

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2026 TAXABLE VALUE BY TAXING AUTHORITY AS OF JULY 01, 2026
2026 PRELIMINARY TAX ROLL

NAME	2025 Just Value Real Property	2026 Just Value Real Property	% Change in Just Value of Real Property	2025 Taxable Value Real Property	2026 Taxable Value Real Property	2026 Net Taxable Value New Construction	2026 Net Taxable Value Annexation	2025 Taxable Value Tangible Personal Property	2026 Taxable Value Tangible Personal Property	2025 Total Taxable Value	2026 Total Taxable Value	% Change Real Property Tax Val	% Change TPP Tax Val	% Change in Total Taxable Value
GENERAL FUND	218,924,239,821	213,206,164,721	-2.61%	134,143,800,969	139,785,905,074	3,278,348,501	-	6,129,441,216	6,639,578,176	140,273,242,185	146,425,483,250	4.21%	8.32%	4.39%
HEALTH DEPT	218,924,239,821	213,206,164,721	-2.61%	134,170,792,797	139,810,594,134	3,278,348,501	-	6,129,641,503	6,639,578,176	140,300,434,300	146,450,172,310	4.20%	8.32%	4.38%
EMER MEDICAL SVC	218,924,239,821	213,206,164,721	-2.61%	134,174,246,130	139,813,391,109	3,278,348,501	-	9,028,568	9,558,748	134,183,274,698	139,822,949,857	4.20%	5.87%	4.20%
MUNI SVC TAX UNIT	52,428,989,664	50,492,770,378	-3.69%	29,313,152,989	30,204,205,419	320,693,695	-	1,993,108,488	2,146,642,307	31,306,261,477	32,350,847,726	3.04%	7.70%	3.34%
MSTU USSD	8,650,229,100	8,308,549,505	-3.95%	4,573,178,011	4,700,351,963	31,215,670	-	-	-	4,573,178,011	4,700,351,963	2.78%		2.78%
SCHOOL	218,924,239,821	213,206,164,721	-2.61%	145,559,195,435	148,820,391,985	3,356,320,158	-	6,129,308,016	6,638,832,568	151,688,503,451	155,459,224,553	2.24%	8.31%	2.49%
SUNCOAST TRANSIT	202,551,709,298	197,253,872,916	-2.62%	122,684,272,190	127,897,049,704	2,953,655,841	-	9,028,568	9,558,748	122,693,300,758	127,906,608,452	4.25%	5.87%	4.25%
LIBRARY SERVICES	31,749,191,505	30,547,523,483	-3.78%	17,798,344,998	18,348,353,095	197,978,402	-	1,777,117,641	1,912,219,690	19,575,462,639	20,260,572,785	3.09%	7.60%	3.50%
ELF LIBRARY SERVICES	7,823,483,972	7,421,442,569	-5.14%	4,388,775,218	4,420,565,847	7,667,993	-	76,627,285	79,551,287	4,465,402,503	4,500,117,134	0.72%	3.82%	0.78%
EAST LAKE RECREATION	7,823,483,972	7,421,442,569	-5.14%	4,388,775,218	4,420,565,847	7,667,993	-	76,627,285	79,551,287	4,465,402,503	4,500,117,134	0.72%	3.82%	0.78%
PIN PARK WTR MGMT	8,246,440,677	8,103,962,097	-1.73%	4,994,402,998	5,222,843,464	69,647,502	-	-	-	4,994,402,998	5,222,843,464	4.57%		4.57%
PIN PLANNING COUNCIL	218,924,239,821	213,206,164,721	-2.61%	134,170,792,797	139,810,594,134	3,278,348,501	-	6,129,641,503	6,639,578,176	140,300,434,300	146,450,172,310	4.20%	8.32%	4.38%
JUVENILE WELFARE BD	218,924,239,821	213,206,164,721	-2.61%	134,160,176,330	139,773,251,374	3,273,280,908	-	6,129,308,016	6,638,832,568	140,289,484,346	146,412,083,942	4.18%	8.31%	4.36%
SW FLA WATER MGMT	218,924,239,821	213,206,164,721	-2.61%	134,160,176,330	139,773,251,374	3,273,280,908	-	6,129,308,016	6,638,832,568	140,289,484,346	146,412,083,942	4.18%	8.31%	4.36%
CLW DOWNTOWN DEV	1,088,004,210	1,000,213,074	-8.07%	515,945,335	525,477,188	12,249,866	-	36,255,755	42,953,488	552,201,090	568,430,676	1.85%	18.47%	2.94%
FEATHER SND COM SVC	722,281,432	685,573,464	-5.08%	463,495,743	475,363,828	23,445,920	-	16,053,129	14,387,572	479,548,872	489,751,400	2.56%	-10.38%	2.13%
PALM HRBR COMM SVC	12,856,314,187	12,523,804,326	-2.59%	7,320,376,201	7,634,773,552	115,595,103	-	139,363,562	154,871,330	7,459,739,763	7,789,644,882	4.29%	11.13%	4.42%
BELLEAIR BLUFFS FIRE	961,381,946	977,772,343	1.70%	584,677,651	640,092,819	38,275,307	-	-	-	584,677,651	640,092,819	9.48%		9.48%
CLEARWATER FIRE	3,702,403,389	3,484,323,266	-5.89%	2,113,411,299	2,123,641,928	11,418,732	-	-	-	2,113,411,299	2,123,641,928	0.48%		0.48%
DUNEDIN FIRE	1,231,352,423	1,210,829,504	-1.67%	682,818,343	709,985,509	1,298,821	-	-	-	682,818,343	709,985,509	3.98%		3.98%
EAST LAKE FIRE	7,823,483,972	7,421,442,569	-5.14%	4,388,775,218	4,420,565,847	7,667,993	-	-	-	4,388,775,218	4,420,565,847	0.72%		0.72%
GANDY FIRE	106,085,785	108,385,829	2.17%	89,858,917	91,646,305	351,678	-	-	-	89,858,917	91,646,305	1.99%		1.99%
HIGH POINT FIRE	2,582,374,569	2,490,073,045	-3.57%	1,378,262,996	1,429,493,578	40,229,501	-	-	-	1,378,262,996	1,429,493,578	3.72%		3.72%
LARGO FIRE	2,123,158,302	2,048,106,795	-3.53%	1,241,855,342	1,303,239,562	8,702,270	-	-	-	1,241,855,342	1,303,239,562	4.94%		4.94%
LEALMAN FIRE	4,182,352,476	4,023,398,223	-3.80%	2,356,502,141	2,451,203,880	22,961,227	-	-	-	2,356,502,141	2,451,203,880	4.02%		4.02%
PALM HARBOR FIRE	12,856,314,187	12,523,804,326	-2.59%	7,320,376,201	7,634,773,552	115,595,103	-	139,363,562	154,871,330	7,459,739,763	7,789,644,882	4.29%	11.13%	4.42%
PINELLAS PARK FIRE	878,922,496	854,807,582	-2.74%	460,011,236	481,986,671	2,276,831	-	-	-	460,011,236	481,986,671	4.78%		4.78%
PINELLAS SUNCOAST FIRE	8,786,213,072	8,513,241,377	-3.11%	6,118,953,779	6,362,433,266	130,639,518	-	-	-	6,118,953,779	6,362,433,266	3.98%		3.98%
S PASADENA FIRE	400,365,399	425,105,293	6.18%	257,995,547	288,423,335	21,436,582	-	-	-	257,995,547	288,423,335	11.79%		11.79%
SAFETY HARBOR FIRE	226,003,257	218,403,118	-3.36%	134,652,096	140,950,740	1,806,902	-	-	-	134,652,096	140,950,740	4.68%		4.68%
SEMINOLE FIRE	9,390,170,767	8,988,670,890	-4.28%	5,099,785,713	5,204,053,540	25,314,352	-	-	-	5,099,785,713	5,204,053,540	2.04%		2.04%
TARPON SPRINGS FIRE	545,979,647	540,927,733	-0.93%	346,794,339	367,744,664	2,835,876	-	-	-	346,794,339	367,744,664	6.04%		6.04%
TIERRA VERDE FIRE	3,001,940,808	2,815,053,191	-6.23%	1,878,884,632	1,918,373,759	14,482,269	-	-	-	1,878,884,632	1,918,373,759	2.10%		2.10%

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BELLEAIR	2,366,779,539	2,416,121,191	2.08%	1,370,157,761	1,452,969,937	12,634,014	-	13,614,475	14,186,940	1,383,772,236	1,467,156,877	6.04%	4.20%	6.03%
BELLEAIR BEACH	1,333,795,022	1,284,056,316	-3.73%	882,554,466	938,478,641	43,117,742	-	2,552,677	3,093,446	885,107,143	941,572,087	6.34%	21.18%	6.38%
BELLEAIR BLUFFS	594,618,363	570,812,386	-4.00%	398,200,600	403,922,327	787,867	-	9,333,737	9,238,198	407,534,337	413,160,525	1.44%	-1.02%	1.38%
BELLEAIR SHORE	386,843,670	351,031,376	-9.26%	265,399,822	282,751,977	6,911,504	-	254,372	288,681	265,654,194	283,040,658	6.54%	13.49%	6.54%
CLEARWATER	28,386,685,066	27,191,302,614	-4.21%	18,546,456,821	18,928,783,524	359,772,330	3,207,845	662,484,836	756,384,343	19,208,941,657	19,685,167,867	2.06%	14.17%	2.48%
DUNEDIN	8,539,039,835	8,308,058,541	-2.71%	4,724,374,977	4,935,150,885	80,409,798	-	102,645,980	110,633,695	4,827,020,957	5,045,784,580	4.46%	7.78%	4.53%
GULFPORT	3,071,405,094	2,790,342,333	-9.15%	1,768,250,890	1,788,471,714	21,222,777	-	17,201,114	17,858,878	1,785,452,004	1,806,330,592	1.14%	3.82%	1.17%
INDIAN ROCKS BEACH	2,907,030,694	2,891,026,741	-0.55%	2,127,259,232	2,255,518,356	70,079,494	-	10,126,484	10,628,181	2,137,385,716	2,266,146,537	6.03%	4.95%	6.02%
INDIAN SHORES	2,091,728,367	1,990,341,936	-4.85%	1,691,600,361	1,709,429,613	3,867,884	-	7,474,662	7,757,643	1,699,075,023	1,717,187,256	1.05%	3.79%	1.07%
KENNETH CITY	579,150,262	568,355,294	-1.86%	309,567,836	326,144,719	813,526	-	14,336,632	16,677,724	323,904,468	342,822,443	5.35%	16.33%	5.84%
LARGO	12,344,997,634	11,982,507,880	-2.94%	7,999,088,299	8,283,427,460	109,097,028	719,059	488,256,804	556,926,824	8,487,345,103	8,840,354,284	3.55%	14.06%	4.16%
MADEIRA BEACH	2,612,911,715	2,684,827,753	2.75%	2,054,929,577	2,142,516,234	76,596,395	-	19,250,776	19,695,242	2,074,180,353	2,162,211,476	4.26%	2.31%	4.24%
N REDINGTON BEACH	993,360,792	985,184,417	-0.82%	798,572,061	813,621,486	20,595,714	-	4,523,634	4,666,537	803,095,695	818,288,023	1.88%	3.16%	1.89%
OLDSMAR	3,034,788,588	2,929,460,679	-3.47%	1,923,547,361	1,992,380,072	30,873,439	-	247,204,568	269,950,357	2,170,751,929	2,262,330,429	3.58%	9.20%	4.22%
PINELLAS PARK	9,271,524,674	9,164,036,706	-1.16%	5,998,117,077	6,292,655,833	45,674,510	1,033,301	618,722,975	647,180,043	6,616,840,052	6,939,835,876	4.91%	4.60%	4.88%
REDINGTON BEACH	1,011,677,639	1,007,494,565	-0.41%	748,035,508	799,028,098	41,298,267	-	46,687,545	53,206,053	794,723,053	852,234,151	6.82%	13.96%	7.24%
REDINGTON SHORES	1,542,680,570	1,470,830,989	-4.66%	1,157,991,340	1,177,068,474	31,217,576	-	13,554,590	15,371,574	1,171,545,930	1,192,440,048	1.65%	13.40%	1.78%
SAFETY HARBOR	4,160,313,525	4,132,358,514	-0.67%	2,154,173,819	2,255,462,568	15,882,854	2,306,481	61,896,499	69,639,580	2,216,070,318	2,325,102,148	4.70%	12.51%	4.92%
SEMINOLE	3,892,966,432	3,756,409,830	-3.51%	2,307,041,626	2,370,502,990	34,004,981	-	88,815,176	95,807,099	2,395,856,802	2,466,310,089	2.75%	7.87%	2.94%
SOUTH PASADENA	1,181,444,662	1,095,202,772	-7.30%	874,317,717	861,787,336	11,986,753	-	39,532,731	45,465,071	913,850,448	907,252,407	-1.43%	15.01%	-0.72%
ST PETE BEACH	6,693,475,807	6,537,755,445	-2.33%	4,926,044,907	5,094,138,771	138,377,644	-	80,799,642	76,477,159	5,006,844,549	5,170,615,930	3.41%	-5.35%	3.27%
ST PETERSBURG	60,301,885,904	59,634,186,734	-1.11%	35,373,960,397	37,796,513,719	1,634,194,008	-	1,445,644,537	1,544,044,601	36,819,604,934	39,340,558,320	6.85%	6.81%	6.85%
TARPON SPRINGS	5,295,751,854	5,079,023,270	-4.09%	3,026,542,973	3,147,463,099	55,352,769	368,718	113,378,033	123,131,969	3,139,921,006	3,270,595,068	4.00%	8.60%	4.16%
TREASURE ISLAND	3,900,394,449	3,892,666,061	-0.20%	2,947,427,125	3,060,104,220	99,425,901	-	20,415,846	23,401,274	2,967,842,971	3,083,505,494	3.82%	14.62%	3.90%

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 Tax Roll Value Data, Parcels & Accounts (DR-489/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 and the certified tax roll database.
Roll recaps and reports are available online at www.pcpao.gov/tools-data/tax-roll/annual-reports**

MIKE TWITTY, PINELLAS COUNTY PROPERTY APPRAISER
2026 TAXABLE VALUE BY TAX INCREMENT FINANCING (TIF) DISTRICT AS OF JULY 01, 2026
2026 PRELIMINARY TAX ROLL

Tax Increment Financing District	2025 Total Municipal Taxable Value	2026 Total Municipal Taxable Value	Percent Change in Municipal Taxable Value	2025 Total County Taxable Value	2026 Total County Taxable Value	Percent Change in County Taxable Value	Taxable Value of New Construction	Count
Clearwater TIF	592,158,053	603,421,373	1.90%	592,258,053	603,521,373	1.90%	12,249,866	899
Clearwater TIF A	229,183,315	242,621,261	5.86%	229,581,439	242,991,975	5.84%	226,838	1,064
Clearwater TIF North Greenwood	436,860,444	451,496,595	3.35%	438,296,579	453,049,108	3.37%	7,163,365	2,487
Dunedin Downtown TIF	323,787,073	338,859,394	4.66%	324,086,040	339,236,038	4.67%	3,216,381	634
Largo West Bay Drive TIF	316,877,460	344,648,456	8.76%	317,506,718	345,265,990	8.74%	12,729,421	774
Lealman TIF	1,259,491,598	1,329,863,478	5.59%	1,266,126,756	1,337,229,448	5.62%	12,095,653	6,490
Oldsmar Town Center TIF	138,447,382	142,043,972	2.60%	138,624,569	142,270,253	2.63%	2,172,519	338
Pinellas Park Downtown TIF	884,839,894	926,307,502	4.69%	886,770,092	928,223,882	4.67%	4,192,285	3,093
Pinellas Park Redevelopment Area TIF	440,368,424	463,022,421	5.14%	441,429,252	464,159,436	5.15%	173,636	1,505
Safety Harbor Downtown TIF	281,353,538	300,344,049	6.75%	282,020,090	301,081,662	6.76%	2,629,100	662
South St Petersburg TIF E	2,525,617,836	2,718,710,067	7.65%	2,532,357,194	2,726,106,008	7.65%	58,883,468	15,047
St Petersburg Intown TIF A	3,775,322,904	4,409,663,039	16.80%	3,779,408,890	4,414,058,664	16.79%	543,943,037	3,616
St Petersburg Intown West TIF D	722,085,135	806,495,139	11.69%	722,115,135	806,510,139	11.69%	88,628,238	368
Tarpon Springs Downtown TIF	148,699,901	159,865,142	7.51%	148,774,901	159,940,142	7.50%	1,740,759	581

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.