



MIKE TWITTY, MAI, CFA
PINELLAS COUNTY PROPERTY APPRAISER

PO Box 1957, Clearwater, FL 33757-1957
www.pcpao.gov (727) 464-3207 confidential@pcpao.gov

Owner Name:

Physical Address:

Mailing Address:

Parcel ID Number:

Property Use Code:

It is the responsibility of the Pinellas County Property Appraiser's Office to annually determine the market value of all property in the county. In order to achieve the greatest possible accuracy in the valuation of income producing properties, this office annually conducts an income and expense survey.

Please submit a year-end 2023 Income and Expense Statement, Rent Roll, and/or other pertinent Operating Statements. The information gathered will be used only by the Property Appraiser's Office and will be kept in strict confidence per *Section 195.027, Florida Statutes*. This information will be analyzed for the identification of market conditions for the year 2023, and will be used to develop typical appraisal parameters and valuation models for your property type.

The requested information may be submitted year-round, however should be received by May 1, 2024 to be considered in the 2024 valuation. If you purchased this property during the last 12 months, please submit information for the period of your ownership, and reference the dates with which your data applies. For your convenience, **confidentially submit your completed data by clicking the button at the end of the form (confidential@pcpao.gov) or mail to the address above.** Note: If you are a tax representative for the property owner, please include an updated letter of authorization.

Your cooperation and prompt attention is greatly appreciated. If you have any questions, please do not hesitate to call us at (727) 464-3207 and ask for your area appraiser.

Sincerely,

A handwritten signature in cursive script that reads "Mike Twitty".

Pinellas County Property Appraiser

SENIOR CARE INCOME AND EXPENSE SURVEY

CONFIDENTIAL Information per F.S. 195.027 For Use By Pinellas County Property Appraiser's Office Only

Property Type	# Occupied Beds	# Licensed Beds	% Annual Occupancy	% Medicaid	% Medicare	% Private
Skilled Nursing						
Assisted Living						
Independent						
Memory Care						
Other						
Totals						

2023 GROSS INCOME Income Data for January 1, 2023 thru December 31, 2023

Attach complete Profit & Loss Statement and Rent Roll as of January 1, 2024

Facility Type	Room Type	# Beds	Monthly Rate	Income
Skilled Nursing	Private			
Skilled Nursing	Semi-Private			
Assisted Living	Private			
Assisted Living	Semi-Private			
Independent Living	Private			
Independent Living	Semi-Private			
Memory Care	Private			
Memory Care	Semi-Private			
Other				

Total 2023 Actual Income Received \$ _____

2023 OPERATING EXPENSES Expense Data for January 1, 2023 thru December 31, 2023

Dietary Services/Food & Beverage	\$	
Nursing	\$	
Housekeeping	\$	
Cost of Contracted Resident Services (Therapy, etc.)	\$	
Administrative	\$	
Management Fees	\$	
Payroll & Employee Benefits	\$	
Insurance (Building & contents)	\$	
Flood Insurance	\$	
Professional Fees (Accounting, advertising, legal, etc.)	\$	
Utilities (Electric, water, sewer, phone, cable, etc)	\$	
Services (Grounds maintenance, trash, elevator, etc.)	\$	
Repairs & Maintenance (no capital improvements)	\$	
Reserves for Replacements	\$	
Other (specify) _____	\$	

Total 2023 Operating Expenses \$ _____

2023 Net Operating Income (before taxes, capital improvements & other expenses) \$ _____

2023 CAPITAL IMPROVEMENTS Expense Data for January 1, 2023 thru December 31, 2023

Please specify improvement. Do not include in operating expenses above.

	\$		\$	
	\$		\$	

Prepared by: _____ Title: _____ Date: _____

Signature: _____ Phone: _____

Please attach additional pages as necessary. Email: _____

PLEASE RETURN BY MAY 1, 2024