

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2022 TAXABLE VALUE BY TAXING AUTHORITY AS OF JULY 01, 2022
 2022 PRELIMINARY TAX ROLL

NAME	2021 Just Value Real Property	2022 Just Value Real Property	% Change in Just Value of Real Property	2021 Taxable Value Real Property	2022 Taxable Value Real Property	2022 Net Taxable Value New Construction	2022 Taxable Value Annexation	2021 Taxable Value Tangible Personal Property	2022 Taxable Value Tangible Personal Property	2021 Total Taxable Value	2022 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	144,460,030,758	179,373,499,291	24.17%	92,923,820,920	105,627,946,782	1,124,911,608	-	5,037,615,568	5,233,992,319	97,961,436,488	110,861,939,101	13.67%	3.90%	13.17%
HEALTH DEPT	144,460,030,758	179,373,499,291	24.17%	92,923,820,920	105,631,779,011	1,124,911,608	-	5,037,615,568	5,234,371,231	97,961,436,488	110,866,150,242	13.68%	3.91%	13.17%
EMER MEDICAL SVC	144,460,030,758	179,373,499,291	24.17%	92,928,671,781	105,636,164,894	1,124,952,814	-	7,982,946	8,677,728	92,936,654,727	105,644,842,622	13.67%	8.70%	13.67%
MUNI SVC TAX UNIT	34,520,349,294	41,946,887,768	21.51%	20,781,936,684	23,239,983,026	101,730,461	-	1,579,441,102	1,580,213,019	22,361,377,786	24,820,196,045	11.83%	0.05%	11.00%
SCHOOL	144,460,030,758	179,373,499,291	24.17%	101,200,859,183	119,886,892,409	1,151,206,443	-	5,037,615,568	5,234,371,231	106,238,474,751	125,121,263,640	18.46%	3.91%	17.77%
SUNCOAST TRANSIT	133,439,128,913	164,949,139,824	23.61%	84,708,157,099	96,270,476,575	1,086,269,232	-	7,982,946	8,677,728	84,716,140,045	96,279,154,303	13.65%	8.70%	13.65%
LIBRARY SERVICES	20,968,097,191	25,489,726,033	21.56%	12,325,723,919	13,890,699,351	75,234,820	-	1,412,645,688	1,409,918,888	13,738,369,607	15,300,618,239	12.70%	-0.19%	11.37%
ELF LIBRARY SERVICES	5,076,272,313	6,140,731,087	20.97%	3,289,092,554	3,602,728,238	4,581,850	-	63,608,391	63,071,149	3,352,700,945	3,665,799,387	9.54%	-0.84%	9.34%
EAST LAKE RECREATION	5,076,272,313	6,140,731,087	20.97%	3,289,092,554	3,602,728,238	4,581,850	-	63,608,391	63,071,149	3,352,700,945	3,665,799,387	9.54%	-0.84%	9.34%
PIN PARK WTR MGMT	5,245,363,064	6,260,678,262	19.36%	3,266,842,255	3,714,712,174	66,322,634	-	-	-	3,266,842,255	3,714,712,174	13.71%	-	13.71%
PIN PLANNING COUNCIL	144,460,030,758	179,373,499,291	24.17%	92,923,820,920	105,631,779,011	1,124,911,608	-	5,037,615,568	5,234,371,231	97,961,436,488	110,866,150,242	13.68%	3.91%	13.17%
JUVENILE WELFARE BD	144,460,030,758	179,373,499,291	24.17%	92,928,671,781	105,636,164,894	1,124,952,814	-	5,037,615,568	5,234,371,231	97,966,287,349	110,870,536,125	13.67%	3.91%	13.17%
SW FLA WATER MGMT	144,460,030,758	179,373,499,291	24.17%	92,928,671,781	105,636,164,894	1,124,952,814	-	5,037,615,568	5,234,371,231	97,966,287,349	110,870,536,125	13.67%	3.91%	13.17%
CLW DOWNTOWN DEV	832,092,641	928,524,195	11.59%	411,698,109	448,894,374	73,353	-	36,103,493	38,123,861	447,801,602	487,018,235	9.03%	5.60%	8.76%
FEATHER SND COM SVC	513,814,586	597,380,745	16.26%	370,946,931	403,135,276	224,646	-	8,051,786	6,611,088	378,998,717	409,746,364	8.68%	-17.89%	8.11%
PALM HRBR COMM SVC	8,475,979,790	10,316,430,648	21.71%	5,270,501,847	5,854,748,643	21,956,845	-	103,187,023	107,222,982	5,373,688,870	5,961,971,625	11.09%	3.91%	10.95%
BELLEAIR BLUFFS FIRE	651,011,967	842,989,854	29.49%	435,154,229	486,845,485	921,549	-	-	-	435,154,229	486,845,485	11.88%	-	11.88%
CLEARWATER FIRE	2,423,820,255	3,012,888,870	24.30%	1,431,949,159	1,625,774,030	10,045,994	-	-	-	1,431,949,159	1,625,774,030	13.54%	-	13.54%
DUNEDIN FIRE	758,249,966	946,537,846	24.83%	476,112,451	530,905,647	1,798,748	-	-	-	476,112,451	530,905,647	11.51%	-	11.51%
EAST LAKE FIRE	5,076,272,313	6,140,731,087	20.97%	3,289,092,554	3,602,728,238	4,581,850	-	-	-	3,289,092,554	3,602,728,238	9.54%	-	9.54%
GANDY FIRE	85,746,170	94,114,377	9.76%	72,700,217	77,939,030	80,644	-	-	-	72,700,217	77,939,030	7.21%	-	7.21%
HIGH POINT FIRE	1,833,433,630	2,187,491,716	19.31%	998,691,237	1,129,172,259	13,001,581	-	-	-	998,691,237	1,129,172,259	13.07%	-	13.07%
LARGO FIRE	1,364,363,926	1,651,249,715	21.03%	825,634,747	937,181,404	4,519,550	-	-	-	825,634,747	937,181,404	13.51%	-	13.51%
LEALMAN FIRE	2,631,288,210	3,215,716,969	22.21%	1,504,936,191	1,751,840,424	14,122,393	-	-	-	1,504,936,191	1,751,840,424	16.41%	-	16.41%
PALM HARBOR FIRE	8,475,979,790	10,316,430,648	21.71%	5,270,501,847	5,854,748,643	21,956,845	-	103,187,023	107,222,982	5,373,688,870	5,961,971,625	11.09%	3.91%	10.95%
PINELLAS PARK FIRE	588,913,345	672,061,897	14.12%	336,950,875	366,843,480	873,399	-	-	-	336,950,875	366,843,480	8.87%	-	8.87%
S PASADENA FIRE	301,310,036	391,696,204	30.00%	195,290,698	224,461,015	1,355,540	-	-	-	195,290,698	224,461,015	14.94%	-	14.94%
SAFETY HARBOR FIRE	152,805,439	188,841,114	23.58%	99,708,214	110,983,169	661,911	-	-	-	99,708,214	110,983,169	11.31%	-	11.31%
SEMINOLE FIRE	6,489,999,123	7,640,872,886	17.73%	3,645,918,364	4,063,252,363	18,465,926	-	-	-	3,645,918,364	4,063,252,363	11.45%	-	11.45%
TARPON SPRINGS FIRE	351,397,982	440,683,223	25.41%	251,897,202	281,012,078	982,761	-	-	-	251,897,202	281,012,078	11.56%	-	11.56%
TIERRA VERDE FIRE	1,614,998,674	2,181,552,103	35.08%	1,220,819,337	1,377,341,910	5,844,380	-	-	-	1,220,819,337	1,377,341,910	12.82%	-	12.82%

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 2022 PRELIMINARY TAX ROLL

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BELLEAIR	1,330,222,431	1,692,330,437	27.22%	938,018,457	1,069,422,686	33,633,168	-	12,472,629	12,295,804	950,491,086	1,081,718,490	14.01%	-1.42%	13.81%
BELLEAIR BEACH	876,985,284	1,132,672,099	29.16%	638,093,942	728,167,221	1,532,817	-	2,023,443	2,027,740	640,117,385	730,194,961	14.12%	0.21%	14.07%
BELLEAIR BLUFFS	407,460,872	489,235,694	20.07%	275,054,390	308,315,135	1,351,873	-	8,238,781	8,656,097	283,293,171	316,971,232	12.09%	5.07%	11.89%
BELLEAIR SHORE	241,297,880	300,977,180	24.73%	195,681,190	213,495,234	1,810,945	-	223,334	215,158	195,904,524	213,710,392	9.10%	-3.66%	9.09%
CLEARWATER	18,935,024,732	23,726,353,836	25.30%	12,872,441,409	14,618,713,434	245,058,206	4,055,113	528,958,309	552,184,860	13,401,399,718	15,170,898,294	13.57%	4.39%	13.20%
DUNEDIN	5,427,863,560	6,756,679,283	24.48%	3,202,879,144	3,624,458,888	28,741,202	-	111,104,463	114,312,774	3,313,983,607	3,738,771,662	13.16%	2.89%	12.82%
GULFPORT	1,915,552,649	2,452,824,974	28.05%	1,179,397,423	1,360,827,962	7,153,024	-	13,296,557	13,236,515	1,192,693,980	1,374,064,477	15.38%	-0.45%	15.21%
INDIAN ROCKS BEACH	1,870,264,345	2,485,261,176	32.88%	1,426,835,155	1,658,402,089	26,836,605	-	8,417,481	8,464,784	1,435,252,636	1,666,866,873	16.23%	0.56%	16.14%
INDIAN SHORES	1,316,557,679	1,801,439,183	36.83%	1,152,815,556	1,314,285,619	1,244,075	-	5,918,262	6,019,122	1,158,733,818	1,320,304,741	14.01%	1.70%	13.94%
KENNETH CITY	364,095,805	435,738,007	19.68%	206,819,995	231,841,558	813,639	-	7,822,555	8,785,866	214,642,550	240,627,424	12.10%	12.31%	12.11%
LARGO	8,237,280,713	9,932,806,776	20.58%	5,542,560,385	6,283,086,010	46,892,257	5,943,501	437,483,428	480,921,421	5,980,043,813	6,764,007,431	13.36%	9.93%	13.11%
MADEIRA BEACH	2,010,918,919	2,643,893,972	31.48%	1,537,499,197	1,766,432,481	14,277,158	-	18,268,410	20,079,895	1,555,767,607	1,786,512,376	14.89%	9.92%	14.83%
N REDINGTON BEACH	737,106,683	1,006,997,712	36.61%	603,432,962	677,420,942	2,184,289	-	4,117,904	3,985,614	607,550,866	681,406,556	12.26%	-3.21%	12.16%
OLDSMAR	2,122,943,769	2,517,912,974	18.60%	1,424,756,309	1,559,872,821	5,776,165	-	245,792,918	277,355,618	1,670,549,227	1,837,228,439	9.48%	12.84%	9.98%
PINELLAS PARK	5,966,434,054	7,070,589,672	18.51%	3,989,085,950	4,525,117,695	73,661,573	908,862	467,942,133	489,565,475	4,457,028,083	5,014,683,170	13.44%	4.62%	12.51%
REDINGTON BEACH	745,941,478	1,016,906,886	36.33%	554,410,825	633,444,672	4,440,056	-	39,298,131	38,362,553	593,708,956	671,807,225	14.26%	-2.38%	13.15%
REDINGTON SHORES	1,074,637,416	1,394,746,818	29.79%	835,690,994	941,803,680	1,598,690	-	11,302,028	11,296,536	846,993,022	953,100,216	12.70%	-0.05%	12.53%
SAFETY HARBOR	2,698,565,110	3,337,004,714	23.66%	1,525,446,343	1,705,540,072	7,031,295	1,344,735	48,702,244	54,007,561	1,574,148,587	1,759,547,633	11.81%	10.89%	11.78%
SEMINOLE	2,700,286,470	3,202,931,062	18.61%	1,733,266,196	1,915,490,583	5,729,330	1,110,524	69,713,793	71,437,283	1,802,979,989	1,986,927,866	10.51%	2.47%	10.20%
SOUTH PASADENA	926,529,177	1,174,446,420	26.76%	693,544,492	781,985,130	1,085,126	-	32,580,980	33,429,346	726,125,472	815,414,476	12.75%	2.60%	12.30%
ST PETE BEACH	4,637,942,672	6,049,544,234	30.44%	3,543,907,923	4,049,816,836	19,731,113	-	70,208,084	80,057,529	3,614,116,007	4,129,874,365	14.28%	14.03%	14.27%
ST PETERSBURG	39,084,823,283	48,632,822,866	24.43%	23,424,523,729	27,140,146,637	456,736,356	-	1,200,914,728	1,251,916,923	24,625,438,457	28,392,063,560	15.86%	4.25%	15.30%
TARPON SPRINGS	3,401,124,771	4,315,191,145	26.88%	2,098,918,817	2,402,701,018	28,156,325	522,476	81,778,380	83,836,645	2,180,697,197	2,486,537,663	14.47%	2.52%	14.02%
TREASURE ISLAND	2,909,821,712	3,857,304,403	32.56%	2,212,422,885	2,532,810,648	7,594,670	-	19,438,164	20,860,106	2,231,861,049	2,553,670,754	14.48%	7.32%	14.42%

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/

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2022 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF JULY 01, 2022
 2022 PRELIMINARY TAX ROLL

Tax Increment Financing District	2021 Total Municipal Taxable Value	2022 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2021 Total County Taxable Value	2022 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	468,376,252	510,380,526	8.97%	468,451,252	510,455,526	8.97%	73,353	905
Clearwater TIF A	142,957,400	165,503,189	15.77%	143,168,358	165,745,535	15.77%	1,458,955	1,065
Dunedin Downtown TIF	206,376,810	234,216,810	13.49%	206,581,488	234,457,811	13.49%	2,147,483	641
Gulfport Waterfront District TIF	60,738,940	71,116,599	17.09%	60,911,012	71,315,098	17.08%	902,900	243
Largo West Bay Drive TIF	237,741,730	259,805,855	9.28%	238,278,212	260,317,957	9.25%	224,919	776
Lealman TIF	783,525,745	910,998,715	16.27%	787,169,204	914,901,885	16.23%	11,803,935	6,434
Oldsmar Town Center TIF	101,231,696	112,774,925	11.40%	101,472,983	113,045,981	11.41%	1,492,678	346
Pinellas Park Downtown TIF	604,487,043	688,115,684	13.83%	605,989,493	689,716,581	13.82%	17,949,842	3,084
Pinellas Park Redevelopment Area TIF	285,509,507	321,498,825	12.61%	286,438,268	322,405,955	12.56%	(1,454,716)	1,514
Safety Harbor Downtown TIF	183,855,277	211,292,027	14.92%	184,416,194	211,901,975	14.90%	2,132,034	643
South St Petersburg TIF E	1,288,585,969	1,661,771,931	28.96%	1,291,120,085	1,664,561,180	28.92%	65,549,930	14,847
St Petersburg Intown TIF A	2,484,469,795	2,752,894,804	10.80%	2,484,679,795	2,753,111,341	10.80%	3,550,599	2,752
St Petersburg Intown West TIF D	416,686,226	529,533,399	27.08%	416,686,226	529,548,399	27.09%	2,741,496	371
Tarpon Springs Downtown TIF	103,908,946	119,094,390	14.61%	103,933,946	119,144,390	14.63%	3,623,372	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.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.

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2022 INCORPORATED TO UNINCORPORATED DISTRICTS
 JUST VALUES OF REAL PROPERTY - 2022 PRELIMINARY TAX ROLL - JULY 01, 2022

NAME	INCORPORATED	UNINCORPORATED	TOTAL	INC PCT	UNINC PCT	TOTAL PCT
Belleair Bluffs	489,235,694	842,989,854	1,332,225,548	36.72%	63.28%	100.00%
Clearwater	23,726,353,836	3,012,888,870	26,739,242,706	88.73%	11.27%	100.00%
Dunedin	6,756,679,283	946,537,846	7,703,217,129	87.71%	12.29%	100.00%
Largo	9,932,806,776	1,651,249,715	11,584,056,491	85.75%	14.25%	100.00%
Pinellas Park	7,070,589,672	672,061,897	7,742,651,569	91.32%	8.68%	100.00%
Safety Harbor	3,337,004,714	188,841,114	3,525,845,828	94.64%	5.36%	100.00%
Seminole	3,202,931,062	7,640,872,886	10,843,803,948	29.54%	70.46%	100.00%
South Pasadena	1,174,446,420	391,696,204	1,566,142,624	74.99%	25.01%	100.00%
Tarpon Springs	4,315,191,145	440,683,223	4,755,874,368	90.73%	9.27%	100.00%
Gandy/St Pete	48,632,822,866	94,114,377	48,726,937,243	99.81%	0.19%	100.00%
High Point		2,187,491,716	2,187,491,716	0.00%	100.00%	100.00%
Tierra Verde		2,181,552,103	2,181,552,103	0.00%	100.00%	100.00%
TOTALS:	108,638,061,468	20,250,979,805	128,889,041,273	84.29%	15.71%	100.00%

2022 TAX ROLL / BUDGET / MILLAGE CALENDAR

<u>DATE</u>	<u>ACTIVITY</u>	<u>REFERENCE</u>
June 1 (Wed)	<u>Property Appraiser</u> delivers <u>estimate of taxable value</u> to taxing authorities	200.065(8)
July 1 (Fri)	<u>Property Appraiser</u> delivers <u>certification of taxable value</u> (DR-420) to taxing authorities. (If roll cert date is earlier, <u>July 1</u> will be used to determine time periods and deadlines. Fla. Stat. s. 200.065(12); Fla. Admin. Code r. 12D-17.003(2) & 12D-17.008.)	193.023(1) 200.065(1)
Aug 2 (Tues)	<u>Taxing Authorities</u> notify Property Appraiser of proposed millage rate, date/time/place of 1st public budget hearing (<u>return completed DR-420</u>)	200.065(2)(b)
Aug 22 (Mon)	<u>Property Appraiser</u> mails <u>TRIM Notices</u>	200.065(2)(b)
Sept 3 – Sept 18	<u>Taxing Authorities</u> hold <u>1st public hearing</u> to adopt a tentative budget and millage rate (between 65 and 80 days after certification, at least 10 days after TRIM mailing)	200.065(2)(c)
_____	<u>Taxing Authorities</u> <u>advertise</u> intent to adopt a final budget and millage rate and final public hearing schedule (ad to appear within 15 days of adoption of tentative budget). <i>Check ad format/content carefully!</i>	200.065(2)(d) 200.065(3)
_____ – Sept 30 (Fri)	<u>Taxing Authorities</u> hold <u>final public hearing</u> to adopt final budget and millage rate (between 2 & 5 days after ad appears)	200.065(2)(d)
_____	<u>Taxing Authorities</u> <u>forward</u> millage rate to Property Appraiser, Tax Collector, & DOR (within 3 days after adoption of resolution or ordinance)	200.065(4)
Sept 13 (Tue)	School Board budget hearing	200.065(2)
Sept 8 (Thur)	Pinellas County BCC budget hearing	200.065(2)
Sept 16 (Fri)	Deadline for <u>taxpayers</u> to file a petition with the Value Adjustment Board (within 25 days after TRIM mailing)	194.011(3)(d)
Sept 20 (Tue)	Pinellas County BCC budget hearing (final)	200.065(2)
Oct 3 (Mon)	<u>Property Appraiser</u> delivers <u>DR-422</u> to taxing authorities	200.065(6)
Oct 5 (Wed)	Value Adjustment Board meets for first certification of tax rolls	193.122(1)
Oct 6 (Thurs)	<u>Taxing Authorities</u> <u>return</u> completed <u>DR-422</u> , millage rate is adjusted if an option	200.065(6)
Oct 7 (Fri)	<u>Property Appraiser</u> extends roll to Tax Collector	
Mid Oct (TBD)	<u>Value Adjustment Board</u> hearings begin	194.032(1)(a),(c)
_____	<u>Taxing Authorities</u> certify <u>compliance to DOR</u> (not later than 30 days after adoption of ordinance or resolution establishing final budget and millage rate)	200.068
Oct 31 (Mon)	<u>Tax Collector</u> mails <u>tax bills</u>	197.322(3)
TBD	<u>Value Adjustment Board</u> meets for <u>second certification</u> of tax rolls	193.122(3)

Note on the calculation of time: Fla. Admin. Code r. 12D-17.008 instructs us to include July 1 (the certification date) when calculating dates on the tax roll calendar. The rule also states that the last day of the period shall be included even if it is a weekend day or holiday. If a statutory date lands on a weekend, the weekend date is listed on this calendar. Please keep this in mind as you coordinate your schedule for the budget year. If you have any questions or concerns, please contact the Property Appraiser’s office.