

# AD VALOREM ANALYSIS – THROUGH JUNE 2023

Millage Rate	2023 Taxable Value Estimate (as of 5/30/23)	FY 2024 Projected Ad Valorem Revenues	Increase (Decrease) from FY 2023 Budgeted Collections
2.2500	\$ 2,044,280,935	\$ 4,369,650	\$ (297,614)
2.5000	\$ 2,044,280,935	\$ 4,855,167	\$ 187,903
2.7500	\$ 2,044,280,935	\$ 5,340,684	\$ 673,420

Millage Rate	Yearly Change per \$50,000 of Taxable Value Compared to FY 2023 Millage Rate (2.75 mills)	Ad Valorem Tax Payment Reduction - \$700,000 Property
2.2500	(25.00)	\$ (350)
2.5000	(12.50)	\$ (175)

## Historical

Account	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023*
Millage Rate	1.9900	2.2000	2.2000	2.2000	2.2000	2.7500	2.7500	2.7500	2.7500
Ad Valorem Taxes	1,718,260	2,055,955	2,255,465	2,444,466	2,607,444	3,529,569	3,700,818	4,028,179	4,611,785
Ad Valorem Taxes - Delinquent	4,847	4,301	10,697	951	80,665	4,119	69,789	106,226	6,195
Ad Valorem Taxes - Tax Sale	35,151	41,100	39,036	37,757	0	0	0	0	0
<b>Grand Total</b>	<b>1,758,259</b>	<b>2,101,355</b>	<b>2,305,198</b>	<b>2,483,174</b>	<b>2,688,109</b>	<b>3,533,688</b>	<b>3,770,607</b>	<b>4,134,405</b>	<b>4,617,980</b>

\* NOTE: Balances obtained through 6/15/23

**HISTORICAL PROPERTY TAX BILL CALCULATION FY 2017 – FY 2022 (3% ANNUAL ASSESSED VALUE INCREASES)**

<b>AD VALOREM TAXES - FY 2022 on \$579,637 ASSESSED VALUE</b>					
<b>Taxing Authority</b>	<b>Millage Rate</b>	<b>Assessed Value</b>	<b>Exemption</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
County General Fund	4.7398	579,637	50,000	529,637	2,510.37
County Health Department	0.0790	579,637	50,000	529,637	41.84
Pinellas County EMS	0.8775	579,637	50,000	529,637	464.76
School - State Law	3.2150	579,637	25,000	554,637	1,783.16
School - Local Board	2.7480	579,637	25,000	554,637	1,524.14
City of Madeira Beach	2.7500	579,637	50,000	529,637	1,456.50
SW Florida Water Management District	0.2260	579,637	50,000	529,637	119.70
Pinellas County Planning Council	0.0210	579,637	50,000	529,637	11.12
Juvenile Welfare Board	0.8508	579,637	50,000	529,637	450.62
Pinellas Suncoast Transit Authority	0.7500	579,637	50,000	529,637	397.23
<b>TOTAL:</b>					<b>8,759.44</b>

<b>AD VALOREM TAXES - FY 2021 on \$562,754 ASSESSED VALUE</b>					
<b>Taxing Authority</b>	<b>Millage Rate</b>	<b>Assessed Value</b>	<b>Exemption</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
County General Fund	5.1302	562,754	50,000	512,754	2,630.53
County Health Department	0.0790	562,754	50,000	512,754	40.51
Pinellas County EMS	0.9158	562,754	50,000	512,754	469.58
School - State Law	3.5770	562,754	25,000	537,754	1,923.55
School - Local Board	2.7480	562,754	25,000	537,754	1,477.75
City of Madeira Beach	2.7500	562,754	50,000	512,754	1,410.07
SW Florida Water Management District	0.2535	562,754	50,000	512,754	129.98
Pinellas County Planning Council	0.0150	562,754	50,000	512,754	7.69
Juvenile Welfare Board	0.8981	562,754	50,000	512,754	460.50
Pinellas Suncoast Transit Authority	0.7500	562,754	50,000	512,754	384.57
<b>TOTAL:</b>					<b>8,934.74</b>

<b>AD VALOREM TAXES - FY 2020 on \$546,364 ASSESSED VALUE</b>					
<b>Taxing Authority</b>	<b>Millage Rate</b>	<b>Assessed Value</b>	<b>Exemption</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
County General Fund	5.2755	546,364	50,000	496,364	2,618.57
County Health Department	0.0835	546,364	50,000	496,364	41.45
Pinellas County EMS	0.9158	546,364	50,000	496,364	454.57
School - State Law	3.6790	546,364	25,000	521,364	1,918.10
School - Local Board	2.7480	546,364	25,000	521,364	1,432.71
City of Madeira Beach	2.7500	546,364	50,000	496,364	1,365.00
SW Florida Water Management District	0.2669	546,364	50,000	496,364	132.48
Pinellas County Planning Council	0.0150	546,364	50,000	496,364	7.45
Juvenile Welfare Board	0.8981	546,364	50,000	496,364	445.78
Pinellas Suncoast Transit Authority	0.7500	546,364	50,000	496,364	372.27
<b>TOTAL:</b>					<b>8,788.37</b>

**AD VALOREM TAXES - FY 2019 on \$530,450 ASSESSED VALUE**

<b>Taxing Authority</b>	<b>Millage Rate</b>	<b>Assessed Value</b>	<b>Exemption</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
County General Fund	5.2755	530,450	50,000	480,450	2,534.61
County Health Department	0.0835	530,450	50,000	480,450	40.12
Pinellas County EMS	0.9158	530,450	50,000	480,450	440.00
School - State Law	3.8360	530,450	25,000	505,450	1,938.91
School - Local Board	2.7480	530,450	25,000	505,450	1,388.98
City of Madeira Beach	2.7500	530,450	50,000	480,450	1,321.24
SW Florida Water Management District	0.2801	530,450	50,000	480,450	134.57
Pinellas County Planning Council	0.0150	530,450	50,000	480,450	7.21
Juvenile Welfare Board	0.8981	530,450	50,000	480,450	431.49
Pinellas Suncoast Transit Authority	0.7500	530,450	50,000	480,450	360.34
<b>TOTAL:</b>					<b>8,597.46</b>

**AD VALOREM TAXES - FY 2018 on \$515,000 ASSESSED VALUE**

<b>Taxing Authority</b>	<b>Millage Rate</b>	<b>Assessed Value</b>	<b>Exemption</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
County General Fund	5.2755	515,000	50,000	465,000	2,453.11
County Health Department	0.0835	515,000	50,000	465,000	38.83
Pinellas County EMS	0.9158	515,000	50,000	465,000	425.85
School - State Law	3.9790	515,000	25,000	490,000	1,949.71
School - Local Board	2.7480	515,000	25,000	490,000	1,346.52
City of Madeira Beach	2.2000	515,000	50,000	465,000	1,023.00
SW Florida Water Management District	0.2955	515,000	50,000	465,000	137.41
Pinellas County Planning Council	0.0150	515,000	50,000	465,000	6.98
Juvenile Welfare Board	0.8981	515,000	50,000	465,000	417.62
Pinellas Suncoast Transit Authority	0.7500	515,000	50,000	465,000	348.75
<b>TOTAL:</b>					<b>8,147.76</b>

**AD VALOREM TAXES - FY 2017 on \$500,000 ASSESSED VALUE**

<b>Taxing Authority</b>	<b>Millage Rate</b>	<b>Assessed Value</b>	<b>Exemption</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
County General Fund	5.2755	500,000	50,000	450,000	2,373.98
County Health Department	0.0835	500,000	50,000	450,000	37.58
Pinellas County EMS	0.9158	500,000	50,000	450,000	412.11
School - State Law	4.2610	500,000	25,000	475,000	2,023.98
School - Local Board	2.7480	500,000	25,000	475,000	1,305.30
City of Madeira Beach	2.2000	500,000	50,000	450,000	990.00
SW Florida Water Management District	0.3131	500,000	50,000	450,000	140.90
Pinellas County Planning Council	0.0150	500,000	50,000	450,000	6.75
Juvenile Welfare Board	0.8981	500,000	50,000	450,000	404.15
Pinellas Suncoast Transit Authority	0.7500	500,000	50,000	450,000	337.50
<b>TOTAL:</b>					<b>8,032.23</b>

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
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 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	17,030,328,839	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%