




**PAM DUBOV, CFA, CAE**  
 Pinellas County Property Appraiser  
 www.pcpao.org      pam@pcpao.org

**Memorandum**

To: Taxing Authorities  
 From: Pam Dubov, CFA, CA   
 Property Appraiser  
 DATE: May 31, 2016  
 SUBJ: 2016 Estimates of Change in Taxable Values

The accompanying attachment contains 2016 taxable value estimates for budget planning purposes, provided as per the statutory requirement F.S. 200.065(8) that estimates be provided by June 1.

Please keep the following points in mind as you review these estimates:

- Tangible Personal Property returns were not submitted until May 1<sup>st</sup> by many of our largest taxpayers. We will continue to process those returns until certification of the Preliminary Tax Roll.
- The Save Our Homes Cap percentage this year is 0.7% limiting increases in taxable value overall to percentages less than growth in the real estate market.
- New construction of apartments accounts for \$187 million or one-third of all new construction.

We will certify the preliminary 2016 tax roll by July 1, 2016, in accordance with our published tax roll calendar.

If you have any questions concerning these estimates, please contact Uzma Syed at 727-464-5042. If we can be of further assistance, please do not hesitate to contact my office.

PD/us

**MAIN BRANCH- COURTHOUSE**

315 Court St. – 2<sup>nd</sup> Floor  
 Clearwater, FL33756  
 MAIL: PO Box 1957  
 Clearwater, FL33757  
 TEL: (727) 464-3207  
 FAX: (727) 464-3448  
 HEARING IMPAIRED: (727) 464-3370

**EXEMPTIONS:**

TEL: (727) 464-3294  
 FAX: (727) 464-3408  
**COMMERCIAL APPRAISALS:**  
 TEL: (727) 464-3284  
**RESIDENTIAL APPRAISALS:**  
 TEL: (727) 464-3643 (CIV)  
**TANGIBLE PERSONAL PROPERTY**  
 TEL: (727) 464-8484  
 FAX: (727) 464-8488

**NORTHCOUNTY**

29269 US Highway 19 N  
 Clearwater, FL33761  
 TEL: (727) 464-8780  
 FAX: (727) 464-8794

**TYRONE (SOUTH)**

1800 66<sup>TH</sup> St. N  
 St. Petersburg, FL33710  
 TEL: (727) 582-7652  
 FAX: (727) 582-7610

**MID-COUNTY**

CUSTOMER SERVICE CENTER – WALK-IN  
 13025 Starkey Rd., Largo (Tax Collector)  
 TEL: (727) 464-3207  
 FAX: (727) 464-8488  
 MAIL: PO Box 1957 – Clearwater, FL33757

PAM DUBOV, PINELLAS COUNTY PROPERTY APPRAISER  
2016 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 31, 2016

NAME	2015 Just Value Real Property	2016 Just Value Real Property	% Change in Just Value of Real Property	2015 Taxable Value Real Property	2016 Taxable Value Real Property	2016 Taxable Value New Construction	2016 Taxable Value Annexation	2015 Taxable Value Tangible Personal Property	2016 Taxable Value Tangible Personal Property	2015 Total Taxable Value	2016 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	90,107,516,291	97,642,913,081	8.36%	59,286,179,451	63,856,672,214	554,427,608	-	4,313,042,431	4,283,750,518	63,599,221,882	68,140,422,732	7.71%	-0.68%	7.14%
HEALTH DEPT	90,107,516,291	97,642,913,081	8.36%	59,286,179,451	63,856,672,214	554,427,608	-	4,313,042,431	4,283,750,518	63,599,221,882	68,140,422,732	7.71%	-0.68%	7.14%
EMER MEDICAL SVC	90,107,516,291	97,642,913,081	8.36%	59,291,842,801	63,861,845,564	554,433,714	-	-	-	59,291,842,801	63,861,845,564	7.71%		7.71%
MUNI SVC TAX UNIT	22,970,711,916	24,642,478,739	7.28%	14,342,067,901	15,237,617,976	74,326,622	-	1,409,051,650	1,389,752,435	15,751,119,551	16,627,370,411	6.24%	-1.37%	5.56%
SCHOOL	90,107,516,291	97,642,913,081	8.36%	65,410,188,281	70,354,841,675	569,554,118	-	4,313,042,431	4,283,750,518	69,723,230,712	74,638,592,193	7.56%	-0.68%	7.05%
SUNCOAST TRANSIT	82,866,812,299	89,847,357,309	8.42%	53,858,189,453	58,045,549,311	527,907,999	-	-	-	53,858,189,453	58,045,549,311	7.77%		7.77%
LIBRARY SERVICES	13,782,980,067	14,832,814,388	7.62%	8,330,603,632	8,859,719,126	29,249,612	-	1,265,026,449	1,245,254,273	9,595,630,081	10,104,973,399	6.35%	-1.56%	5.31%
ETF LIBRARY SERVICES	3,710,733,982	3,898,208,602	5.05%	2,544,693,647	2,657,745,739	9,474,468	-	41,111,325	42,006,238	2,585,804,972	2,699,751,977	4.44%	2.18%	4.41%
ETF RECREATION SVCS	3,710,733,982	3,898,208,602	5.05%	2,544,693,647	2,657,745,739	9,474,468	-	41,111,325	42,006,238	2,585,804,972	2,699,751,977	4.44%	2.18%	4.41%
PIN PARK WTR MGMT	3,187,376,245	3,498,714,601	9.77%	2,019,699,734	2,195,102,580	44,889,080	-	-	-	2,019,699,734	2,195,102,580	8.68%		8.68%
PIN PLANNING COUNCIL	90,107,516,291	97,642,913,081	8.36%	59,286,179,451	63,856,672,214	554,427,608	-	4,313,042,431	4,283,750,518	63,599,221,882	68,140,422,732	7.71%	-0.68%	7.14%
JUVENILE WELFARE BD	90,107,516,291	97,642,913,081	8.36%	59,291,842,801	63,861,845,564	554,433,714	-	4,313,042,431	4,283,750,518	63,604,885,232	68,145,596,082	7.71%	-0.68%	7.14%
SW FLA WATER MGMT	90,107,516,291	97,642,913,081	8.36%	59,291,842,801	63,861,845,564	554,433,714	-	4,313,042,431	4,283,750,518	63,604,885,232	68,145,596,082	7.71%	-0.68%	7.14%
CLW DOWNTOWN DEV	547,284,151	561,478,309	2.59%	237,995,810	254,218,037	816,854	-	33,578,005	30,297,964	271,573,815	284,516,001	6.82%	-9.77%	4.77%
FEATHER SND COM SVC	374,848,551	402,775,624	7.45%	263,885,121	285,823,865	207,539	-	9,139,495	10,792,024	273,024,616	296,615,889	8.31%	18.08%	8.64%
PALM HRBR COMM SVC	5,476,997,867	5,911,455,749	7.93%	3,561,513,462	3,810,821,753	35,687,116	-	102,913,876	102,491,924	3,664,427,338	3,913,313,677	7.00%	-0.41%	6.79%
BELLEAIR BLUFFS FIRE	494,644,541	513,580,155	3.83%	314,266,150	332,037,281	216,426	-	-	-	314,266,150	332,037,281	5.65%		5.65%
CLEARWATER FIRE	1,542,488,155	1,679,029,643	8.85%	951,759,069	1,016,506,133	2,493,726	-	-	-	951,759,069	1,016,506,133	6.80%		6.80%
DUNEDIN FIRE	491,552,727	517,486,707	5.28%	315,012,480	333,557,225	27,871	-	-	-	315,012,480	333,557,225	5.89%		5.89%
EAST LAKE FIRE	3,710,733,982	3,898,208,602	5.05%	2,544,693,647	2,657,745,739	9,474,468	-	-	-	2,544,693,647	2,657,745,739	4.44%		4.44%
GANDY FIRE	63,285,925	65,385,234	3.32%	54,408,655	56,581,616	28,562	-	-	-	54,408,655	56,581,616	3.99%		3.99%
HIGH POINT FIRE	1,300,613,346	1,367,800,617	5.17%	704,068,563	751,706,875	729,023	-	-	-	704,068,563	751,706,875	6.77%		6.77%
LARGO FIRE	901,536,825	958,712,955	6.34%	563,198,319	592,586,140	175,356	-	-	-	563,198,319	592,586,140	5.22%		5.22%
LEALMAN FIRE	1,535,175,085	1,673,567,575	9.01%	923,707,789	994,774,980	7,232,404	-	-	-	923,707,789	994,774,980	7.69%		7.69%
PALM HARBOR FIRE	5,476,997,867	5,911,455,749	7.93%	3,561,513,462	3,810,821,753	35,687,116	-	102,913,876	102,491,924	3,664,427,338	3,913,313,677	7.00%	-0.41%	6.79%
PINELLAS PARK FIRE	448,697,269	465,172,106	3.67%	271,405,732	281,100,775	1,122,149	-	-	-	271,405,732	281,100,775	3.57%		3.57%
S PASADENA FIRE	185,732,859	200,576,033	7.99%	123,596,173	129,545,401	272,992	-	-	-	123,596,173	129,545,401	4.81%		4.81%
SAFETY HARBOR FIRE	105,452,279	114,079,253	8.18%	72,182,577	77,349,712	615,058	-	-	-	72,182,577	77,349,712	7.16%		7.16%
SEMINOLE FIRE	4,207,373,473	4,602,951,399	9.40%	2,445,064,506	2,616,592,273	8,553,947	-	-	-	2,445,064,506	2,616,592,273	7.02%		7.02%
TARPON SPRINGS FIRE	249,643,972	260,220,798	4.24%	183,170,674	191,339,287	1,938,911	-	-	-	183,170,674	191,339,287	4.46%		4.46%
TIERRA VERDE FIRE	1,100,053,276	1,198,282,989	8.93%	838,576,830	885,389,772	4,587,071	-	-	-	838,576,830	885,389,772	5.58%		5.58%

PAM DUBOV, PINELLAS COUNTY PROPERTY APPRAISER  
2016 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 31, 2016

NAME	2015 Just Value Real Property	2016 Just Value Real Property	% Change in Just Value of Real Property	2015 Taxable Value Real Property	2016 Taxable Value Real Property	2016 Taxable Value New Construction	2016 Taxable Value Annexation	2015 Taxable Value Tangible Personal Property	2016 Taxable Value Tangible Personal Property	2015 Total Taxable Value	2016 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
BELLEAIR	903,876,816	975,255,143	7.90%	630,082,929	665,973,614	5,069,052	-	4,858,385	5,199,934	634,941,314	671,173,548	5.70%	7.03%	5.71%
BELLEAIR BEACH	597,551,418	631,695,703	5.71%	446,072,813	475,444,811	432,762	-	1,868,800	1,637,908	447,941,613	477,082,719	6.58%	-12.36%	6.51%
BELLEAIR BLUFFS	253,855,420	280,955,550	10.68%	176,329,174	188,309,066	163,245	-	7,118,840	9,423,350	183,448,014	197,732,416	6.79%	32.37%	7.79%
BELLEAIR SHORE	188,316,831	165,364,192	-12.19%	118,895,431	127,291,704	4,543,519	-	173,416	166,012	119,068,847	127,457,716	7.06%	-4.27%	7.05%
CLEARWATER	12,299,122,656	13,199,402,063	7.32%	8,301,745,827	8,973,247,851	79,128,598	3,823,436	446,939,480	444,236,563	8,748,685,307	9,417,484,414	8.09%	-0.60%	7.64%
DUNEDIN	3,134,944,218	3,415,026,532	8.93%	1,909,340,231	2,061,384,308	13,061,324	579,155	82,542,474	82,563,105	1,991,882,705	2,143,947,413	7.96%	0.02%	7.63%
GULFPORT	1,171,510,737	1,290,923,404	10.19%	736,668,596	794,535,808	3,044,694	-	11,325,049	10,739,452	747,993,645	805,275,260	7.86%	-5.17%	7.66%
INDIAN ROCKS BEACH	1,121,323,723	1,269,965,557	13.26%	885,050,947	974,116,899	17,010,142	-	8,380,082	8,171,511	893,431,029	982,288,410	10.06%	-2.49%	9.95%
INDIAN SHORES	853,861,255	947,394,234	10.95%	737,177,938	803,846,987	3,561,606	-	5,167,247	4,809,036	742,345,185	808,656,023	9.04%	-6.93%	8.93%
KENNETH CITY	217,285,527	237,809,312	9.45%	123,378,280	132,659,184	326,789	-	6,144,194	5,981,724	129,522,474	138,640,908	7.52%	-2.64%	7.04%
LARGO	5,108,022,980	5,571,700,485	9.08%	3,403,457,506	3,720,205,418	62,139,035	3,930,700	320,751,228	327,219,978	3,724,208,734	4,047,425,396	9.31%	2.02%	8.68%
MADEIRA BEACH	1,242,170,093	1,375,999,952	10.77%	973,000,175	1,067,824,150	25,162,017	-	13,793,217	14,841,525	986,793,392	1,082,665,675	9.75%	7.60%	9.72%
N REDINGTON BEACH	515,119,381	562,666,178	9.23%	434,647,688	462,966,322	(422,563)	-	2,617,229	2,556,405	437,264,917	465,522,727	6.52%	-2.32%	6.46%
OLDSMAR	1,355,989,999	1,433,329,071	5.70%	947,415,971	1,008,373,522	14,217,763	-	214,545,343	219,310,493	1,161,961,314	1,227,684,015	6.43%	2.22%	5.66%
PINELLAS PARK	3,690,329,607	4,022,864,612	9.01%	2,512,118,633	2,690,099,523	28,794,320	2,158,871	394,349,365	386,875,963	2,906,467,998	3,076,975,486	7.08%	-1.90%	5.87%
REDINGTON BEACH	480,904,997	525,825,635	9.34%	365,270,927	393,189,782	311,518	-	30,435,790	28,996,745	395,706,717	422,186,527	7.64%	-4.73%	6.69%
REDINGTON SHORES	704,721,758	768,146,966	9.00%	561,064,320	613,150,528	12,812,646	-	9,158,979	8,867,198	570,223,299	622,017,726	9.28%	-3.19%	9.08%
SAFETY HARBOR	1,701,143,833	1,809,964,503	6.40%	1,025,683,347	1,086,745,014	10,233,093	-	42,343,350	44,258,577	1,068,026,697	1,131,003,591	5.95%	4.52%	5.90%
SEMINOLE	1,692,326,151	1,815,142,946	7.26%	1,084,083,643	1,149,904,952	11,315,628	183,477	45,885,125	44,706,301	1,129,968,768	1,194,611,253	6.07%	-2.57%	5.72%
SOUTH PASADENA	643,133,977	704,934,722	9.61%	473,537,651	523,465,321	(93,232)	-	27,571,723	26,790,770	501,109,374	550,256,091	10.54%	-2.83%	9.81%
ST PETE BEACH	2,984,734,830	3,214,405,272	7.69%	2,306,536,568	2,477,892,964	9,050,737	-	64,475,924	63,159,763	2,371,012,492	2,541,052,727	7.43%	-2.04%	7.17%
ST PETERSBURG	22,113,214,086	24,300,297,274	9.89%	13,612,249,748	14,849,279,485	150,713,124	-	1,075,109,490	1,066,487,050	14,687,359,238	15,915,766,535	9.09%	-0.80%	8.36%
TARPON SPRINGS	2,251,300,631	2,388,809,921	6.11%	1,415,007,682	1,512,920,502	22,050,931	-	67,191,986	67,752,737	1,482,199,668	1,580,673,239	6.92%	0.83%	6.64%
TREASURE ISLAND	1,912,043,451	2,092,555,115	9.44%	1,469,732,735	1,581,366,173	7,308,600	-	17,367,315	15,356,499	1,487,100,050	1,596,722,672	7.60%	-11.58%	7.37%

PAM DUBOV, PINELLAS COUNTY PROPERTY APPRAISER  
2016 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 31, 2016

Tax Increment Financing District	2015 Total Municipal Taxable Value	2016 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2015 Total County Taxable Value	2016 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	273,512,292	290,791,399	6.32%	273,587,292	290,841,399	6.31%	816,854	896
Clearwater TIF A	81,396,017	87,873,390	7.96%	81,583,244	88,061,788	7.94%	(1,122)	1,094
Dunedin TIF	91,586,161	98,450,691	7.50%	91,696,751	98,512,062	7.43%	993,096	513
Gulfport TIF	33,917,649	36,763,626	8.39%	34,067,149	36,913,126	8.35%	12,321	246
Largo TIF	145,451,097	155,881,438	7.17%	145,933,372	156,315,719	7.11%	492,267	822
Oldsmar TIF	72,317,651	77,773,090	7.54%	72,643,371	78,151,997	7.58%	(28,664)	343
Pinellas Park TIF	399,864,327	430,536,977	7.67%	401,322,664	431,923,606	7.63%	1,564,968	3,092
Safety Harbor TIF	74,219,210	80,340,139	8.25%	74,462,845	80,585,000	8.22%	1,138,092	374
St Petersburg TIF A	1,108,321,225	1,269,731,674	14.56%	1,108,479,357	1,269,848,981	14.56%	61,321,868	2,406
St Petersburg TIF B	35,151,067	36,270,857	3.19%	35,162,999	36,283,048	3.19%	176,611	193
St Petersburg TIF D	95,762,361	107,769,038	12.54%	95,762,361	107,769,038	12.54%	(122,693)	370
St Petersburg TIF E	571,266,219	638,853,819	11.83%	572,811,712	640,446,722	11.81%	3,350,901	14,801
Tarpon Springs TIF	73,618,685	77,104,794	4.74%	73,681,005	77,167,379	4.73%	91,240	596

**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.*