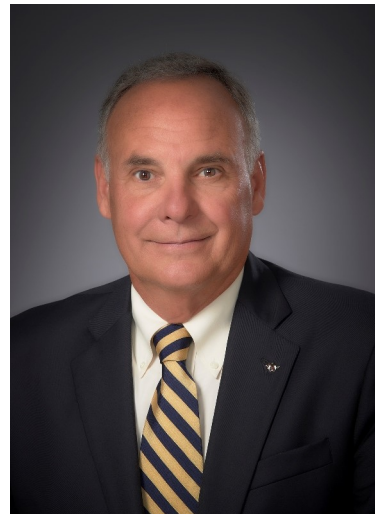


2017 Midyear Update

A summary of preliminary property values for Sarasota County

Presented by Bill Furst
Sarasota County Property Appraiser



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(Source: SCPA Data as of July 1, 2017 Preliminary Tax Roll)

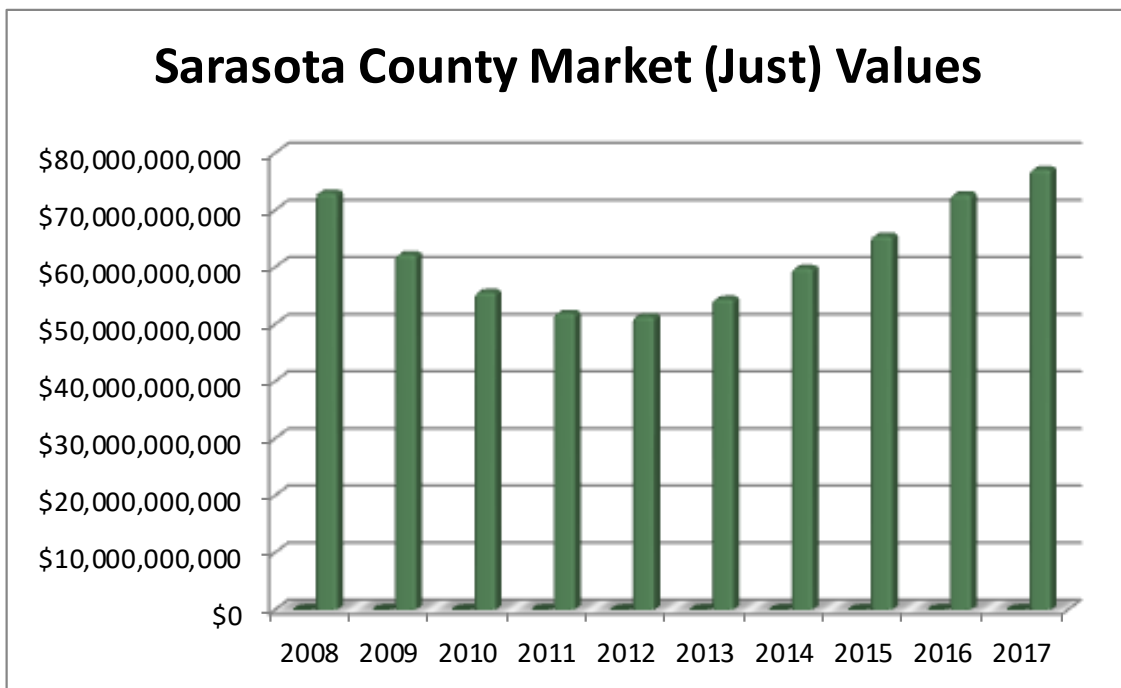
| Sarasota County Parcels Count | | | |
|-------------------------------|---------------|-----------|----------------|
| | Real Property | TPP | Total Parcels |
| Year | # Parcels | # Parcels | # Parcels |
| 2008 | 267,763 | 36,596 | 304,443 |
| 2009 | 268,125 | 34,597 | 302,833 |
| 2010 | 267,950 | 33,250 | 301,200 |
| 2011 | 268,077 | 32,274 | 300,351 |
| 2012 | 268,135 | 31,597 | 299,732 |
| 2013 | 268,940 | 31,813 | 300,753 |
| 2014 | 269,576 | 31,766 | 301,342 |
| 2015 | 274,116 | 30,599 | 304,715 |
| 2016 | 276,059 | 30,548 | 306,607 |
| 2017 | 278,737 | 28,839 | 307,576 |

| Sarasota County Homestead Exemptions | | |
|--------------------------------------|----------------------|----------|
| Year | Number of Exemptions | % Change |
| 2007 | 116,116 | 2.23% |
| 2008 | 116,852 | 0.63% |
| 2009 | 115,705 | -0.98% |
| 2010 | 113,981 | -1.49% |
| 2011 | 112,148 | -1.61% |
| 2012 | 110,445 | -1.52% |
| 2013 | 109,965 | -0.43% |
| 2014 | 109,737 | -0.21% |
| 2015 | 110,975 | 1.13% |
| 2016 | 113,202 | 2.01% |
| 2017 | 115,577 | 2.10% |

Market (Just) Values - Sarasota County

The Property Appraiser's Office determines the value of all real property and tangible personal property (e.g. business equipment) as of January 1 of each year. Market (Just) Value is established through the appraisal process governed by Florida Law. The Market Value in Sarasota County saw an overall 6.04% increase for the 2017 tax roll.

| Sarasota County | |
|-----------------|------------------|
| Year | Just Value |
| 2008 | \$73,097,887,961 |
| 2009 | \$62,269,730,579 |
| 2010 | \$55,668,387,096 |
| 2011 | \$51,987,139,459 |
| 2012 | \$51,423,706,247 |
| 2013 | \$54,470,238,724 |
| 2014 | \$59,884,328,611 |
| 2015 | \$65,508,568,792 |
| 2016 | \$72,783,575,073 |
| 2017 | \$77,180,240,571 |

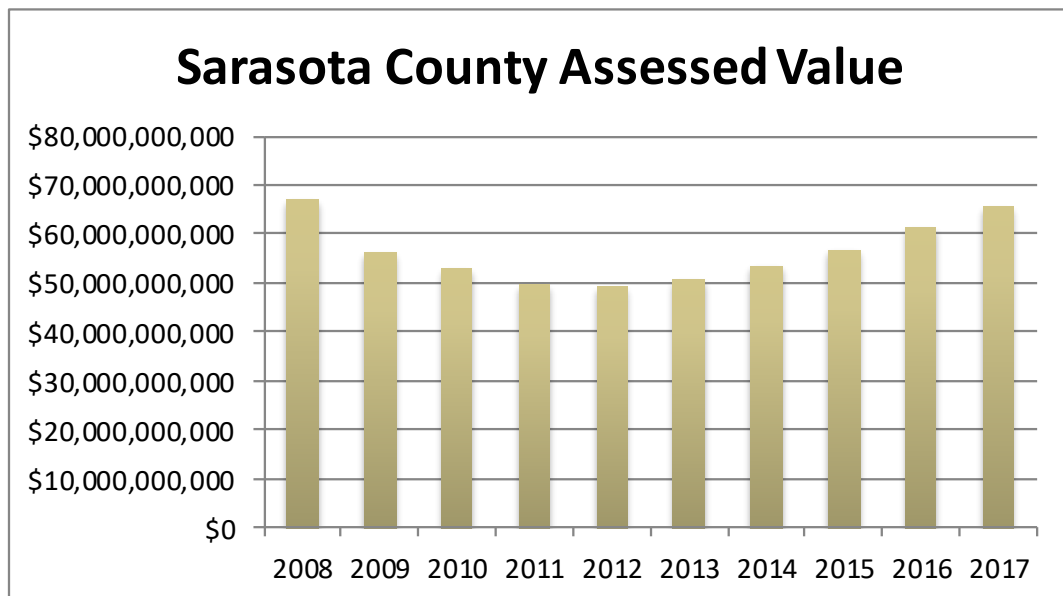


Assessed Values - Sarasota County

Assessed Value is unrelated to the Market Value of a property or the value which your taxes are based on. **Assessed Value is purely a mathematical calculation based on Florida law and results from subtracting any applicable Save Our Homes and 10% caps from Market Value.**

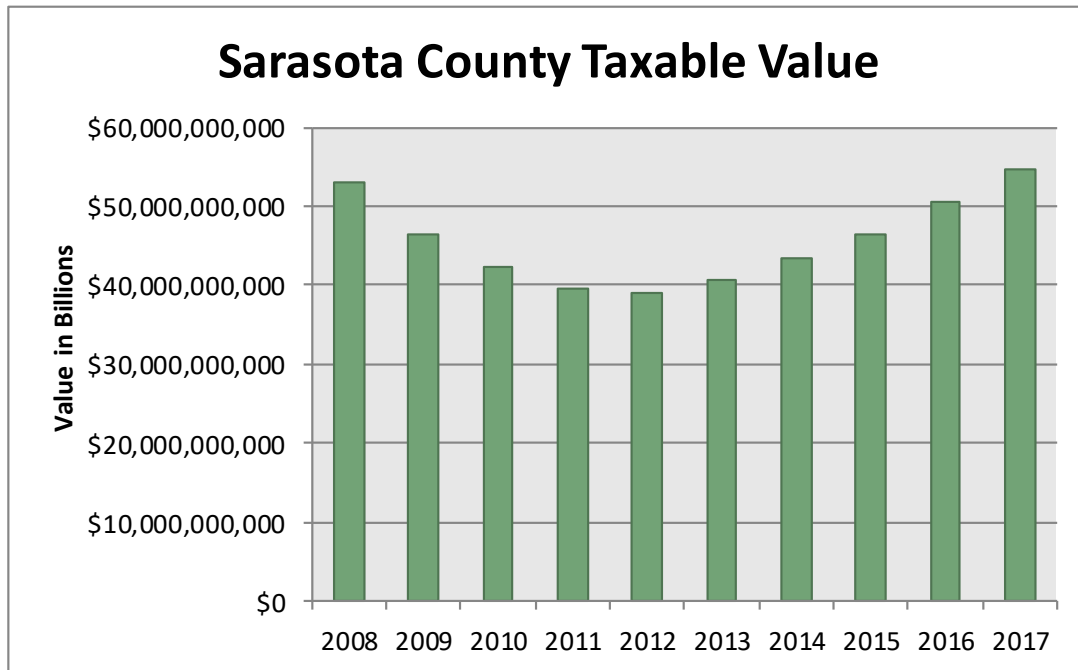
| Sarasota County | |
|-----------------|------------------|
| Year | Assessed Value |
| 2008 | \$67,165,270,269 |
| 2009 | \$56,433,731,691 |
| 2010 | \$52,775,393,321 |
| 2011 | \$49,762,629,622 |
| 2012 | \$49,054,924,625 |
| 2013 | \$50,537,625,470 |
| 2014 | \$53,401,327,590 |
| 2015 | \$56,863,120,753 |
| 2016 | \$61,215,987,782 |
| 2017 | \$65,758,857,971 |

The Assessed Value for property in the county saw an overall 7% increase from 2016.



Taxable Values - Sarasota County

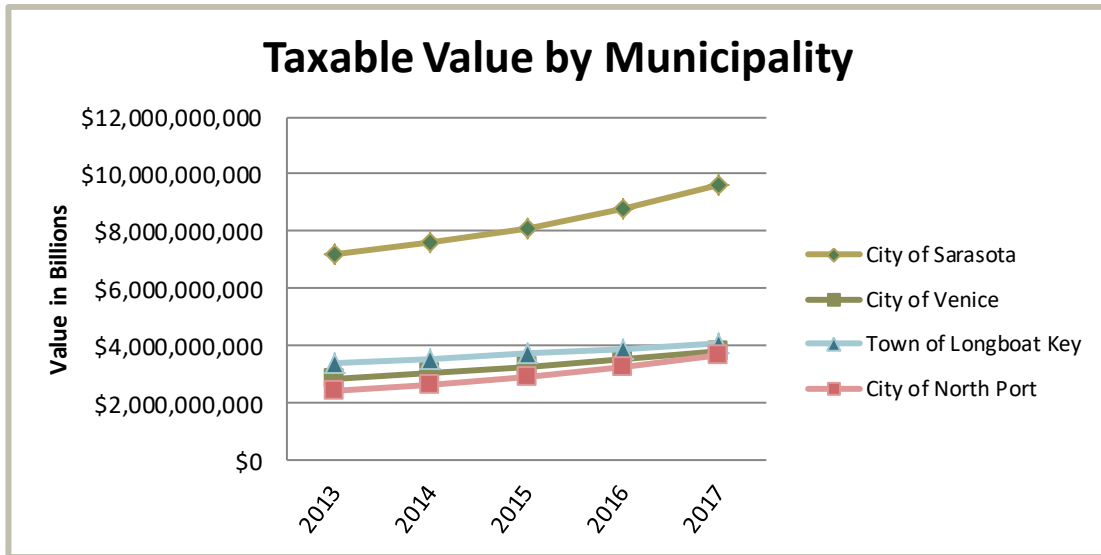
Taxable Value results from subtracting any applicable exemptions from Assessed Value. Taxable Value is used for tax levying purposes by the various taxing authorities. **The property appraiser has no jurisdiction or responsibility for tax rates, district budgets, special assessments and fees or amount of taxes paid.**



The Taxable Value for all properties in Sarasota County saw an overall increase of 8.1%.

| Sarasota County | | |
|-----------------|----------------------------|----------|
| Year | Taxable Value (\$billions) | % Change |
| 2008 | \$53,151,000,000 | -15.18% |
| 2009 | \$46,539,000,000 | -12.44% |
| 2010 | \$42,205,000,000 | -9.31% |
| 2011 | \$39,563,841,560 | -6.26% |
| 2012 | \$39,129,815,981 | -1.10% |
| 2013 | \$40,755,531,807 | 4.15% |
| 2014 | \$43,458,351,313 | 6.63% |
| 2015 | \$46,542,124,786 | 7.10% |
| 2016 | \$50,462,105,932 | 8.72% |
| 2017 | \$54,564,613,025 | 8.13% |

Taxable Values - Municipalities



| City of Venice | | |
|----------------|----------------------------|----------|
| Year | Taxable Value (\$billions) | % Change |
| 2013 | \$2,824,395,182 | 4.64% |
| 2014 | \$3,024,552,251 | 7.09% |
| 2015 | \$3,228,144,657 | 6.73% |
| 2016 | \$3,547,153,125 | 9.88% |
| 2017 | \$3,817,208,295 | 7.61% |

| Town of Longboat Key | | |
|----------------------|----------------------------|----------|
| Year | Taxable Value (\$billions) | % Change |
| 2013 | \$3,403,659,704 | 3.01% |
| 2014 | \$3,559,419,377 | 4.58% |
| 2015 | \$3,719,166,269 | 4.49% |
| 2016 | \$3,908,416,388 | 5.09% |
| 2017 | \$4,051,801,635 | 3.67% |

| City of North Port | | |
|--------------------|----------------------------|----------|
| Year | Taxable Value (\$billions) | % Change |
| 2013 | \$2,413,705,627 | 6.52% |
| 2014 | \$2,646,084,282 | 9.63% |
| 2015 | \$2,887,472,753 | 9.12% |
| 2016 | \$3,266,659,935 | 13.13% |
| 2017 | \$3,674,917,731 | 12.50% |

| City of Sarasota | | |
|------------------|----------------------------|----------|
| Year | Taxable Value (\$billions) | % Change |
| 2013 | \$7,193,319,655 | 4.63% |
| 2014 | \$7,595,478,127 | 5.59% |
| 2015 | \$8,108,153,696 | 6.75% |
| 2016 | \$8,797,039,073 | 8.50% |
| 2017 | \$9,644,365,267 | 9.63% |

New Construction Values

| Market Value New Construction | | | | | |
|-------------------------------|------------------|----------------|----------------------|--------------------|-----------------|
| Year | City of Sarasota | City of Venice | Town of Longboat Key | City of North Port | Sarasota County |
| 2008 | \$286,390,210 | \$80,990,954 | \$30,913,802 | \$254,641,311 | \$1,156,765,086 |
| 2009 | \$81,628,711 | \$25,367,894 | \$22,682,395 | \$97,098,937 | \$553,617,577 |
| 2010 | \$16,468,000 | \$5,504,700 | \$1,449,900 | \$44,235,850 | \$170,451,100 |
| 2011 | \$44,003,910 | \$6,517,710 | \$2,121,600 | \$23,834,445 | \$181,112,205 |
| 2012 | \$27,382,850 | \$16,651,450 | \$1,626,900 | \$22,992,000 | \$174,669,150 |
| 2013 | \$84,899,501 | \$35,879,416 | \$28,341,611 | \$47,312,359 | \$454,299,558 |
| 2014 | \$104,030,394 | \$59,558,334 | \$22,995,861 | \$58,233,514 | \$586,245,422 |
| 2015 | \$133,009,417 | \$65,466,445 | \$21,690,182 | \$87,122,795 | \$948,650,840 |
| 2016 | \$137,294,808 | \$70,347,636 | \$28,758,463 | \$173,643,153 | \$942,529,227 |
| 2017 | \$270,242,582 | \$114,658,665 | \$73,827,215 | \$201,592,935 | \$1,335,556,647 |

| Taxable Value New Construction | | | | | |
|--------------------------------|------------------|----------------|----------------------|--------------------|-----------------|
| Year | City of Sarasota | City of Venice | Town of Longboat Key | City of North Port | Sarasota County |
| 2008 | \$271,774,227 | \$75,946,369 | \$30,564,564 | \$193,762,214 | \$1,025,946,443 |
| 2009 | \$73,404,748 | \$25,890,400 | \$22,878,102 | \$68,626,459 | \$500,441,368 |
| 2010 | \$14,215,110 | \$5,201,905 | \$1,403,352 | \$23,158,094 | \$137,945,088 |
| 2011 | \$11,936,033 | \$5,977,430 | \$2,096,337 | \$21,956,308 | \$135,761,216 |
| 2012 | \$22,336,208 | \$15,386,140 | \$1,626,900 | \$18,653,901 | \$149,968,549 |
| 2013 | \$72,048,063 | \$32,716,606 | \$27,839,141 | \$38,356,080 | \$397,162,357 |
| 2014 | \$48,993,270 | \$52,311,694 | \$21,731,431 | \$46,948,096 | \$454,840,711 |
| 2015 | \$61,535,050 | \$52,124,816 | \$19,862,171 | \$72,143,634 | \$786,445,361 |
| 2016 | \$112,177,122 | \$61,026,396 | \$27,530,619 | \$146,565,181 | \$783,659,458 |
| 2017 | \$249,571,509 | \$101,889,913 | \$71,207,294 | \$168,143,175 | \$1,154,719,690 |

For additional information on Sarasota County Property Appraiser's Office preliminary tax roll, please visit our website at www.SC-PA.com or contact our office at PA@sc-pa.com.