

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2023 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 30, 2023
2023 ESTIMATES

NAME	2022 Just Value Real Property	2023 Just Value Real Property	% Change in Just Value of Real Property	2022 Taxable Value Real Property	2023 Taxable Value Real Property	2023 Net Taxable Value New Construction	2023 Taxable Value Annexation	2022 Taxable Value Tangible Personal Property	2023 Taxable Value Tangible Personal Property	2022 Total Taxable Value	2023 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	179,284,604,399	208,922,575,982	16.53%	105,550,064,302	118,381,098,076	1,055,592,562	-	5,276,782,149	5,487,719,154	110,826,846,451	123,868,817,230	12.16%	4.00%	11.77%
HEALTH DEPT	179,284,604,399	208,922,575,982	16.53%	105,553,896,531	118,384,930,305	1,055,592,562	-	5,277,161,061	5,488,098,066	110,831,057,592	123,873,028,371	12.16%	4.00%	11.77%
EMER MEDICAL SVC	179,284,604,399	208,922,575,982	16.53%	105,558,282,414	118,389,157,473	1,055,621,520	-	8,677,728	8,677,728	105,566,960,142	118,397,835,201	12.16%	0.00%	12.15%
MUNI SVC TAX UNIT	41,928,338,472	49,426,031,984	17.88%	23,209,159,519	25,790,837,281	165,053,805	-	1,616,217,107	1,666,884,697	24,825,376,626	27,457,721,978	11.12%	3.13%	10.60%
SCHOOL	179,284,604,399	208,922,575,982	16.53%	119,779,396,000	135,150,874,024	1,082,542,935	-	5,277,161,061	5,488,098,066	125,056,557,061	140,638,972,090	12.83%	4.00%	12.46%
SUNCOAST TRANSIT	164,867,166,114	191,556,130,804	16.19%	96,198,227,336	107,726,815,182	960,368,137	-	8,677,728	8,677,728	96,206,905,064	107,735,492,910	11.98%	0.00%	11.98%
LIBRARY SERVICES	25,473,162,056	30,130,283,254	18.28%	13,866,431,987	15,542,527,440	122,101,727	-	1,444,119,436	1,487,800,959	15,310,551,423	17,030,328,399	12.09%	3.02%	11.23%
ELF LIBRARY SERVICES	6,140,492,549	7,273,789,594	18.46%	3,599,621,790	3,900,415,986	4,366,457	-	63,424,932	60,975,392	3,663,046,722	3,961,391,378	8.36%	-3.86%	8.14%
EAST LAKE RECREATION	6,140,492,549	7,273,789,594	18.46%	3,599,621,790	3,900,415,986	4,366,457	-	63,424,932	60,975,392	3,663,046,722	3,961,391,378	8.36%	-3.86%	8.14%
PIN PARK WTR MGMT	6,257,307,094	7,543,598,024	20.56%	3,714,196,530	4,298,650,263	66,347,007	-	-	-	3,714,196,530	4,298,650,263	15.74%		15.74%
PIN PLANNING COUNCIL	179,284,604,399	208,922,575,982	16.53%	105,553,896,531	118,384,930,305	1,055,592,562	-	5,277,161,061	5,488,098,066	110,831,057,592	123,873,028,371	12.16%	4.00%	11.77%
JUVENILE WELFARE BD	179,284,604,399	208,922,575,982	16.53%	105,558,282,414	118,389,157,473	1,055,621,520	-	5,277,161,061	5,488,098,066	110,835,443,475	123,877,255,539	12.16%	4.00%	11.77%
SW FLA WATER MGMT	179,284,604,399	208,922,575,982	16.53%	105,558,282,414	118,389,157,473	1,055,621,520	-	5,277,161,061	5,488,098,066	110,835,443,475	123,877,255,539	12.16%	4.00%	11.77%
CLW DOWNTOWN DEV	928,544,187	999,663,606	7.66%	448,894,374	479,573,955	19,341	-	38,579,836	35,906,655	487,474,210	515,480,610	6.83%	-6.93%	5.75%
FEATHER SND COM SVC	597,300,670	683,409,438	14.42%	403,217,307	437,329,513	52,271	-	6,748,030	8,783,535	409,965,337	446,113,048	8.46%	30.16%	8.82%
PALM HRBR COMM SVC	10,314,683,867	12,021,959,136	16.55%	5,852,989,801	6,458,379,648	38,618,120	-	108,672,739	118,108,346	5,961,662,540	6,576,487,994	10.34%	8.68%	10.31%
BELLEAIR BLUFFS FIRE	843,009,154	1,062,586,804	26.05%	486,736,350	540,997,141	2,228,550	-	-	-	486,736,350	540,997,141	11.15%		11.15%
CLEARWATER FIRE	3,006,453,951	3,528,636,193	17.37%	1,618,613,058	1,816,419,073	2,095,393	-	-	-	1,618,613,058	1,816,419,073	12.22%		12.22%
DUNEDIN FIRE	946,089,961	1,100,376,102	16.31%	529,932,942	592,659,552	1,949,877	-	-	-	529,932,942	592,659,552	11.84%		11.84%
EAST LAKE FIRE	6,140,492,549	7,273,789,594	18.46%	3,599,621,790	3,900,415,986	4,366,457	-	-	-	3,599,621,790	3,900,415,986	8.36%		8.36%
GANDY FIRE	94,114,377	101,120,286	7.44%	77,939,030	83,832,214	(157,812)	-	-	-	77,939,030	83,832,214	7.56%		7.56%
HIGH POINT FIRE	2,183,919,379	2,432,439,434	11.38%	1,124,185,110	1,242,108,204	569,970	-	-	-	1,124,185,110	1,242,108,204	10.49%		10.49%
LARGO FIRE	1,651,354,520	1,915,516,962	16.00%	936,405,250	1,065,370,150	12,340,534	-	-	-	936,405,250	1,065,370,150	13.77%		13.77%
LEALMAN FIRE	3,215,159,313	3,868,767,065	20.33%	1,752,391,371	2,000,402,594	24,938,468	-	-	-	1,752,391,371	2,000,402,594	14.15%		14.15%
PALM HARBOR FIRE	10,314,683,867	12,021,959,136	16.55%	5,852,989,801	6,458,379,648	38,618,120	-	108,672,739	118,108,346	5,961,662,540	6,576,487,994	10.34%	8.68%	10.31%
PINELLAS PARK FIRE	671,979,095	806,128,894	19.96%	366,299,183	404,021,404	529,084	-	-	-	366,299,183	404,021,404	10.30%		10.30%
PINELLAS SUNCOAST FIRE	-	8,643,133,765		-	5,549,240,291	34,265,726	-	-	-	-	5,549,240,291			
S PASADENA FIRE	391,627,490	470,754,850	20.20%	224,427,612	250,742,968	809,341	-	-	-	224,427,612	250,742,968	11.73%		11.73%
SAFETY HARBOR FIRE	188,470,021	215,273,287	14.22%	110,939,954	122,035,115	154,098	-	-	-	110,939,954	122,035,115	10.00%		10.00%
SEMINOLE FIRE	7,638,408,690	8,983,409,430	17.61%	4,056,749,293	4,506,664,919	16,618,587	-	-	-	4,056,749,293	4,506,664,919	11.09%		11.09%
TARPON SPRINGS FIRE	440,361,962	514,036,835	16.73%	280,323,165	307,212,121	1,728,306	-	-	-	280,323,165	307,212,121	9.59%		9.59%
TIERRA VERDE FIRE	2,179,212,013	2,841,270,479	30.38%	1,374,857,262	1,585,984,114	57,071,653	-	-	-	1,374,857,262	1,585,984,114	15.36%		15.36%

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
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 2023 ESTIMATES

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BELLEAIR	1,692,302,931	2,059,551,879	21.70%	1,068,382,860	1,177,569,535	7,108,457	-	12,318,024	12,626,334	1,080,700,884	1,190,195,869	10.22%	2.50%	10.13%
BELLEAIR BEACH	1,132,540,781	1,370,762,759	21.03%	728,312,390	805,858,526	4,230,894	-	2,042,663	2,012,735	730,355,053	807,871,261	10.65%	-1.47%	10.61%
BELLEAIR BLUFFS	489,235,694	553,769,497	13.19%	308,065,947	339,706,391	2,351,279	-	8,710,213	8,850,557	316,776,160	348,556,948	10.27%	1.61%	10.03%
BELLEAIR SHORE	300,977,180	318,660,842	5.88%	213,495,234	238,744,167	718,959	-	216,903	214,241	213,712,137	238,958,408	11.83%	-1.23%	11.81%
CLEARWATER	23,724,054,736	26,783,215,327	12.89%	14,619,487,181	16,276,372,326	104,568,479	2,828,361	552,903,445	577,918,293	15,172,390,626	16,854,290,619	11.33%	4.52%	11.09%
DUNEDIN	6,756,104,035	7,789,296,120	15.29%	3,621,708,939	4,055,797,741	36,714,013	-	113,853,176	117,522,147	3,735,562,115	4,173,319,888	11.99%	3.22%	11.72%
GULFPORT	2,453,127,039	2,949,696,129	20.24%	1,360,735,588	1,553,684,602	9,138,162	-	13,146,727	14,586,917	1,373,882,315	1,568,271,519	14.18%	10.95%	14.15%
INDIAN ROCKS BEACH	2,483,488,660	2,973,162,106	19.72%	1,655,802,294	1,881,674,669	13,930,420	-	8,392,774	8,437,900	1,664,195,068	1,890,112,569	13.64%	0.54%	13.58%
INDIAN SHORES	1,796,571,703	2,007,291,278	11.73%	1,314,277,468	1,468,761,191	13,582,887	-	5,999,442	6,405,123	1,320,276,910	1,475,166,314	11.75%	6.76%	11.73%
KENNETH CITY	434,629,290	532,429,913	22.50%	231,663,125	260,008,955	2,265,753	-	8,725,809	11,584,421	240,388,934	271,593,376	12.24%	32.76%	12.98%
LARGO	9,936,433,075	11,377,856,017	14.51%	6,284,856,082	7,036,868,800	101,954,408	2,962,718	486,111,003	515,241,386	6,770,967,085	7,552,110,186	11.97%	5.99%	11.54%
MADEIRA BEACH	2,640,772,916	3,155,827,572	19.50%	1,764,738,180	2,023,355,285	6,793,818	-	20,066,938	20,925,650	1,784,805,118	2,044,280,935	14.65%	4.28%	14.54%
N REDINGTON BEACH	1,006,876,061	1,170,865,648	16.29%	678,073,544	778,675,483	3,393,714	-	3,899,511	4,522,409	681,973,055	783,197,892	14.84%	15.97%	14.84%
OLDSMAR	2,517,497,888	2,848,154,681	13.13%	1,559,523,073	1,729,183,917	23,592,036	-	276,998,214	265,597,657	1,836,521,287	1,994,781,574	10.88%	-4.12%	8.62%
PINELLAS PARK	7,068,565,144	8,358,203,242	18.24%	4,524,449,543	5,151,776,019	60,909,400	2,426,996	491,134,280	542,726,401	5,015,583,823	5,694,502,420	13.87%	10.50%	13.54%
REDINGTON BEACH	1,014,717,070	1,233,735,206	21.58%	632,640,574	708,447,970	7,495,976	-	38,729,683	37,675,759	671,370,257	746,123,729	11.98%	-2.72%	11.13%
REDINGTON SHORES	1,394,611,904	1,643,080,481	17.82%	942,012,771	1,061,996,359	8,363,093	-	11,532,204	11,540,559	953,544,975	1,073,536,918	12.74%	0.07%	12.58%
SAFETY HARBOR	3,337,145,410	3,780,274,662	13.28%	1,702,156,983	1,866,265,207	3,834,210	-	53,955,029	56,396,734	1,756,112,012	1,922,661,941	9.64%	4.53%	9.48%
SEMINOLE	3,202,919,704	3,675,095,068	14.74%	1,914,465,366	2,087,734,656	4,627,197	533,144	71,400,787	75,396,205	1,985,866,153	2,163,130,861	9.05%	5.60%	8.93%
SOUTH PASADENA	1,174,368,587	1,318,796,344	12.30%	781,601,087	887,583,352	12,589,058	-	33,761,410	35,836,139	815,362,497	923,419,491	13.56%	6.15%	13.25%
ST PETE BEACH	6,046,293,891	7,208,825,992	19.23%	4,046,036,479	4,687,361,353	16,720,594	-	80,474,518	109,196,995	4,126,510,997	4,796,558,348	15.85%	35.69%	16.24%
ST PETERSBURG	48,581,495,793	56,743,447,999	16.80%	27,100,146,321	30,630,620,499	399,773,581	-	1,251,238,953	1,258,120,959	28,351,385,274	31,888,741,458	13.03%	0.55%	12.48%
TARPON SPRINGS	4,314,254,032	5,097,074,254	18.14%	2,401,649,988	2,696,533,672	32,278,674	-	83,491,341	95,080,036	2,485,141,329	2,791,613,708	12.28%	13.88%	12.33%
TREASURE ISLAND	3,857,282,403	4,547,470,982	17.89%	2,533,397,218	2,825,806,305	13,435,903	-	20,993,920	21,547,620	2,554,391,138	2,847,353,925	11.54%	2.64%	11.47%

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

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2023 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 30, 2023
 2023 ESTIMATES

Tax Increment Financing District	2022 Total Municipal Taxable Value	2023 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2022 Total County Taxable Value	2023 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	510,380,526	544,163,356	6.62%	510,455,526	544,288,356	6.63%	19,341	905
Clearwater TIF A	165,222,621	192,178,888	16.32%	165,464,967	192,445,393	16.31%	1,228,448	1,065
Dunedin Downtown TIF	234,232,152	274,236,711	17.08%	234,473,153	274,479,357	17.06%	13,577,805	641
Gulfport Waterfront District TIF	71,041,599	81,036,144	14.07%	71,265,098	81,256,144	14.02%	444,039	242
Largo West Bay Drive TIF	259,884,948	279,032,001	7.37%	260,372,550	279,515,503	7.35%	389,226	786
Lealman TIF	911,140,161	1,055,452,732	15.84%	915,068,331	1,059,691,156	15.80%	20,859,600	6,449
Oldsmar Town Center TIF	112,752,351	121,407,778	7.68%	113,023,407	121,629,496	7.61%	1,577,859	346
Pinellas Park Downtown TIF	688,228,332	766,379,563	11.36%	689,854,229	768,045,743	11.33%	3,186,257	3,081
Pinellas Park Redevelopment Area TIF	320,257,487	373,629,469	16.67%	321,189,459	374,484,860	16.59%	2,712,759	1,514
Safety Harbor Downtown TIF	211,302,907	243,856,012	15.41%	211,912,855	244,491,936	15.37%	1,796,696	644
South St Petersburg TIF E	1,661,894,867	1,986,332,589	19.52%	1,664,874,935	1,989,378,962	19.49%	52,750,793	14,858
St Petersburg Intown TIF A	2,752,286,602	3,009,240,178	9.34%	2,752,503,139	3,009,547,661	9.34%	15,637,508	2,811
St Petersburg Intown West TIF D	529,632,828	565,643,793	6.80%	529,647,828	565,643,793	6.80%	(1,162,764)	370
Tarpon Springs Downtown TIF	119,083,035	133,167,338	11.83%	119,133,035	133,217,338	11.82%	733,625	571

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.