



MIKE TWITTY, MAI
Pinellas County Property Appraiser
 www.pcpao.org mike@pcpao.org

June 1, 2017

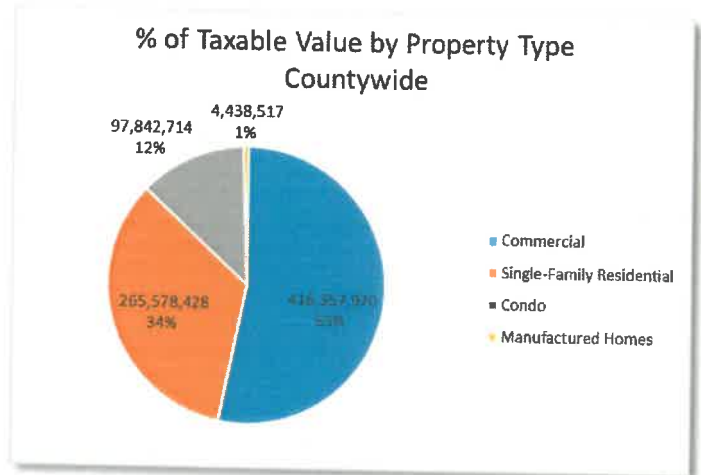
To the Attention of Taxing Authorities

RE: 2017 Estimates of Change in Taxable Values

The accompanying attachment contains the 2017 taxable value estimates by taxing authority per F.S. 200.065(8) which requires the data be provided to all taxing authorities by June 1st for budget planning purposes.

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

- Tangible Personal Property returns were not submitted until May 1st 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 2.1%, which limits increases in taxable value to an overall level below actual growth in the real estate market.
- The Taxable Value of New Construction countywide totals \$784 million, indicating an increase of 37.8% from 2016.



We will certify the preliminary 2017 tax roll by July 1st in accordance with our published tax roll calendar.

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

Sincerely,

MIKE TWITTY, MAI
 Property Appraiser

Attachment.

☒ MAIN OFFICE – COUNTY COURTHOUSE

315 Court St - 2nd Floor
 Clearwater, FL 33756
 Office: (727) 464-3207
 Fax: (727) 464-3448
 Hearing Impaired:
 Office: (727) 464-3370
 Commercial Appraisals:
 Office: (727) 464-3284

Exemptions:
 Office: (727) 464-3294
 Fax: (727) 464-3408

Residential Appraisals:
 Office: (727) 464-3643

Tangible Personal Property:
 Office: (727) 464-8484
 Fax: (727) 464-8488

☐ NORTH COUNTY

29269 US Highway 19 N
 Clearwater, FL 33761
 Office: (727) 464-8780
 Fax: (727) 464-8794

☐ MID COUNTY

13025 Starkey Road
 Co-Located with Tax Collector
 Largo, FL 33773
 Office: (727) 464-3207
 Fax: (727) 464-3448

☐ SOUTH COUNTY

1800 66th Street N
 St. Petersburg, FL 33710
 Office: (727) 582-7652
 Fax: (727) 582-7610

ALL MAIL: PO Box 1957 – Clearwater, FL 33757

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2017 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 30, 2017
2017 ESTIMATES

NAME	2016 Just Value Real Property	2017 Just Value Real Property	% Change in Just Value of Real Property	2016 Taxable Value Real Property	2017 Taxable Value Real Property	2017 Taxable Value New Construction	2017 Taxable Value Annexation	2016 Taxable Value Tangible Personal Property	2017 Taxable Value Tangible Personal Property	2016 Total Taxable Value	2017 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
BELLEAIR	974,309,591	1,041,818,426	6.93%	665,194,396	708,674,824	3,238,685	-	5,331,984	5,379,590	670,528,380	714,054,414	6.54%	0.86%	6.49%
BELLEAIR BEACH	631,589,704	688,499,111	9.01%	475,298,071	512,897,941	1,933,461	-	1,823,450	1,835,180	477,121,521	514,733,121	7.91%	0.64%	7.88%
BELLEAIR BLUFFS	280,361,799	293,761,498	4.78%	187,511,773	201,672,938	110,471	-	9,583,060	9,566,196	197,094,833	211,239,134	7.55%	-0.18%	7.18%
BELLEAIR SHORE	166,207,523	184,360,232	10.92%	128,135,035	144,130,744	909	-	175,307	175,960	128,310,342	144,306,704	12.48%	0.37%	12.47%
CLEARWATER	13,194,205,662	14,189,365,582	7.54%	8,947,285,821	9,714,712,437	116,573,168	3,660,868	452,814,613	475,431,011	9,400,100,434	10,190,143,448	8.58%	4.99%	8.40%
DUNEDIN	3,417,109,232	3,801,661,467	11.25%	2,061,652,667	2,266,574,559	28,762,039	594,181	85,718,582	89,222,096	2,147,371,249	2,355,796,655	9.94%	4.09%	9.71%
GULFPORT	1,291,040,847	1,377,909,389	6.73%	794,074,409	857,809,689	3,741,674	-	11,085,929	11,353,685	805,160,338	869,163,374	8.03%	2.42%	7.95%
INDIAN ROCKS BEACH	1,257,263,123	1,428,015,678	13.58%	969,970,448	1,084,383,126	30,323,419	-	8,086,530	10,202,824	978,056,978	1,094,585,950	11.80%	26.17%	11.91%
INDIAN SHORES	945,973,076	1,015,129,620	7.31%	803,473,718	868,846,517	9,669,848	-	4,974,997	5,158,796	808,448,715	874,005,313	8.14%	3.69%	8.11%
KENNETH CITY	237,798,057	260,015,479	9.34%	132,294,418	145,197,135	2,407,184	-	6,047,510	6,724,112	138,341,928	151,921,247	9.75%	11.19%	9.82%
LARGO	5,567,484,716	5,956,603,968	6.99%	3,713,511,255	4,020,086,587	65,384,356	4,793,202	330,996,417	334,337,669	4,044,507,672	4,354,424,256	8.26%	1.01%	7.66%
MADEIRA BEACH	1,378,509,898	1,513,651,431	9.80%	1,066,933,051	1,159,228,186	5,871,691	-	14,639,582	14,694,815	1,081,572,633	1,173,923,001	8.65%	0.38%	8.54%
N REDINGTON BEACH	562,528,606	572,900,317	1.84%	462,664,196	483,164,950	5,511,260	-	2,557,052	2,469,759	465,221,248	485,634,709	4.43%	-3.41%	4.39%
OLDSMAR	1,434,056,612	1,549,215,699	8.03%	1,009,077,506	1,069,363,539	7,398,648	265,106	225,964,626	219,107,450	1,235,042,132	1,288,470,989	5.97%	-3.03%	4.33%
PINELLAS PARK	4,032,560,146	4,322,264,656	7.18%	2,692,980,723	2,885,837,961	14,651,590	6,269,467	393,199,385	405,405,763	3,086,180,108	3,291,243,724	7.16%	3.10%	6.64%
REDINGTON BEACH	525,520,494	538,962,978	2.56%	393,234,582	421,180,365	6,573,063	-	30,692,236	30,707,015	423,926,818	451,887,380	7.11%	0.05%	6.60%
REDINGTON SHORES	768,680,692	851,433,508	10.77%	613,095,626	666,916,528	4,926,284	-	9,334,095	9,503,854	622,429,721	676,420,382	8.78%	1.82%	8.67%
SAFETY HARBOR	1,811,146,418	1,960,986,914	8.27%	1,085,954,840	1,166,476,407	8,383,042	1,127,435	45,141,060	45,161,646	1,131,095,900	1,211,638,053	7.41%	0.05%	7.12%
SEMINOLE	1,817,463,898	1,975,590,993	8.70%	1,149,674,032	1,271,922,973	49,716,398	334,633	47,524,299	50,629,202	1,197,198,331	1,322,552,175	10.63%	6.53%	10.47%
SOUTH PASADENA	704,532,420	747,514,614	6.10%	522,288,485	553,384,722	4,138,408	-	27,801,588	27,611,598	550,090,073	580,996,320	5.95%	-0.68%	5.62%
ST PETE BEACH	3,223,435,434	3,557,404,621	10.36%	2,488,838,475	2,674,533,414	9,005,354	-	63,337,358	61,969,347	2,552,175,833	2,736,502,761	7.46%	-2.16%	7.22%
ST PETERSBURG	24,287,616,226	26,662,838,251	9.78%	14,827,880,534	16,301,289,687	262,661,492	-	1,078,420,563	1,096,106,225	15,906,301,097	17,397,395,912	9.94%	1.64%	9.37%
TARPON SPRINGS	2,381,721,311	2,577,515,294	8.22%	1,508,306,376	1,624,985,204	25,647,055	447,821	68,795,078	77,920,000	1,577,101,454	1,702,905,204	7.74%	13.26%	7.98%
TREASURE ISLAND	2,092,587,269	2,255,458,467	7.78%	1,579,342,564	1,719,524,856	20,370,610	-	15,680,619	17,219,684	1,595,023,183	1,736,744,540	8.88%	9.82%	8.89%

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

Projections of Florida Population by County, 2020–2045, with Estimates for 2017 (continued)

County and State	Estimates April 1, 2017	Projections, April 1					
		2020	2025	2030	2035	2040	2045
MIAMI-DADE	2,743,095						
Low		2,737,000	2,816,200	2,877,400	2,920,400	2,955,800	2,972,000
Medium		2,872,800	3,062,600	3,215,100	3,350,400	3,477,600	3,592,200
High		3,009,200	3,291,200	3,556,500	3,810,600	4,073,900	4,329,600
MONROE	76,889						
Low		72,000	70,100	68,500	66,900	65,300	63,600
Medium		75,300	75,900	76,300	76,700	77,000	77,400
High		79,200	81,900	84,700	87,500	90,300	93,100
NASSAU	80,456						
Low		79,800	83,300	86,100	87,800	88,500	88,500
Medium		85,700	93,800	100,900	107,000	112,300	117,200
High		91,400	103,300	115,200	126,400	136,900	147,600
OKALOOSA	195,488						
Low		191,900	193,500	194,900	195,900	195,600	194,800
Medium		201,200	209,800	216,900	223,600	229,100	234,200
High		211,000	226,200	240,900	256,100	270,600	285,100
OKEECHOBEE	41,140						
Low		40,100	39,800	39,600	39,300	38,900	38,300
Medium		42,000	43,100	44,100	44,900	45,600	46,300
High		44,100	46,500	49,000	51,300	53,700	56,100
ORANGE	1,313,880						
Low		1,341,900	1,422,600	1,489,800	1,535,700	1,573,200	1,600,500
Medium		1,425,900	1,576,700	1,705,500	1,814,900	1,917,000	2,013,600
High		1,505,200	1,711,500	1,913,400	2,098,300	2,279,600	2,463,100
OSCEOLA	337,614						
Low		357,200	400,000	434,000	460,500	480,600	495,700
Medium		384,500	452,400	509,300	560,200	606,200	649,800
High		408,700	495,500	579,500	659,400	733,400	808,100
PALM BEACH	1,414,144						
Low		1,403,800	1,434,500	1,464,500	1,484,900	1,493,300	1,493,000
Medium		1,473,000	1,559,600	1,636,400	1,703,700	1,760,000	1,809,800
High		1,543,400	1,676,400	1,810,200	1,937,500	2,058,200	2,174,900
PASCO	505,709						
Low		509,300	531,700	553,700	573,300	588,100	598,700
Medium		534,800	578,600	618,400	656,000	689,000	719,000
High		560,000	621,400	684,400	748,100	810,600	872,200
PINELLAS	962,003						
Low		944,900	942,700	941,400	934,400	925,000	913,600
Medium		980,100	1,005,000	1,025,000	1,039,300	1,051,300	1,061,600
High		1,018,300	1,069,200	1,117,700	1,161,500	1,203,800	1,244,800
POLK	661,645						
Low		671,100	705,900	736,000	757,600	772,000	784,800
Medium		704,900	768,300	822,000	867,500	906,100	943,600
High		737,800	824,900	909,700	988,500	1,064,000	1,143,200
PUTNAM	73,176						
Low		70,300	68,600	67,100	65,500	63,900	62,200
Medium		73,600	74,200	74,700	75,100	75,400	75,700
High		77,300	80,100	82,900	85,700	88,400	91,100
ST. JOHNS	229,715						
Low		237,500	261,700	280,800	295,200	305,800	314,000
Medium		255,300	295,800	329,600	359,600	386,600	412,700
High		271,800	324,200	375,000	422,800	466,600	511,900
ST. LUCIE	297,634						
Low		299,900	314,700	328,600	340,500	351,000	360,400
Medium		315,000	342,500	367,000	389,600	410,600	431,200
High		329,800	367,800	406,100	444,300	483,800	525,100

Table 1. Estimates of Population by County and City in Florida: April 1, 2017

County, City, and State	April 1 2017 Estimate	Total Change 2010–2017	April 1 2010 Census	Revenue Sharing Use Only	
				Inmates	Estimates less Inmates April 1, 2017
Pinellas County	962,003	45,461	916,542	1,054	960,949
Belleair	3,924	55	3,869	0	3,924
Belleair Beach	1,559	-1	1,560	0	1,559
Belleair Bluffs	2,071	40	2,031	0	2,071
Belleair Shore	117	8	109	0	117
Clearwater	113,723	6,038	107,685	0	113,723
Dunedin	36,265	944	35,321	5	36,260
Gulfport	12,400	371	12,029	0	12,400
Indian Rocks Beach	4,380	267	4,113	0	4,380
Indian Shores	1,452	32	1,420	0	1,452
Kenneth City	5,082	102	4,980	0	5,082
Largo	81,966	4,318	77,648	0	81,966
Madeira Beach	4,368	105	4,263	0	4,368
North Redington Beach	1,452	35	1,417	0	1,452
Oldsmar	14,321	730	13,591	0	14,321
Pinellas Park	52,713	3,634	49,079	0	52,713
Redington Beach	1,463	36	1,427	0	1,463
Redington Shores	2,201	80	2,121	0	2,201
Safety Harbor	17,343	459	16,884	6	17,337
St. Pete Beach	9,488	142	9,346	0	9,488
St. Petersburg	263,768	18,999	244,769	422	263,346
Seminole	18,450	1,217	17,233	0	18,450
South Pasadena	5,074	110	4,964	0	5,074
Tarpon Springs	25,093	1,609	23,484	0	25,093
Treasure Island	6,819	114	6,705	0	6,819
UNINCORPORATED	276,511	6,017	270,494	621	275,890

Demographic Type Of Home By Age Of Owner-Renter

Total Number Led Homes In Belleair, By Type	
Total Home Population:	1,822
Population of Family homes:	1,094
Population of 15 to 24 year olds:	5
Population of 25 to 34 year olds:	38
Population of 35 to 44 year olds:	150
Population of 45 to 54 year olds:	251
Population of 55 to 59 year olds:	128
Population of 60 to 64 year olds:	123
Population of 65 to 74 year olds:	228
Population of 75 to 84 year olds:	127
Population of 85 year olds and over:	44
Population of Nonfamily Homes:	728
Population of 15 to 24 year olds:	3
Population of 25 to 34 year olds:	27
Population of 35 to 44 year olds:	42
Population of 45 to 54 year olds:	107
Population of 55 to 59 year olds:	63
Population of 60 to 64 year olds:	84
Population of 65 to 74 year olds:	150
Population of 75 to 84 year olds:	163
Population of 85 year olds and over:	89

Demographic Population Of Homes With People 60 Year Olds And Over

Households In Belleair Containing People Over 60	
Total Population:	1,822
Population of homes with one or more people 60 years and over:	1,052
1-person household:	446
2-or-more-person household:	606
Family households:	562
Nonfamily households:	44
Population of homes with no people 60 years and over:	770
1-person household:	194
2-or-more-person household:	576
Family homes:	532
Nonfamily homes:	44