



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 2022 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 2022, 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, 2023 to be considered in the 2023 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 black ink that reads "Mike Twitty". The signature is fluid and cursive.

Pinellas County Property Appraiser

SELF-STORAGE INCOME AND EXPENSE SURVEY

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

2022 GROSS INCOME Income Data for January 1, 2022 thru December 31, 2022

Attach complete Profit & Loss Statement and Rent Roll as of January 1, 2023

	# of Units	Units Total SF	Gross Income at 100% Occupancy
A/C Units			
Non A/C Units			
Outdoor Storage			
Covered Storage			

Total 2022 Gross Rental Income Collected \$ _____

Other Income (Packing supplies, vending, etc.) \$ _____

Total 2022 Actual Income Received \$ _____

2022 OPERATING EXPENSES Expense Data for January 1, 2022 thru December 31, 2022

Real Estate Taxes \$ _____

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 2022 Operating Expenses \$ _____

2022 Net Operating Income (before taxes, capital improvements & other expenses) \$ _____

2022 CAPITAL IMPROVEMENTS Expense Data for January 1, 2022 thru December 31, 2022

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, 2023