	462,799,638	482,496,151	4.26%	333,166,033	349,809,899	67,847	-	10,054,377	9,512,145	343,220,410	359,322,044	5.00%	-5.39%	4.69%
PALM HRBR COMM SVC	7,226,368,940	7,656,691,532	5.95%	4,629,697,973	4,951,649,529	36,216,083	-	113,154,088	109,316,015	4,742,852,061	5,060,965,544	6.95%	-3.39%	6.71%
BELLEAIR BLUFFS FIRE	594,724,748	602,987,781	1.39%	393,527,030	409,819,075	982,724	-	-	-	393,527,030	409,819,075	4.14%		4.14%
CLEARWATER FIRE	2,092,425,182	2,204,549,119	5.36%	1,256,896,000	1,339,948,610	4,574,291	-	-	-	1,256,896,000	1,339,948,610	6.61%		6.61%
DUNEDIN FIRE	670,306,403	712,312,379	6.27%	421,669,738	452,421,159	2,459,089	-	-	-	421,669,738	452,421,159	7.29%		7.29%
EAST LAKE FIRE	4,516,452,946	4,648,509,225	2.92%	3,020,306,399	3,143,329,809	2,031,035	-	-	-	3,020,306,399	3,143,329,809	4.07%		4.07%
GANDY FIRE	76,072,616	80,642,649	6.01%	64,729,223	67,454,666	(132,737)	-	-	-	64,729,223	67,454,666	4.21%		4.21%
HIGH POINT FIRE	1,614,191,628	1,707,003,356	5.75%	882,666,978	938,954,490	879,938	-	-	-	882,666,978	938,954,490	6.38%		6.38%
LARGO FIRE	1,170,745,713	1,267,481,787	8.26%	724,672,586	781,955,971	12,059,929	-	-	-	724,672,586	781,955,971	7.90%		7.90%
LEALMAN FIRE	2,215,053,639	2,407,603,392	8.69%	1,278,772,580	1,388,506,033	4,489,065	-	-	-	1,278,772,580	1,388,506,033	8.58%		8.58%
PALM HARBOR FIRE	7,226,368,940	7,656,691,532	5.95%	4,629,697,973	4,951,649,529	36,216,083	-	113,154,088	109,316,015	4,742,852,061	5,060,965,544	6.95%	-3.39%	6.71%
PINELLAS PARK FIRE	532,021,732	565,036,068	6.21%	304,405,905	324,003,383	708,633	-	-	-	304,405,905	324,003,383	6.44%		6.44%
S PASADENA FIRE	263,429,333	275,050,254	4.41%	169,550,187	182,055,738	171,945	-	-	-	169,550,187	182,055,738	7.38%		7.38%
SAFETY HARBOR FIRE	138,098,971	150,162,555	8.74%	89,503,928	96,940,695	390,885	-	-	-	89,503,928	96,940,695	8.31%		8.31%
SEMINOLE FIRE	5,611,908,434	5,884,703,801	4.86%	3,219,503,723	3,416,104,407	7,064,340	-	-	-	3,219,503,723	3,416,104,407	6.11%		6.11%
TARPON SPRINGS FIRE	312,931,536	326,312,638	4.28%	230,623,887	239,134,091	1,543,328	-	-	-	230,623,887	239,134,091	3.69%		3.69%
TIERRA VERDE FIRE	1,362,811,167	1,460,791,173	7.19%	1,042,676,249	1,117,135,116	23,197,430	-	-	-	1,042,676,249	1,117,135,116	7.14%		7.14%

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2020 TAXABLE VALUE BY TAXING AUTHORITY AS OF OCTOBER 09, 2020  
 2020 FINAL (PRE-VAB) TAX ROLL

NAME	2019 Just Value Real Property	2020 Just Value Real Property	% Change in Just Value of Real Property	2019 Taxable Value Real Property	2020 Taxable Value Real Property	2020 Net Taxable Value New Construction	2020 Taxable Value Annexation	2019 Taxable Value Tangible Personal Property	2020 Taxable Value Tangible Personal Property	2019 Total Taxable Value	2020 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
BELLEAIR	1,178,124,465	1,247,050,622	5.85%	809,469,577	871,493,421	24,584,852	-	7,023,288	7,527,720	816,492,865	879,021,141	7.66%	7.18%	7.66%
BELLEAIR BEACH	745,621,386	764,740,928	2.56%	564,693,910	592,261,368	3,662,645	-	1,948,272	1,971,273	566,642,182	594,232,641	4.88%	1.18%	4.87%
BELLEAIR BLUFFS	333,875,379	357,762,003	7.15%	230,926,252	247,714,629	435,886	-	8,725,722	8,268,358	239,651,974	255,982,987	7.27%	-5.24%	6.81%
BELLEAIR SHORE	236,793,238	225,401,101	-4.81%	166,125,440	181,218,906	33,500	-	204,485	212,776	166,329,925	181,431,682	9.09%	4.05%	9.08%
CLEARWATER	16,410,377,906	17,456,880,243	6.38%	11,398,286,312	12,176,362,991	150,970,857	7,236,481	514,266,392	543,364,288	11,912,552,704	12,719,727,279	6.83%	5.66%	6.78%
DUNEDIN	4,567,832,073	4,919,649,527	7.70%	2,724,779,666	2,951,722,407	34,878,937	-	99,060,085	105,783,547	2,823,839,751	3,057,505,954	8.33%	6.79%	8.27%
GULFPORT	1,617,741,014	1,762,911,021	8.97%	1,009,442,162	1,094,761,100	5,706,925	-	12,647,367	13,601,597	1,022,089,529	1,108,362,697	8.45%	7.54%	8.44%
INDIAN ROCKS BEACH	1,606,278,791	1,689,860,960	5.20%	1,246,711,344	1,325,164,653	5,885,995	-	9,050,987	9,060,008	1,255,762,331	1,334,224,661	6.29%	0.10%	6.25%
INDIAN SHORES	1,163,786,614	1,222,180,661	5.02%	1,018,236,785	1,077,725,595	10,107,926	-	5,537,119	5,796,756	1,023,773,904	1,083,522,351	5.84%	4.69%	5.84%
KENNETH CITY	306,312,014	334,568,852	9.22%	170,878,253	190,290,604	394,318	-	7,874,573	8,094,880	178,752,826	198,385,484	11.36%	2.80%	10.98%
LARGO	6,992,334,086	7,518,812,733	7.53%	4,697,883,913	5,115,150,900	51,266,167	581,136	386,683,883	407,527,331	5,084,567,796	5,522,678,231	8.88%	5.39%	8.62%
MADEIRA BEACH	1,682,819,626	1,787,535,100	6.22%	1,317,009,736	1,405,197,575	9,770,806	-	13,542,821	13,683,641	1,330,552,557	1,418,881,216	6.70%	1.04%	6.64%
N REDINGTON BEACH	652,351,355	684,967,071	5.00%	540,618,317	573,801,640	571,352	-	2,788,888	3,166,499	543,407,205	576,968,139	6.14%	13.54%	6.18%
OLDSMAR	1,830,323,325	1,978,534,635	8.10%	1,239,010,040	1,344,963,162	27,142,193	136,656	234,838,704	235,275,311	1,473,848,744	1,580,238,473	8.55%	0.19%	7.22%
PINELLAS PARK	5,008,658,913	5,453,229,765	8.88%	3,329,434,020	3,644,925,481	48,785,233	1,935,734	473,794,147	467,652,569	3,803,228,167	4,112,578,050	9.48%	-1.30%	8.13%
REDINGTON BEACH	616,192,071	660,962,921	7.27%	482,164,361	513,953,339	4,640,424	-	35,998,225	37,565,703	518,162,586	551,519,042	6.59%	4.35%	6.44%
REDINGTON SHORES	901,912,862	974,176,825	8.01%	715,913,413	766,781,706	4,213,210	-	10,419,584	10,806,872	726,332,997	777,588,578	7.11%	3.72%	7.06%
SAFETY HARBOR	2,256,827,949	2,462,754,317	9.12%	1,318,104,927	1,429,510,621	30,514,448	-	46,920,834	47,429,848	1,365,025,761	1,476,940,469	8.45%	1.08%	8.20%
SEMINOLE	2,338,794,834	2,526,701,892	8.03%	1,513,346,708	1,649,635,417	37,584,586	443,382	67,495,627	70,075,105	1,580,842,335	1,719,710,522	9.01%	3.82%	8.78%
SOUTH PASADENA	844,528,133	875,264,835	3.64%	626,561,275	657,695,931	300,199	-	29,973,201	32,405,022	656,534,476	690,100,953	4.97%	8.11%	5.11%
ST PETE BEACH	4,081,603,893	4,328,177,537	6.04%	3,189,241,242	3,369,151,783	8,839,242	-	69,346,066	69,919,648	3,258,587,308	3,439,071,431	5.64%	0.83%	5.54%
ST PETERSBURG	32,137,127,542	35,224,483,905	9.61%	19,715,937,083	21,596,277,752	382,611,459	-	1,173,750,828	1,249,636,269	20,889,687,911	22,845,914,021	9.54%	6.47%	9.36%
TARPON SPRINGS	2,936,614,228	3,120,156,335	6.25%	1,837,046,662	1,954,597,432	18,734,338	2,184,911	79,606,993	80,381,607	1,916,653,655	2,034,979,039	6.40%	0.97%	6.17%
TREASURE ISLAND	2,550,568,178	2,653,033,260	4.02%	1,974,597,971	2,093,845,729	12,872,296	-	19,057,594	19,066,638	1,993,655,565	2,112,912,367	6.04%	0.05%	5.98%

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

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2020 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF OCTOBER 09, 2020  
 2020 FINAL (PRE-VAB) TAX ROLL

Tax Increment Financing District	2019 Total Municipal Taxable Value	2020 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2019 Total County Taxable Value	2020 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	413,014,495	453,549,220	9.81%	413,039,495	453,624,220	9.83%	14,855,388	917
Clearwater TIF A	111,438,276	127,120,964	14.07%	111,671,501	127,328,981	14.02%	5,498,694	1,066
Dunedin Downtown TIF	170,473,367	184,783,525	8.39%	170,638,507	184,987,096	8.41%	1,275,564	607
Gulfport Waterfront District TIF	52,245,413	56,052,607	7.29%	52,369,913	56,224,022	7.36%	(35,580)	244
Largo West Bay Drive TIF	206,363,536	227,238,260	10.12%	206,891,427	227,782,841	10.10%	9,313,616	786
Lealman TIF	667,776,598	727,594,818	8.96%	671,308,677	731,267,384	8.93%	2,984,447	6,415
Oldsmar Town Center TIF	94,999,315	100,288,547	5.57%	95,322,236	100,570,091	5.51%	544,040	344
Pinellas Park Downtown TIF	526,635,945	574,366,248	9.06%	528,117,295	575,857,263	9.04%	3,035,223	3,071
Safety Harbor Downtown TIF	134,177,280	171,876,515	28.10%	134,801,882	172,424,528	27.91%	25,587,165	632
South St Petersburg TIF E	932,813,033	1,113,178,533	19.34%	934,758,597	1,115,371,051	19.32%	25,217,070	14,794
St Petersburg Intown TIF A	2,078,105,274	2,366,142,024	13.86%	2,078,254,903	2,366,292,024	13.86%	126,719,040	2,758
St Petersburg Intown West TIF D	218,960,887	251,620,410	14.92%	218,960,887	251,620,410	14.92%	6,864,028	371
Tarpon Springs Downtown TIF	89,043,557	95,220,368	6.94%	89,093,557	95,270,368	6.93%	1,170,348	550

**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.*