MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER

2025 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 30, 2025

2025 ESTIMATES

NAME	2024 Just Value Real Property	2025 Just Value Real Property	% Change in Just Value of Real Property	2024 Taxable Value Real Property	2025 Taxable Value Real Property	2025 Net Taxable Value New Construction	2025 Net Taxable Value Annexation	2024 Taxable Value Tangible Personal Property	2025 Taxable Value Tangible Personal Property	2024 Total Taxable Value	2025 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	221,121,160,429	218,568,568,897	-1.15%	129,353,964,220	134,294,940,087	(494,192,889)	-	5,877,674,461	6,031,502,380	135,231,638,681	140,326,442,467	3.82%	2.62%	3.77%
HEALTH DEPT	221,121,160,429	218,568,568,897	-1.15%	129,380,346,793	134,323,600,205	(494,192,889)	-	5,878,062,981	6,031,702,667	135,258,409,774	140,355,302,872	3.82%	2.61%	3.77%
EMER MEDICAL SVC	221,121,160,429	218,568,568,897	-1.15%	129,384,048,600	134,327,226,714	(494,271,485)	-	8,657,197	8,657,197	129,392,705,797	134,335,883,911	3.82%	0.00%	3.82%
MUNI SVC TAX UNIT	51,891,212,998	52,316,121,071	0.82%	27,989,950,752	29,326,936,455	(81,766,157)	-	1,851,902,224	1,946,210,528	29,841,852,976	31,273,146,983	4.78%	5.09%	4.80%
MSTU USSD	8,512,849,745	8,633,319,220	1.42%	4,323,930,981	4,567,723,833	(9,302,155)	-	-	-	4,323,930,981	4,567,723,833	5.64%		5.64%
SCHOOL	221,121,160,429	218,568,568,897	-1.15%	144,613,359,621	145,813,844,483	(657,583,203)	-	5,878,062,981	6,031,702,667	150,491,422,602	151,845,547,150	0.83%	2.61%	0.90%
SUNCOAST TRANSIT	202,918,322,361	202,160,153,500	-0.37%	117,655,870,282	122,760,391,197	(236,315,764)	-	8,657,197	8,657,197	117,664,527,479	122,769,048,394	4.34%	0.00%	4.34%
LIBRARY SERVICES	31,614,059,821	31,698,540,012	0.27%	16,958,887,347	17,823,377,544	(58,005,321)	-	1,653,780,175	1,732,316,156	18,612,667,522	19,555,693,700	5.10%	4.75%	5.07%
ELF LIBRARY SERVICES	7,633,306,433	7,831,104,330	2.59%	4,182,931,992	4,395,391,382	10,107,956	-	70,430,398	74,916,817	4,253,362,390	4,470,308,199	5.08%	6.37%	5.10%
EAST LAKE RECREATION	7,633,306,433	7,831,104,330	2.59%	4,182,931,992	4,395,391,382	10,107,956	-	70,430,398	74,916,817	4,253,362,390	4,470,308,199	5.08%	6.37%	5.10%
PIN PARK WTR MGMT	7,961,292,775	8,258,362,641	3.73%	4,654,966,544	5,004,700,919	82,869,345	-	-	-	4,654,966,544	5,004,700,919	7.51%		7.51%
PIN PLANNING COUNCIL	221,121,160,429	218,568,568,897	-1.15%	129,380,346,793	134,323,600,205	(494,192,889)	-	5,878,062,981	6,031,702,667	135,258,409,774	140,355,302,872	3.82%	2.61%	3.77%
JUVENILE WELFARE BD	221,121,160,429	218,568,568,897	-1.15%	129,384,048,600	134,312,567,214	(494,271,485)	-	5,878,062,981	6,031,702,667	135,262,111,581	140,344,269,881	3.81%	2.61%	3.76%
SW FLA WATER MGMT	221,121,160,429	218,568,568,897	-1.15%	129,384,048,600	134,312,567,214	(494,271,485)	-	5,878,062,981	6,031,702,667	135,262,111,581	140,344,269,881	3.81%	2.61%	3.76%
CLW DOWNTOWN DEV	1,027,960,998	1,087,533,259	5.80%	496,242,732	516,033,634	(275,774)	-	37,016,040	34,580,003	533,258,772	550,613,637	3.99%	-6.58%	3.25%
FEATHER SND COM SVC	749,961,452	717,355,420	-4.35%	470,908,947	461,246,575	(15,445,201)	-	12,868,737	15,895,933	483,777,684	477,142,508	-2.05%	23.52%	-1.37%
PALM HRBR COMM SVC	12,643,846,744	12,786,476,729	1.13%	6,965,268,926	7,297,934,724	(34,212,942)	-	127,691,651	138,977,555	7,092,960,577	7,436,912,279	4.78%	8.84%	4.85%
BELLEAIR BLUFFS FIRE	1,073,416,729	943,887,086	-12.07%	590,680,115	575,124,081	(29,538,447)	-	-	-	590,680,115	575,124,081	-2.63%		-2.63%
CLEARWATER FIRE	3,670,891,508	3,712,852,341	1.14%	1,988,989,072	2,119,300,699	395,952	-	-	-	1,988,989,072	2,119,300,699	6.55%		6.55%
DUNEDIN FIRE	1,188,410,955	1,227,602,766	3.30%	637,992,862	686,742,280	2,317,775	-	-	-	637,992,862	686,742,280	7.64%		7.64%
EAST LAKE FIRE	7,633,306,433	7,831,104,330	2.59%	4,182,931,992	4,395,391,382	10,107,956	-	-	-	4,182,931,992	4,395,391,382	5.08%		5.08%
GANDY FIRE	105,695,934	105,548,341	-0.14%	87,421,650	89,842,498	(200,776)	-	-	-	87,421,650	89,842,498	2.77%		2.77%
HIGH POINT FIRE	2,576,305,828	2,575,936,878	-0.01%	1,346,647,845	1,378,498,618	(19,426,256)	-	-	-	1,346,647,845	1,378,498,618	2.37%		2.37%
LARGO FIRE	2,056,902,670	2,123,934,728	3.26%	1,164,067,842	1,244,205,108	152,623	-	-	-	1,164,067,842	1,244,205,108	6.88%		6.88%
LEALMAN FIRE	4,099,873,088	4,184,824,542	2.07%	2,216,662,400	2,370,480,651	7,161,322	-	-	-	2,216,662,400	2,370,480,651	6.94%		6.94%
PALM HARBOR FIRE	12,643,846,744	12,786,476,729	1.13%	6,965,268,926	7,297,934,724	(34,212,942)	-	127,691,651	138,977,555	7,092,960,577	7,436,912,279	4.78%	8.84%	4.85%
PINELLAS PARK FIRE	848,285,104	879,104,318	3.63%	429,922,986	461,967,548	905,369	-	-	-	429,922,986	461,967,548	7.45%		7.45%
PINELLAS SUNCOAST FIRE	9,251,908,281	8,693,645,362	-6.03%	5,964,590,744	6,099,351,425	(96,443,850)	-	-	-	5,964,590,744	6,099,351,425	2.26%		2.26%
S PASADENA FIRE	525,130,839	408,756,633	-22.16%	284,468,230	263,363,844	(19,130,680)	-	-	-	284,468,230	263,363,844	-7.42%		-7.42%
SAFETY HARBOR FIRE	225,728,232	226,948,337	0.54%	128,965,647	135,428,461	223,292	-	-	-	128,965,647	135,428,461	5.01%		5.01%
SEMINOLE FIRE	9,357,206,539	9,381,557,832	0.26%	4,878,334,302	5,099,152,817	(13,397,420)	-	-	-	4,878,334,302	5,099,152,817	4.53%		4.53%
TARPON SPRINGS FIRE	551,258,850	546,046,176	-0.95%	330,338,020	347,313,859	(1,210,673)	-	-	-	330,338,020	347,313,859	5.14%		5.14%
TIERRA VERDE FIRE	2,956,842,643	2,967,552,994	0.36%	1,763,148,299	1,880,074,911	14,965,149	-	-	-	1,763,148,299	1,880,074,911	6.63%		6.63%

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER

2025 TAXABLE VALUE BY TAXING AUTHORITY AS OF MAY 30, 2025

2025 ESTIMATES

NAME	2024 Just Value Real Property	2025 Just Value Real Property	% Change in Just Value of Real Property	2024 Taxable Value Real Property	2025 Taxable Value Real Property	2025 Net Taxable Value New Construction	2025 Net Taxable Value Annexation	2024 Taxable Value Tangible Personal Property	2025 Taxable Value Tangible Personal Property	2024 Total Taxable Value	2025 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
BELLEAIR	2,217,881,559	2,361,667,904	6.48%	1,282,148,939	1,370,754,936	(8,136,928)	-	14,114,740	13,605,424	1,296,263,679	1,384,360,360	6.91%	-3.61%	6.80%
BELLEAIR BEACH	1,476,260,698	1,321,804,113	-10.46%	892,309,923	887,051,096	(25,461,092)	-	2,281,970	2,381,546	894,591,893	889,432,642	-0.59%	4.36%	-0.58%
BELLEAIR BLUFFS	587,097,010	592,496,659	0.92%	376,387,418	396,640,562	555,818	-	9,087,465	9,406,412	385,474,883	406,046,974	5.38%	3.51%	5.34%
BELLEAIR SHORE	344,598,047	394,526,269	14.49%	255,679,061	269,942,728	(4,600,182)	-	226,749	242,896	255,905,810	270,185,624	5.58%	7.12%	5.58%
CLEARWATER	28,291,925,559	28,449,069,081	0.56%	17,842,026,467	18,661,994,803	17,689,277	1,235,359	612,971,688	657,794,478	18,454,998,155	19,319,789,281	4.60%	7.31%	4.69%
DUNEDIN	8,433,835,723	8,503,957,401	0.83%	4,475,344,396	4,709,637,344	(29,918,241)	-	119,098,883	100,496,645	4,594,443,279	4,810,133,989	5.24%	-15.62%	4.69%
GULFPORT	3,096,973,154	3,026,444,083	-2.28%	1,705,076,913	1,753,127,310	(26,087,423)	-	16,564,082	16,919,896	1,721,640,995	1,770,047,206	2.82%	2.15%	2.81%
INDIAN ROCKS BEACH	3,200,970,110	2,793,264,632	-12.74%	2,103,953,757	2,082,514,210	(63,092,443)	-	9,824,204	9,880,882	2,113,777,961	2,092,395,092	-1.02%	0.58%	-1.01%
INDIAN SHORES	2,172,556,445	2,119,881,180	-2.42%	1,620,385,191	1,708,670,220	(2,030,296)	-	7,749,947	7,514,515	1,628,135,138	1,716,184,735	5.45%	-3.04%	5.41%
KENNETH CITY	564,959,700	579,261,342	2.53%	289,867,246	308,660,884	62,578	-	13,329,419	13,960,120	303,196,665	322,621,004	6.48%	4.73%	6.41%
LARGO	12,051,086,713	12,353,769,708	2.51%	7,556,381,270	8,010,450,110	65,895,818	-	473,263,896	482,349,028	8,029,645,166	8,492,799,138	6.01%	1.92%	5.77%
MADEIRA BEACH	3,197,795,264	2,620,145,032	-18.06%	2,192,388,093	2,069,474,078	(52,291,993)	-	20,304,917	20,232,679	2,212,693,010	2,089,706,757	-5.61%	-0.36%	-5.56%
N REDINGTON BEACH	1,250,850,072	943,558,393	-24.57%	850,447,574	782,497,264	(35,052,460)	-	4,670,497	4,491,428	855,118,071	786,988,692	-7.99%	-3.83%	-7.97%
OLDSMAR	2,999,904,798	3,015,172,770	0.51%	1,850,719,713	1,924,385,193	(15,088,967)	-	239,961,018	245,696,665	2,090,680,731	2,170,081,858	3.98%	2.39%	3.80%
PINELLAS PARK	8,973,942,448	9,277,123,162	3.38%	5,616,128,625	6,000,768,227	43,168,244	1,788,000	621,316,714	610,741,673	6,237,445,339	6,611,509,900	6.85%	-1.70%	6.00%
REDINGTON BEACH	1,212,405,630	1,006,315,595	-17.00%	786,324,309	732,410,097	(50,444,646)	-	41,407,009	44,621,555	827,731,318	777,031,652	-6.86%	7.76%	-6.13%
REDINGTON SHORES	1,694,860,161	1,529,445,789	-9.76%	1,161,012,936	1,148,655,850	(32,968,156)	-	12,693,052	13,081,914	1,173,705,988	1,161,737,764	-1.06%	3.06%	-1.02%
SAFETY HARBOR	4,064,489,418	4,157,604,808	2.29%	2,012,164,800	2,155,104,385	5,217,521	156,404	58,880,401	61,746,214	2,071,045,201	2,216,850,599	7.10%	4.87%	7.04%
SEMINOLE	3,820,620,315	3,875,011,020	1.42%	2,214,214,556	2,312,174,145	9,203,211	757,278	79,974,575	84,877,656	2,294,189,131	2,397,051,801	4.42%	6.13%	4.48%
SOUTH PASADENA	1,346,880,574	1,200,760,992	-10.85%	929,159,913	893,773,015	(14,017,336)	-	43,349,954	40,427,719	972,509,867	934,200,734	-3.81%	-6.74%	-3.94%
ST PETE BEACH	7,545,934,314	6,790,287,149	-10.01%	5,105,056,844	4,979,228,523	(121,299,973)	-	109,850,419	76,707,119	5,214,907,263	5,055,935,642	-2.46%	-30.17%	-3.05%
ST PETERSBURG	60,667,620,667	60,169,290,317	-0.82%	33,836,472,441	35,383,854,849	35,177,127	-	1,375,380,959	1,429,251,189	35,211,853,400	36,813,106,038	4.57%	3.92%	4.55%
TARPON SPRINGS	5,303,845,240	5,301,928,636	-0.04%	2,917,014,100	3,038,752,042	(5,409,485)	267,123	108,067,514	111,036,173	3,025,081,614	3,149,788,215	4.17%	2.75%	4.12%
TREASURE ISLAND	4,712,653,812	3,869,661,791	-17.89%	3,129,534,748	2,956,006,883	(102,406,072)	-	22,315,022	20,440,351	3,151,849,770	2,976,447,234	-5.54%	-8.40%	-5.57%

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

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER

2025 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF MAY 30, 2025

2025 ESTIMATES

Tax Increment Financing District	2024 Total Municipal Taxable Value	2025 Total Municipal Taxable Value	Percent Change in Municipal Taxable Value	2024 Total County Taxable Value	2025 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	Count
Clearwater TIF	568,693,215	591,214,344	3.96%	568,818,215	591,314,344	3.95%	(275,774)	899
Clearwater TIF A	211,204,710	237,453,603	12.43%	211,527,629	237,851,727	12.44%	(244,901)	1,064
Clearwater TIF North Greenwood	415,001,624	439,042,502	5.79%	416,355,699	440,409,547	5.78%	3,328,546	2,475
Dunedin Downtown TIF	305,269,251	320,015,536	4.83%	305,565,426	320,314,503	4.83%	1,395,872	641
Largo West Bay Drive TIF	289,442,691	316,574,625	9.37%	289,979,645	317,129,702	9.36%	9,577,994	785
Lealman TIF	1,170,451,894	1,271,177,468	8.61%	1,174,924,607	1,277,382,140	8.72%	10,705,220	6,469
Oldsmar Town Center TIF	132,733,499	137,894,138	3.89%	133,003,674	138,071,325	3.81%	(133,088)	346
Pinellas Park Downtown TIF	830,114,256	884,721,276	6.58%	831,913,481	886,626,165	6.58%	6,808,891	3,079
Pinellas Park Redevelopment Area TIF	407,747,856	440,794,600	8.10%	408,738,833	441,792,928	8.09%	2,555,633	1,513
Safety Harbor Downtown TIF	259,169,562	280,947,653	8.40%	259,839,493	281,589,205	8.37%	1,567,523	644
South St Petersburg TIF E	2,280,275,725	2,516,147,567	10.34%	2,286,616,331	2,522,513,079	10.32%	32,974,408	14,995
St Petersburg Intown TIF A	3,770,318,831	3,824,692,504	1.44%	3,774,385,501	3,827,351,090	1.40%	15,358,779	3,064
St Petersburg Intown West TIF D	593,675,113	738,575,258	24.41%	593,705,113	738,605,258	24.41%	75,331,020	371
Tarpon Springs Downtown TIF	144,834,488	149,406,158	3.16%	144,884,488	149,481,158	3.17%	(1,337,146)	572

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.gov, click on "Search" then select "Advanced Search."

In "STEP 1 - Select Search Parameters", expand the "Owner & Location" header then select all the TIF District(s) of interest.

In "STEP 2 - Select Output Fields", expand headers and select data fields of interest. The TIF fields are under the "Parcel Value" header.

In "STEP 3 - Download Selected Data", choose the output type and sort field. Select the "Download File" button.

In "STEP 4 (Optional) - Value Summary", expand "Value Summary of Search Parameters" header then "Generate Summary" to quickly view values and print a summary, if desired.