

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER  
 2019 TAXABLE VALUE BY TAXING AUTHORITY AS OF OCTOBER 04, 2019  
 2019 FINAL (PRE-VAB) TAX ROLL

NAME	2018 Just Value Real Property	2019 Just Value Real Property	% Change in Just Value of Real Property	2018 Taxable Value Real Property	2019 Taxable Value Real Property	2019 Net Taxable Value New Construction	2019 Taxable Value Annexation	2018 Taxable Value Tangible Personal Property	2019 Taxable Value Tangible Personal Property	2018 Total Taxable Value	2019 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	114,350,492,038	122,869,367,630	7.45%	74,638,110,723	80,523,121,679	964,668,476	-	4,738,101,688	4,957,288,779	79,376,212,411	85,480,410,458	7.88%	4.63%	7.69%
HEALTH DEPT	114,350,492,038	122,869,367,630	7.45%	74,638,110,723	80,523,121,679	964,668,476	-	4,738,101,688	4,957,288,779	79,376,212,411	85,480,410,458	7.88%	4.63%	7.69%
EMER MEDICAL SVC	114,350,492,038	122,869,367,630	7.45%	74,641,649,132	80,526,974,448	964,668,536	-	-	6,976,963	74,641,649,132	80,533,951,411	7.88%	-	7.89%
MUNI SVC TAX UNIT	28,021,497,358	29,860,143,938	6.56%	17,219,258,995	18,367,113,257	108,987,324	-	1,545,081,510	1,632,016,837	18,764,340,505	19,999,130,094	6.67%	5.63%	6.58%
SCHOOL	114,350,492,038	122,869,367,630	7.45%	81,886,053,203	88,070,704,799	988,744,684	-	4,738,101,688	4,957,288,779	86,624,154,891	93,027,993,578	7.55%	4.63%	7.39%
SUNCOAST TRANSIT	105,263,104,331	113,249,539,173	7.59%	67,812,395,149	73,240,575,405	908,993,267	-	-	6,976,963	67,812,395,149	73,247,552,368	8.00%	-	8.01%
LIBRARY SERVICES	16,916,852,699	18,115,777,891	7.09%	10,069,852,872	10,813,103,373	76,552,918	-	1,390,286,417	1,471,662,924	11,460,139,289	12,284,766,297	7.38%	5.85%	7.20%
ELF LIBRARY SERVICES	4,284,908,057	4,516,547,107	5.41%	2,892,764,556	3,020,400,560	9,771,178	-	44,403,995	47,084,086	2,937,168,551	3,067,484,646	4.41%	6.04%	4.44%
EAST LAKE RECREATION	4,284,908,057	4,516,547,107	5.41%	2,892,764,556	3,020,400,560	9,771,178	-	44,403,995	47,084,086	2,937,168,551	3,067,484,646	4.41%	6.04%	4.44%
PIN PARK WTR MGMT	4,073,165,700	4,391,717,647	7.82%	2,515,988,359	2,707,811,587	20,681,015	-	-	-	2,515,988,359	2,707,811,587	7.62%	-	7.62%
PIN PLANNING COUNCIL	114,350,492,038	122,869,367,630	7.45%	74,638,110,723	80,523,121,679	964,668,476	-	4,738,101,688	4,957,288,779	79,376,212,411	85,480,410,458	7.88%	4.63%	7.69%
JUVENILE WELFARE BD	114,350,492,038	122,869,367,630	7.45%	74,641,649,132	80,526,974,448	964,668,536	-	4,738,101,688	4,957,288,779	79,379,750,820	85,484,263,227	7.88%	4.63%	7.69%
SW FLA WATER MGMT	114,350,492,038	122,869,367,630	7.45%	74,641,649,132	80,526,974,448	964,668,536	-	4,738,101,688	4,957,288,779	79,379,750,820	85,484,263,227	7.88%	4.63%	7.69%
CLW DOWNTOWN DEV	660,500,228	707,370,812	7.10%	337,532,013	365,122,683	80,625	-	33,546,786	35,067,371	371,078,799	400,190,054	8.17%	4.53%	7.85%
FEATHER SND COM SVC	439,138,117	462,799,638	5.39%	314,669,447	333,166,033	12,497	-	11,069,198	10,054,377	325,738,645	343,220,410	5.88%	-9.17%	5.37%
PALM HRBR COMM SVC	6,819,736,602	7,227,818,940	5.98%	4,351,912,340	4,631,147,973	22,748,980	-	110,391,098	113,269,827	4,462,303,438	4,744,417,800	6.42%	2.61%	6.32%
BELLEAIR BLUFFS FIRE	563,774,082	594,724,748	5.49%	368,662,090	393,527,030	5,170,501	-	-	-	368,662,090	393,527,030	6.74%	-	6.74%
CLEARWATER FIRE	1,939,340,358	2,092,463,676	7.90%	1,163,594,441	1,256,932,981	3,133,247	-	-	-	1,163,594,441	1,256,932,981	8.02%	-	8.02%
DUNEDIN FIRE	627,533,582	670,306,403	6.82%	389,748,371	421,669,738	4,039,970	-	-	-	389,748,371	421,669,738	8.19%	-	8.19%
EAST LAKE FIRE	4,284,908,057	4,516,547,107	5.41%	2,892,764,556	3,020,400,560	9,771,178	-	-	-	2,892,764,556	3,020,400,560	4.41%	-	4.41%
GANDY FIRE	72,748,064	76,072,616	4.57%	61,714,470	64,729,223	273,707	-	-	-	61,714,470	64,729,223	4.89%	-	4.89%
HIGH POINT FIRE	1,511,523,171	1,614,191,628	6.79%	826,512,884	882,666,978	245,402	-	-	-	826,512,884	882,666,978	6.79%	-	6.79%
LARGO FIRE	1,102,012,657	1,170,745,713	6.24%	675,166,965	724,672,586	10,530,916	-	-	-	675,166,965	724,672,586	7.33%	-	7.33%
LEALMAN FIRE	2,022,480,063	2,215,158,939	9.53%	1,164,347,385	1,278,877,880	12,793,333	-	-	-	1,164,347,385	1,278,877,880	9.84%	-	9.84%
PALM HARBOR FIRE	6,819,736,602	7,227,818,940	5.98%	4,351,912,340	4,631,147,973	22,748,980	-	110,391,098	113,269,827	4,462,303,438	4,744,417,800	6.42%	2.61%	6.32%
PINELLAS PARK FIRE	501,723,652	532,056,756	6.05%	290,930,584	304,440,075	881,031	-	-	-	290,930,584	304,440,075	4.64%	-	4.64%
S PASADENA FIRE	249,298,729	263,429,333	5.67%	158,489,485	169,550,187	1,128,054	-	-	-	158,489,485	169,550,187	6.98%	-	6.98%
SAFETY HARBOR FIRE	134,128,350	138,098,971	2.96%	85,097,294	89,503,928	386,003	-	-	-	85,097,294	89,503,928	5.18%	-	5.18%
SEMINOLE FIRE	5,220,957,590	5,611,940,721	7.49%	2,995,281,908	3,219,528,777	16,599,681	-	-	-	2,995,281,908	3,219,528,777	7.49%	-	7.49%
TARPON SPRINGS FIRE	296,082,076	312,931,536	5.69%	215,392,155	230,623,887	1,186,787	-	-	-	215,392,155	230,623,887	7.07%	-	7.07%
TIERRA VERDE FIRE	1,288,916,660	1,362,811,167	5.73%	986,143,876	1,042,676,249	18,682,078	-	-	-	986,143,876	1,042,676,249	5.73%	-	5.73%

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BELLEAIR	1,078,376,079	1,178,124,465	9.25%	742,598,075	809,469,577	34,116,314	-	5,440,579	7,023,288	748,038,654	816,492,865	9.01%	29.09%	9.15%
BELLEAIR BEACH	722,969,750	745,621,386	3.13%	539,870,252	564,693,910	2,339,286	-	1,902,986	1,948,272	541,773,238	566,642,182	4.60%	2.38%	4.59%
BELLEAIR BLUFFS	325,079,954	333,875,379	2.71%	217,342,406	230,926,252	116,474	-	9,232,502	8,725,722	226,574,908	239,651,974	6.25%	-5.49%	5.77%
BELLEAIR SHORE	237,014,650	236,793,238	-0.09%	155,191,215	166,125,440	1,794,061	-	198,246	204,485	155,389,461	166,329,925	7.05%	3.15%	7.04%
CLEARWATER	15,405,545,117	16,414,901,842	6.55%	10,653,005,699	11,402,860,714	88,451,920	5,950,345	506,919,748	514,268,841	11,159,925,447	11,917,129,555	7.04%	1.45%	6.79%
DUNEDIN	4,198,353,623	4,568,169,088	8.81%	2,459,252,659	2,724,783,609	79,503,035	258,731	92,135,762	99,060,085	2,551,388,421	2,823,843,694	10.80%	7.52%	10.68%
GULFPORT	1,505,670,509	1,617,741,014	7.44%	925,431,101	1,009,442,162	6,103,036	-	12,104,803	12,647,367	937,535,904	1,022,089,529	9.08%	4.48%	9.02%
INDIAN ROCKS BEACH	1,496,500,888	1,606,278,791	7.34%	1,165,836,432	1,246,711,344	5,055,018	-	9,695,645	9,050,987	1,175,532,077	1,255,762,331	6.94%	-6.65%	6.83%
INDIAN SHORES	1,109,162,500	1,163,786,614	4.92%	950,480,613	1,018,236,785	18,524,974	-	5,261,467	5,537,119	955,742,080	1,023,773,904	7.13%	5.24%	7.12%
KENNETH CITY	279,317,676	306,312,014	9.66%	158,159,911	170,878,253	245,629	-	7,752,345	7,874,573	165,912,256	178,752,826	8.04%	1.58%	7.74%
LARGO	6,468,251,671	6,992,984,086	8.11%	4,330,661,498	4,698,533,913	50,343,109	8,064,661	367,914,008	387,010,762	4,698,575,506	5,085,544,675	8.49%	5.19%	8.24%
MADEIRA BEACH	1,622,706,650	1,682,819,626	3.70%	1,244,779,115	1,317,009,736	3,687,569	-	14,295,408	13,542,821	1,259,074,523	1,330,552,557	5.80%	-5.26%	5.68%
N REDINGTON BEACH	616,913,667	652,351,355	5.74%	509,237,679	540,618,317	3,491,166	-	2,730,510	2,788,888	511,968,189	543,407,205	6.16%	2.14%	6.14%
OLDSMAR	1,692,432,803	1,830,356,074	8.15%	1,144,234,736	1,239,042,789	21,127,227	878,752	217,904,737	234,839,500	1,362,139,473	1,473,882,289	8.29%	7.77%	8.20%
PINELLAS PARK	4,653,418,140	5,009,429,682	7.65%	3,101,922,854	3,330,132,889	20,379,612	5,523,373	426,742,045	473,948,509	3,528,664,899	3,804,081,398	7.36%	11.06%	7.81%
REDINGTON BEACH	585,157,231	616,192,071	5.30%	449,431,018	482,164,361	4,056,838	-	34,884,630	35,998,225	484,315,648	518,162,586	7.28%	3.19%	6.99%
REDINGTON SHORES	878,562,625	901,912,862	2.66%	700,205,466	715,913,413	2,396,418	-	10,184,449	10,419,584	710,389,915	726,332,997	2.24%	2.31%	2.24%
SAFETY HARBOR	2,128,861,831	2,256,860,326	6.01%	1,252,020,208	1,318,137,304	5,272,294	-	44,305,392	46,920,834	1,296,325,600	1,365,058,138	5.28%	5.90%	5.30%
SEMINOLE	2,171,771,098	2,338,918,937	7.70%	1,396,450,590	1,513,470,811	31,287,404	764,819	63,590,715	67,495,627	1,460,041,305	1,580,966,438	8.38%	6.14%	8.28%
SOUTH PASADENA	804,054,456	844,528,133	5.03%	589,892,722	626,561,275	(34,552)	-	33,687,015	29,973,201	623,579,737	656,534,476	6.22%	-11.02%	5.28%
ST PETE BEACH	3,855,198,411	4,083,700,111	5.93%	2,991,455,752	3,190,616,752	6,540,974	-	66,296,534	69,346,066	3,057,752,286	3,259,962,818	6.66%	4.60%	6.61%
ST PETERSBURG	29,329,378,230	32,139,581,196	9.58%	17,862,365,867	19,716,925,250	422,280,531	-	1,146,860,209	1,174,063,155	19,009,226,076	20,890,988,405	10.38%	2.37%	9.90%
TARPON SPRINGS	2,779,358,736	2,936,898,699	5.67%	1,725,494,624	1,837,199,331	23,383,087	-	77,652,886	79,606,993	1,803,147,510	1,916,806,324	6.47%	2.52%	6.30%
TREASURE ISLAND	2,384,938,385	2,551,086,703	6.97%	1,833,167,829	1,974,871,496	24,944,024	-	18,745,852	19,057,594	1,851,913,681	1,993,929,090	7.73%	1.66%	7.67%

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  
 2019 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF OCTOBER 04, 2019  
 2019 FINAL (PRE-VAB) TAX ROLL

Tax Increment Financing District	2018 Total Municipal Taxable Value	2019 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2018 Total County Taxable Value	2019 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	382,867,128	417,514,495	9.05%	382,892,128	417,539,495	9.05%	80,625	917
Clearwater TIF A	104,511,886	111,438,276	6.63%	104,792,211	111,671,501	6.56%	(184,964)	1,086
Dunedin Downtown TIF	135,330,331	170,473,367	25.97%	135,496,472	170,638,507	25.94%	18,476,604	604
Gulfport Waterfront District TIF	46,162,531	52,245,413	13.18%	46,287,031	52,369,913	13.14%	1,128,370	244
Largo West Bay Drive TIF	177,772,080	206,363,536	16.08%	178,272,321	206,891,427	16.05%	469,004	818
Lealman TIF	596,175,743	667,881,898	12.03%	599,617,674	671,413,977	11.97%	9,401,580	6,415
Oldsmar Town Center TIF	89,929,887	94,999,315	5.64%	90,292,177	95,322,236	5.57%	207,283	345
Pinellas Park Downtown TIF	490,902,384	526,635,945	7.28%	492,243,887	528,117,295	7.29%	1,819,587	3,150
Safety Harbor Downtown TIF	95,506,827	134,177,280	40.49%	95,788,203	134,801,882	40.73%	1,510,436	584
South St Petersburg TIF E	827,291,065	932,819,557	12.76%	829,179,646	934,765,121	12.73%	27,700,814	14,621
St Petersburg Intown TIF A	1,715,241,477	2,078,105,274	21.16%	1,715,405,367	2,078,254,903	21.15%	129,506,405	2,764
St Petersburg Intown West TIF D	137,953,273	218,960,887	58.72%	137,953,273	218,960,887	58.72%	40,998,556	376
Tarpon Springs Downtown TIF	87,909,604	89,043,557	1.29%	87,959,604	89,093,557	1.29%	(120,311)	560

**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.*