



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

May 28, 2021

The Honorable Mike Wilkinson
Mayor of the Town of Belleair
901 Ponce De Leon Blvd
Belleair, FL 33756

Re: 2021 Estimates of Change in Taxable Values

The following contains the 2021 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. In addition, a series of charts are included presenting the breakdown of taxable value and value change within your jurisdiction.

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

- Our office is governed by the [Florida Constitution](#), [Florida Statutes](#), and the [Rules and Regulations of the Florida Department of Revenue](#). As you know, we are responsible for assessing the value of every property in Pinellas County each year, as of the January 1 assessment date, for ad valorem property tax purposes. Any impacts on value due to market conditions directly related to the Covid-19 hardship are reflected in the 2021 assessments. However, we still anticipate a higher level of appeals from property owners and tax representatives due to the pandemic in 2020.
- We are not expecting a higher than typical number of late-file homestead exemptions for 2021. However, applications will be accepted up until September 17th to help our homeowners. We always have late-filed applications, so we don't anticipate any dramatic impact to the assessment roll.
- 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 by July 1st.
- The Save-Our-Homes Cap percentage applicable to homestead properties this year is 1.4%, which limits increases in taxable value to an overall level below the actual growth in the real estate market.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

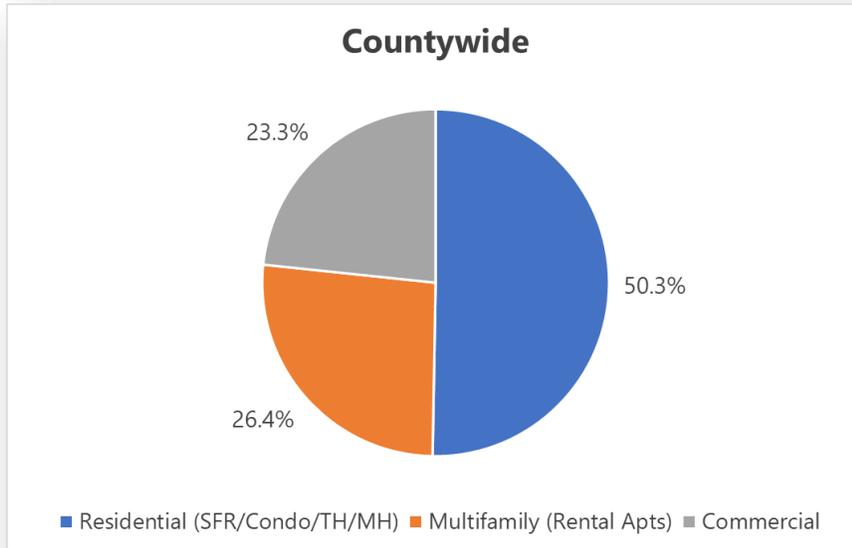
MID COUNTY
13025 Starkey Road
Largo, FL 33773

SOUTH COUNTY
2500 34th Street N
St. Petersburg, FL 33713

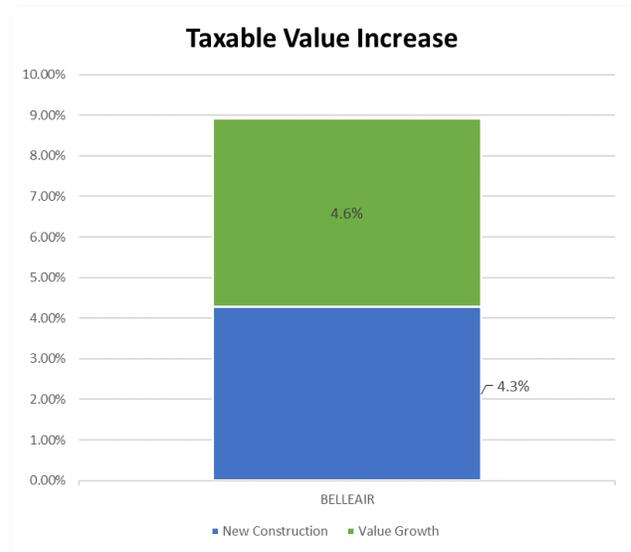
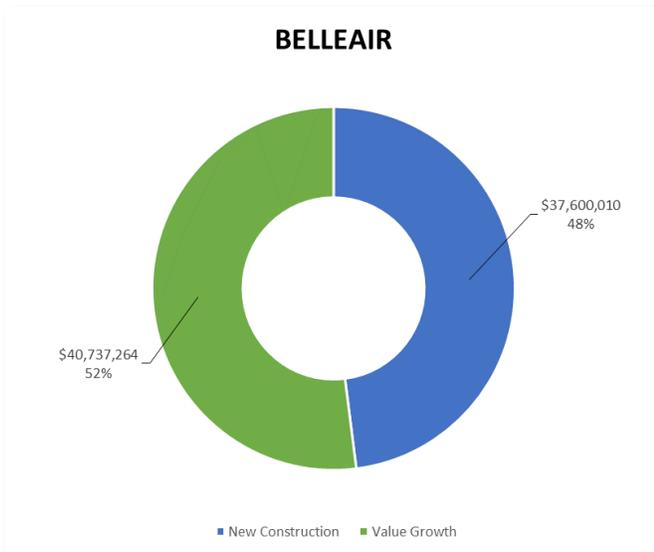
PHONE: (727) 464-3207 **FAX:** (727) 464-3448 **TTY/TDD:** (727) 464-3370 **MAIL:** PO Box 1957, Clearwater, FL 33757



The Taxable Value of New Construction countywide totals \$809.2 million, indicating a decrease of 16.4% from 2020.



The charts presented below show the breakdown of taxable value change within your jurisdiction by new construction, annexation (if any), and value growth.



MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2021 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 28, 2021
 2021 ESTIMATES

NAME	2020 Just Value Real Property	2021 Just Value Real Property	% Change in Just Value of Real Property	2020 Taxable Value Real Property	2021 Taxable Value Real Property	2021 Net Taxable Value New Construction	2021 Taxable Value Annexation	2020 Taxable Value Tangible Personal Property	2021 Taxable Value Tangible Personal Property	2020 Total Taxable Value	2021 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	131,677,371,095	142,815,998,781	8.46%	86,640,767,956	92,704,759,737	809,223,102	-	5,085,088,153	4,702,615,125	91,725,856,109	97,407,374,862	7.00%	-7.52%	6.19%
HEALTH DEPT	131,677,371,095	142,815,998,781	8.46%	86,640,767,956	92,704,835,542	809,223,102	-	5,085,088,153	4,702,615,125	91,725,856,109	97,407,450,667	7.00%	-7.52%	6.19%
EMER MEDICAL SVC	131,677,371,095	142,815,998,781	8.46%	86,644,454,349	92,708,521,935	809,223,102	-	7,791,372	7,791,372	86,652,245,721	92,716,313,307	7.00%	0.00%	7.00%
MUNI SVC TAX UNIT	31,477,825,104	34,060,821,966	8.21%	19,520,735,957	20,749,887,308	105,678,274	-	1,624,657,874	1,431,041,106	21,145,393,831	22,180,928,414	6.30%	-11.92%	4.90%
SCHOOL	131,677,371,095	142,815,998,781	8.46%	94,362,862,643	100,825,516,391	828,613,476	-	5,085,088,153	4,702,615,125	99,447,950,796	105,528,131,516	6.85%	-7.52%	6.11%
SUNCOAST TRANSIT	121,569,524,749	131,962,746,183	8.55%	78,913,556,548	84,524,770,652	746,469,109	-	7,791,372	7,791,372	78,921,347,920	84,532,562,024	7.11%	0.00%	7.11%
LIBRARY SERVICES	19,173,018,511	20,753,584,733	8.24%	11,526,939,526	12,315,667,531	75,552,112	-	1,466,078,977	1,285,281,319	12,993,018,503	13,600,948,850	6.84%	-12.33%	4.68%
ELF LIBRARY SERVICES	4,648,509,225	4,980,977,671	7.15%	3,143,329,809	3,279,997,375	2,010,095	-	49,262,882	48,593,286	3,192,592,691	3,328,590,661	4.35%	-1.36%	4.26%
EAST LAKE RECREATION	4,648,509,225	4,980,977,671	7.15%	3,143,329,809	3,279,997,375	2,010,095	-	49,262,882	48,593,286	3,192,592,691	3,328,590,661	4.35%	-1.36%	4.26%
PIN PARK WTR MGMT	4,803,932,154	5,250,944,688	9.31%	2,981,363,982	3,251,943,623	51,472,654	-	-	-	2,981,363,982	3,251,943,623	9.08%	-	9.08%
PIN PLANNING COUNCIL	131,677,371,095	142,815,998,781	8.46%	86,640,767,956	92,704,835,542	809,223,102	-	5,085,088,153	4,702,615,125	91,725,856,109	97,407,450,667	7.00%	-7.52%	6.19%
JUVENILE WELFARE BD	131,677,371,095	142,815,998,781	8.46%	86,644,454,349	92,708,521,935	809,223,102	-	5,085,088,153	4,702,615,125	91,729,542,502	97,411,137,060	7.00%	-7.52%	6.19%
SW FLA WATER MGMT	131,677,371,095	142,815,998,781	8.46%	86,644,454,349	92,708,521,935	809,223,102	-	5,085,088,153	4,702,615,125	91,729,542,502	97,411,137,060	7.00%	-7.52%	6.19%
CLW DOWNTOWN DEV	756,849,996	831,290,284	9.84%	398,988,915	411,879,461	(45,737)	-	39,280,629	35,973,735	438,269,544	447,853,196	3.23%	-8.42%	2.19%
FEATHER SND COM SVC	482,496,151	510,075,345	5.72%	349,809,899	370,709,325	1,193,391	-	9,512,145	8,378,691	359,322,044	379,088,016	5.97%	-11.92%	5.50%
PALM HRBR COMM SVC	7,656,297,368	8,326,259,562	8.75%	4,951,255,365	5,255,307,511	28,137,130	-	109,316,015	97,166,501	5,060,571,380	5,352,474,012	6.14%	-11.11%	5.77%
BELLEAIR BLUFFS FIRE	602,987,781	654,070,442	8.47%	409,819,075	435,742,718	1,668,450	-	-	-	409,819,075	435,742,718	6.33%	-	6.33%
CLEARWATER FIRE	2,204,509,812	2,398,306,518	8.79%	1,339,910,893	1,429,106,803	1,380,535	-	-	-	1,339,910,893	1,429,106,803	6.66%	-	6.66%
DUNEDIN FIRE	712,272,698	752,024,117	5.58%	452,381,478	475,812,681	327,945	-	-	-	452,381,478	475,812,681	5.18%	-	5.18%
EAST LAKE FIRE	4,648,509,225	4,980,977,671	7.15%	3,143,329,809	3,279,997,375	2,010,095	-	-	-	3,143,329,809	3,279,997,375	4.35%	-	4.35%
GANDY FIRE	80,642,649	85,559,678	6.10%	67,454,666	72,709,462	791,142	-	-	-	67,454,666	72,709,462	7.79%	-	7.79%
HIGH POINT FIRE	1,707,003,356	1,825,019,127	6.91%	938,954,490	1,002,096,695	1,901,720	-	-	-	938,954,490	1,002,096,695	6.72%	-	6.72%
LARGO FIRE	1,267,462,632	1,361,072,901	7.39%	781,945,513	827,400,847	2,570,986	-	-	-	781,945,513	827,400,847	5.81%	-	5.81%
LEALMAN FIRE	2,407,603,392	2,617,833,998	8.73%	1,388,506,033	1,503,422,376	6,864,691	-	-	-	1,388,506,033	1,503,422,376	8.28%	-	8.28%
PALM HARBOR FIRE	7,656,297,368	8,326,259,562	8.75%	4,951,255,365	5,255,307,511	28,137,130	-	109,316,015	97,166,501	5,060,571,380	5,352,474,012	6.14%	-11.11%	5.77%
PINELLAS PARK FIRE	564,726,068	588,758,838	4.26%	323,693,383	337,683,408	1,292,559	-	-	-	323,693,383	337,683,408	4.32%	-	4.32%
S PASADENA FIRE	275,050,254	299,547,593	8.91%	182,055,738	195,032,876	644,442	-	-	-	182,055,738	195,032,876	7.13%	-	7.13%
SAFETY HARBOR FIRE	150,162,555	153,211,285	2.03%	96,940,695	100,553,553	100,677	-	-	-	96,940,695	100,553,553	3.73%	-	3.73%
SEMINOLE FIRE	5,883,465,444	6,393,720,570	8.67%	3,414,876,061	3,639,728,600	10,613,040	-	-	-	3,414,876,061	3,639,728,600	6.58%	-	6.58%
TARPON SPRINGS FIRE	326,281,638	344,814,244	5.68%	239,103,091	250,550,859	821,814	-	-	-	239,103,091	250,550,859	4.79%	-	4.79%
TIERRA VERDE FIRE	1,460,714,539	1,594,145,330	9.13%	1,117,058,482	1,217,842,067	45,012,600	-	-	-	1,117,058,482	1,217,842,067	9.02%	-	9.02%

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2021 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 28, 2021
 2021 ESTIMATES

NAME	2020 Just Value Real Property	2021 Just Value Real Property	% Change in Just Value of Real Property	2020 Taxable Value Real Property	2021 Taxable Value Real Property	2021 Net Taxable Value New Construction	2021 Taxable Value Annexation	2020 Taxable Value Tangible Personal Property	2021 Taxable Value Tangible Personal Property	2020 Total Taxable Value	2021 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
BELLEAIR	1,247,050,622	1,333,403,160	6.92%	871,493,421	944,284,140	37,600,010	-	7,527,720	13,074,275	879,021,141	957,358,415	8.35%	73.68%	8.91%
BELLEAIR BEACH	764,740,928	828,439,429	8.33%	592,261,368	628,235,004	3,106,614	-	1,971,273	1,835,027	594,232,641	630,070,031	6.07%	-6.91%	6.03%
BELLEAIR BLUFFS	357,762,003	400,738,000	12.01%	247,714,629	274,177,464	1,285,406	-	8,268,358	6,263,938	255,982,987	280,441,402	10.68%	-24.24%	9.55%
BELLEAIR SHORE	225,401,101	226,845,132	0.64%	181,218,906	187,582,402	168,731	-	212,776	193,575	181,431,682	187,775,977	3.51%	-9.02%	3.50%
CLEARWATER	17,455,602,387	18,698,585,282	7.12%	12,174,594,484	12,837,536,747	63,097,520	918,120	543,364,288	506,062,497	12,717,958,772	13,343,599,244	5.45%	-6.86%	4.92%
DUNEDIN	4,919,431,643	5,340,999,554	8.57%	2,951,510,765	3,193,676,045	19,942,266	435,635	105,783,547	106,507,254	3,057,294,312	3,300,183,299	8.20%	0.68%	7.94%
GULFPORT	1,762,910,868	1,903,827,600	7.99%	1,094,761,100	1,176,505,616	3,005,042	-	13,601,597	12,931,869	1,108,362,697	1,189,437,485	7.47%	-4.92%	7.31%
INDIAN ROCKS BEACH	1,689,140,759	1,857,389,887	9.96%	1,324,958,959	1,424,684,724	2,473,619	-	9,060,008	8,617,069	1,334,018,967	1,433,301,793	7.53%	-4.89%	7.44%
INDIAN SHORES	1,222,155,992	1,316,913,241	7.75%	1,077,725,595	1,153,357,131	8,931,520	-	5,796,756	5,642,114	1,083,522,351	1,158,999,245	7.02%	-2.67%	6.97%
KENNETH CITY	334,568,852	366,122,171	9.43%	190,290,604	207,154,668	166,046	-	8,094,566	7,581,365	198,385,170	214,736,033	8.86%	-6.34%	8.24%
LARGO	7,517,880,728	8,187,227,144	8.90%	5,114,238,104	5,538,573,734	55,058,240	6,890,265	407,527,331	420,851,067	5,521,765,435	5,959,424,801	8.30%	3.27%	7.93%
MADEIRA BEACH	1,787,280,601	1,957,365,870	9.52%	1,405,030,173	1,527,276,922	25,861,819	-	13,683,641	12,617,726	1,418,713,814	1,539,894,648	8.70%	-7.79%	8.54%
N REDINGTON BEACH	684,967,071	730,962,941	6.72%	573,801,640	603,753,054	1,355,338	-	3,166,499	4,220,835	576,968,139	607,973,889	5.22%	33.30%	5.37%
OLDSMAR	1,978,534,635	2,098,005,367	6.04%	1,344,963,162	1,420,267,073	9,355,784	904,708	235,275,311	194,814,369	1,580,238,473	1,615,081,442	5.60%	-17.20%	2.20%
PINELLAS PARK	5,453,229,765	5,970,496,511	9.49%	3,644,925,481	3,976,746,518	85,969,460	7,094,727	467,652,569	455,267,443	4,112,578,050	4,432,013,961	9.10%	-2.65%	7.77%
REDINGTON BEACH	659,905,782	734,145,152	11.25%	513,029,441	552,849,985	1,860,900	-	37,565,703	33,853,563	550,595,144	586,703,548	7.76%	-9.88%	6.56%
REDINGTON SHORES	973,655,093	1,064,585,449	9.34%	766,771,695	833,273,828	4,305,318	-	10,806,872	9,957,674	777,578,567	843,231,502	8.67%	-7.86%	8.44%
SAFETY HARBOR	2,462,392,413	2,665,541,460	8.25%	1,429,278,199	1,515,014,104	8,040,444	301,941	47,429,848	47,095,234	1,476,708,047	1,562,109,338	6.00%	-0.71%	5.78%
SEMINOLE	2,526,701,892	2,682,337,594	6.16%	1,649,635,417	1,733,892,067	8,216,426	288,122	70,075,105	69,290,258	1,719,710,522	1,803,182,325	5.11%	-1.12%	4.85%
SOUTH PASADENA	875,017,750	933,295,274	6.66%	657,671,255	698,797,701	156,010	-	32,405,022	30,360,645	690,076,277	729,158,346	6.25%	-6.31%	5.66%
ST PETE BEACH	4,325,229,392	4,587,306,230	6.06%	3,368,032,840	3,531,470,207	6,157,987	-	69,919,648	67,389,279	3,437,952,488	3,598,859,486	4.85%	-3.62%	4.68%
ST PETERSBURG	35,204,581,055	38,626,887,624	9.72%	21,578,933,712	23,368,663,525	300,896,703	-	1,249,636,269	1,150,113,407	22,828,569,981	24,518,776,932	8.29%	-7.96%	7.40%
TARPON SPRINGS	3,119,526,335	3,367,360,045	7.94%	1,953,967,432	2,097,684,840	48,903,795	1,573,568	80,381,607	77,455,945	2,034,349,039	2,175,140,785	7.36%	-3.64%	6.92%
TREASURE ISLAND	2,651,878,324	2,876,396,698	8.47%	2,092,911,398	2,209,132,149	7,497,573	-	19,066,638	17,420,264	2,111,978,036	2,226,552,413	5.55%	-8.63%	5.42%

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

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
 2021 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 28, 2021
 2021 ESTIMATES

Tax Increment Financing District	2020 Total Municipal Taxable Value	2021 Total Municipal Taxable Value	Percent Change in Muni Taxable Value	2020 Total County Taxable Value	2021 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	COUNT
Clearwater TIF	453,549,220	468,318,408	3.26%	453,624,220	468,393,408	3.26%	(45,737)	909
Clearwater TIF A	127,120,964	142,994,298	12.49%	127,328,981	143,205,256	12.47%	2,346,199	1,068
Dunedin Downtown TIF	184,783,525	205,943,547	11.45%	184,987,096	206,148,225	11.44%	6,797,859	624
Gulfport Waterfront District TIF	56,052,607	60,716,837	8.32%	56,224,022	60,838,909	8.21%	190,525	243
Largo West Bay Drive TIF	227,238,260	238,095,394	4.78%	227,782,841	238,590,396	4.74%	125,873	784
Lealman TIF	727,594,818	781,554,756	7.42%	731,267,384	785,198,215	7.37%	5,035,523	6,426
Oldsmar Town Center TIF	100,288,547	100,467,001	0.18%	100,570,091	100,708,288	0.14%	1,863,637	345
Pinellas Park Downtown TIF	574,366,248	606,996,572	5.68%	575,857,263	608,449,022	5.66%	6,581,350	3,089
Pinellas Park Redevelopment Area TIF	-	285,544,816	0.00%	-	286,449,263	0.00%	381,394	1,519
Safety Harbor Downtown TIF	171,856,616	182,776,172	6.35%	172,404,629	183,337,089	6.34%	1,181,771	645
South St Petersburg TIF E	1,112,930,422	1,289,639,404	15.88%	1,115,122,940	1,291,842,293	15.85%	40,713,942	14,812
St Petersburg Intown TIF A	2,365,990,229	2,495,836,527	5.49%	2,366,140,229	2,496,031,527	5.49%	2,137,634	2,754
St Petersburg Intown West TIF D	243,895,410	415,664,924	70.43%	243,895,410	415,664,924	70.43%	136,275,398	369
Tarpon Springs Downtown TIF	95,220,368	103,823,991	9.04%	95,270,368	103,873,991	9.03%	1,386,183	563

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, 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.



Pinellas County Property Appraiser

I will certify the Preliminary 2021 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, Director of Exemptions and Tax Roll Compliance, at (727) 464-5042. If we can be of further assistance, please do not hesitate to contact my office at (727) 464-4295.

Sincerely,

A handwritten signature in black ink that reads "Mike Twitty". The signature is stylized and written in a cursive-like font.

MIKE TWITTY, MAI, CFA
Property Appraiser