

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2022 TAXABLE VALUE BY TAXING AUTHORITY AS OF OCTOBER 11, 2022  
 2022 FINAL (PRE-VAB) 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	179,297,047,916	24.12%	92,923,820,920	105,557,399,111	1,116,129,113	-	5,037,615,568	5,277,214,334	97,961,436,488	110,834,613,445	13.60%	4.76%	13.14%
HEALTH DEPT	144,460,030,758	179,297,047,916	24.12%	92,923,820,920	105,561,231,340	1,116,129,113	-	5,037,615,568	5,277,593,246	97,961,436,488	110,838,824,586	13.60%	4.76%	13.15%
EMER MEDICAL SVC	144,460,030,758	179,297,047,916	24.12%	92,928,671,781	105,565,617,223	1,116,170,319	-	7,982,946	8,677,728	92,936,654,727	105,574,294,951	13.60%	8.70%	13.60%
MUNI SVC TAX UNIT	34,520,349,294	41,931,059,531	21.47%	20,781,936,684	23,209,317,413	100,572,423	-	1,579,441,102	1,616,217,107	22,361,377,786	24,825,534,520	11.68%	2.33%	11.02%
SCHOOL	144,460,030,758	179,297,047,916	24.12%	101,200,859,183	119,791,792,006	1,142,016,229	-	5,037,615,568	5,277,593,246	106,238,474,751	125,069,385,252	18.37%	4.76%	17.73%
SUNCOAST TRANSIT	133,439,128,913	164,878,102,255	23.56%	84,708,157,099	96,205,204,769	1,078,625,044	-	7,982,946	8,677,728	84,716,140,045	96,213,882,497	13.57%	8.70%	13.57%
LIBRARY SERVICES	20,968,097,191	25,475,855,921	21.50%	12,325,723,919	13,866,562,687	73,967,528	-	1,412,645,688	1,444,119,436	13,738,369,607	15,310,682,123	12.50%	2.23%	11.44%
ELF LIBRARY SERVICES	5,076,272,313	6,140,492,549	20.96%	3,289,092,554	3,599,621,790	4,760,638	-	63,608,391	63,424,932	3,352,700,945	3,663,046,722	9.44%	-0.29%	9.26%
EAST LAKE RECREATION	5,076,272,313	6,140,492,549	20.96%	3,289,092,554	3,599,621,790	4,760,638	-	63,608,391	63,424,932	3,352,700,945	3,663,046,722	9.44%	-0.29%	9.26%
PIN PARK WTR MGMT	5,245,363,064	6,259,558,761	19.34%	3,266,842,255	3,715,295,407	66,284,266	-	-	-	3,266,842,255	3,715,295,407	13.73%		13.73%
PIN PLANNING COUNCIL	144,460,030,758	179,297,047,916	24.12%	92,923,820,920	105,561,231,340	1,116,129,113	-	5,037,615,568	5,277,593,246	97,961,436,488	110,838,824,586	13.60%	4.76%	13.15%
JUVENILE WELFARE BD	144,460,030,758	179,297,047,916	24.12%	92,928,671,781	105,565,617,223	1,116,170,319	-	5,037,615,568	5,277,593,246	97,966,287,349	110,843,210,469	13.60%	4.76%	13.14%
SW FLA WATER MGMT	144,460,030,758	179,297,047,916	24.12%	92,928,671,781	105,565,617,223	1,116,170,319	-	5,037,615,568	5,277,593,246	97,966,287,349	110,843,210,469	13.60%	4.76%	13.14%
CLW DOWNTOWN DEV	832,092,641	928,544,187	11.59%	411,698,109	448,894,374	73,353	-	36,103,493	38,579,836	447,801,602	487,474,210	9.03%	6.86%	8.86%
FEATHER SND COM SVC	513,814,586	597,300,670	16.25%	370,946,931	403,217,307	224,561	-	8,051,786	6,748,030	378,998,717	409,965,337	8.70%	-16.19%	8.17%
PALM HRBR COMM SVC	8,475,979,790	10,314,711,061	21.69%	5,270,501,847	5,853,016,995	21,896,641	-	103,187,023	108,672,739	5,373,688,870	5,961,689,734	11.05%	5.32%	10.94%
BELLEAIR BLUFFS FIRE	651,011,967	843,009,154	29.49%	435,154,229	486,736,350	929,435	-	-	-	435,154,229	486,736,350	11.85%		11.85%
CLEARWATER FIRE	2,423,820,255	3,006,481,250	24.04%	1,431,949,159	1,618,640,357	9,679,307	-	-	-	1,431,949,159	1,618,640,357	13.04%		13.04%
DUNEDIN FIRE	758,249,966	946,089,961	24.77%	476,112,451	529,932,942	1,398,330	-	-	-	476,112,451	529,932,942	11.30%		11.30%
EAST LAKE FIRE	5,076,272,313	6,140,492,549	20.96%	3,289,092,554	3,599,621,790	4,760,638	-	-	-	3,289,092,554	3,599,621,790	9.44%		9.44%
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	2,183,946,694	19.12%	998,691,237	1,124,185,110	12,980,364	-	-	-	998,691,237	1,124,185,110	12.57%		12.57%
LARGO FIRE	1,364,363,926	1,651,354,520	21.03%	825,634,747	936,405,250	4,514,378	-	-	-	825,634,747	936,405,250	13.42%		13.42%
LEALMAN FIRE	2,631,288,210	3,215,159,313	22.19%	1,504,936,191	1,752,391,371	14,080,411	-	-	-	1,504,936,191	1,752,391,371	16.44%		16.44%
PALM HARBOR FIRE	8,475,979,790	10,314,711,061	21.69%	5,270,501,847	5,853,016,995	21,896,641	-	103,187,023	108,672,739	5,373,688,870	5,961,689,734	11.05%	5.32%	10.94%
PINELLAS PARK FIRE	588,913,345	671,979,095	14.10%	336,950,875	366,299,183	871,029	-	-	-	336,950,875	366,299,183	8.71%		8.71%
S PASADENA FIRE	301,310,036	391,627,490	29.97%	195,290,698	224,427,612	1,355,540	-	-	-	195,290,698	224,427,612	14.92%		14.92%
SAFETY HARBOR FIRE	152,805,439	188,470,021	23.34%	99,708,214	110,939,954	658,554	-	-	-	99,708,214	110,939,954	11.26%		11.26%
SEMINOLE FIRE	6,489,999,123	7,640,944,540	17.73%	3,645,918,364	4,056,749,293	18,535,162	-	-	-	3,645,918,364	4,056,749,293	11.27%		11.27%
TARPON SPRINGS FIRE	351,397,982	440,361,962	25.32%	251,897,202	280,323,165	945,613	-	-	-	251,897,202	280,323,165	11.28%		11.28%
TIERRA VERDE FIRE	1,614,998,674	2,179,315,414	34.94%	1,220,819,337	1,374,960,663	5,386,734	-	-	-	1,220,819,337	1,374,960,663	12.63%		12.63%

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BELLEAIR	1,330,222,431	1,692,302,931	27.22%	938,018,457	1,068,382,860	32,662,530	-	12,472,629	12,318,024	950,491,086	1,080,700,884	13.90%	-1.24%	13.70%
BELLEAIR BEACH	876,985,284	1,132,540,781	29.14%	638,093,942	728,312,390	1,532,817	-	2,023,443	2,042,663	640,117,385	730,355,053	14.14%	0.95%	14.10%
BELLEAIR BLUFFS	407,460,872	489,235,694	20.07%	275,054,390	308,065,947	1,348,558	-	8,238,781	8,710,213	283,293,171	316,776,160	12.00%	5.72%	11.82%
BELLEAIR SHORE	241,297,880	300,977,180	24.73%	195,681,190	213,495,234	1,810,945	-	223,334	216,903	195,904,524	213,712,137	9.10%	-2.88%	9.09%
CLEARWATER	18,935,024,732	23,725,453,796	25.30%	12,872,441,409	14,620,500,454	245,107,659	4,693,774	528,958,309	552,903,445	13,401,399,718	15,173,403,899	13.58%	4.53%	13.22%
DUNEDIN	5,427,863,560	6,756,221,572	24.47%	3,202,879,144	3,621,826,476	28,430,993	339,021	111,104,463	113,853,176	3,313,983,607	3,735,679,652	13.08%	2.47%	12.72%
GULFPORT	1,915,552,649	2,453,127,039	28.06%	1,179,397,423	1,360,735,588	7,148,881	-	13,296,557	13,146,727	1,192,693,980	1,373,882,315	15.38%	-1.13%	15.19%
INDIAN ROCKS BEACH	1,870,264,345	2,483,488,660	32.79%	1,426,835,155	1,655,802,294	25,436,942	-	8,417,481	8,392,774	1,435,252,636	1,664,195,068	16.05%	-0.29%	15.95%
INDIAN SHORES	1,316,557,679	1,796,571,703	36.46%	1,152,815,556	1,314,277,468	1,244,077	-	5,918,262	5,999,442	1,158,733,818	1,320,276,910	14.01%	1.37%	13.94%
KENNETH CITY	364,095,805	435,779,290	19.69%	206,819,995	231,663,125	811,509	-	7,822,555	8,725,809	214,642,550	240,388,934	12.01%	11.55%	12.00%
LARGO	8,237,280,713	9,936,438,241	20.63%	5,542,560,385	6,284,861,248	46,435,641	8,532,368	437,483,428	486,111,003	5,980,043,813	6,770,972,251	13.39%	11.12%	13.23%
MADEIRA BEACH	2,010,918,919	2,640,918,577	31.33%	1,537,499,197	1,764,883,841	13,712,578	-	18,268,410	20,066,938	1,555,767,607	1,784,950,779	14.79%	9.85%	14.73%
N REDINGTON BEACH	737,106,683	1,006,876,061	36.60%	603,432,962	678,073,544	2,017,207	-	4,117,904	3,899,511	607,550,866	681,973,055	12.37%	-5.30%	12.25%
OLDSMAR	2,122,943,769	2,517,497,888	18.59%	1,424,756,309	1,559,523,073	5,746,468	-	245,792,918	277,184,289	1,670,549,227	1,836,707,362	9.46%	12.77%	9.95%
PINELLAS PARK	5,966,434,054	7,069,666,811	18.49%	3,989,085,950	4,525,548,420	73,603,586	908,862	467,942,133	491,134,280	4,457,028,083	5,016,682,700	13.45%	4.96%	12.56%
REDINGTON BEACH	745,941,478	1,015,722,611	36.17%	554,410,825	633,598,604	4,449,366	-	39,298,131	38,729,683	593,708,956	672,328,287	14.28%	-1.45%	13.24%
REDINGTON SHORES	1,074,637,416	1,394,664,331	29.78%	835,690,994	942,012,771	1,580,929	-	11,302,028	11,532,204	846,993,022	953,544,975	12.72%	2.04%	12.58%
SAFETY HARBOR	2,698,565,110	3,337,145,410	23.66%	1,525,446,343	1,702,156,983	6,805,113	1,426,338	48,702,244	53,955,029	1,574,148,587	1,756,112,012	11.58%	10.79%	11.56%
SEMINOLE	2,700,286,470	3,203,008,231	18.62%	1,733,266,196	1,914,553,893	5,680,695	1,110,524	69,713,793	71,400,787	1,802,979,989	1,985,954,680	10.46%	2.42%	10.15%
SOUTH PASADENA	926,529,177	1,174,368,587	26.75%	693,544,492	781,601,087	1,054,086	-	32,580,980	33,761,410	726,125,472	815,362,497	12.70%	3.62%	12.29%
ST PETE BEACH	4,637,942,672	6,046,406,574	30.37%	3,543,907,923	4,046,149,162	18,909,377	-	70,208,084	80,474,518	3,614,116,007	4,126,623,680	14.17%	14.62%	14.18%
ST PETERSBURG	39,084,823,283	48,585,864,409	24.31%	23,424,523,729	27,103,637,189	454,777,074	-	1,200,914,728	1,251,485,063	24,625,438,457	28,355,122,252	15.71%	4.21%	15.15%
TARPON SPRINGS	3,401,124,771	4,314,288,313	26.85%	2,098,918,817	2,401,654,989	27,342,794	660,141	81,778,380	83,491,341	2,180,697,197	2,485,146,330	14.42%	2.09%	13.96%
TREASURE ISLAND	2,909,821,712	3,857,423,695	32.57%	2,212,422,885	2,533,538,510	7,737,875	-	19,438,164	20,993,920	2,231,861,049	2,554,532,430	14.51%	8.00%	14.46%

*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  
 2022 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF OCTOBER 11, 2022  
 2022 FINAL (PRE-VAB) 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	165,222,621	15.57%	143,168,358	165,464,967	15.57%	1,426,619	1,065
Dunedin Downtown TIF	206,376,810	234,232,152	13.50%	206,581,488	234,473,153	13.50%	2,147,500	641
Gulfport Waterfront District TIF	60,738,940	71,041,599	16.96%	60,911,012	71,265,098	17.00%	902,900	242
Largo West Bay Drive TIF	237,741,730	259,884,948	9.31%	238,278,212	260,372,550	9.27%	227,584	776
Lealman TIF	783,525,745	911,140,161	16.29%	787,169,204	915,068,331	16.25%	11,640,228	6,437
Oldsmar Town Center TIF	101,231,696	112,752,351	11.38%	101,472,983	113,023,407	11.38%	1,492,678	346
Pinellas Park Downtown TIF	604,487,043	688,228,332	13.85%	605,989,493	689,854,229	13.84%	17,931,050	3,084
Pinellas Park Redevelopment Area TIF	285,509,507	321,356,293	12.56%	286,438,268	322,288,265	12.52%	(1,454,715)	1,513
Safety Harbor Downtown TIF	183,855,277	211,302,907	14.93%	184,416,194	211,912,855	14.91%	2,131,612	643
South St Petersburg TIF E	1,288,585,969	1,661,924,134	28.97%	1,291,120,085	1,664,904,202	28.95%	65,262,964	14,860
St Petersburg Intown TIF A	2,484,469,795	2,754,726,602	10.88%	2,484,679,795	2,754,943,139	10.88%	3,877,490	2,759
St Petersburg Intown West TIF D	416,686,226	529,632,828	27.11%	416,686,226	529,647,828	27.11%	2,741,496	371
Tarpon Springs Downtown TIF	103,908,946	119,083,035	14.60%	103,933,946	119,133,035	14.62%	3,618,733	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](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.*