

# 2018 Midyear Update

*A summary of preliminary property values for Sarasota County*

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*(Source: SCPA Data as of July 1, 2018 Preliminary Tax Roll)*

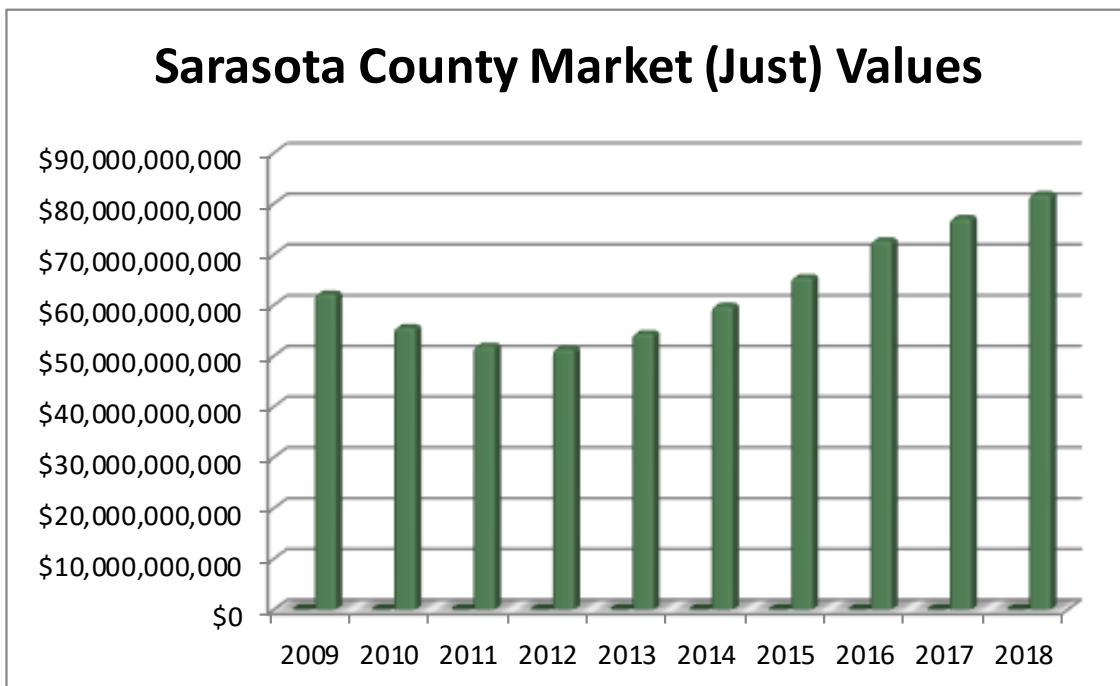
Sarasota County Parcels Count			
	Real	TPP	Total
2009	268,125	34,597	<b>302,833</b>
2010	267,950	33,250	<b>301,200</b>
2011	268,077	32,274	<b>300,351</b>
2012	268,135	31,597	<b>299,732</b>
2013	268,940	31,813	<b>300,753</b>
2014	269,576	31,766	<b>301,342</b>
2015	274,116	30,599	<b>304,715</b>
2016	276,059	30,548	<b>306,607</b>
2017	278,737	28,839	<b>307,576</b>
2018	281,681	28,717	<b>310,398</b>

Sarasota County Homestead Exemptions		
Year	Number of Exemptions	% Change
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%
2018	118,179	4.40%

## 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 6.05% increase for the previous year tax roll.

Sarasota County	
Year	Just Value
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
2018	\$81,847,063,731

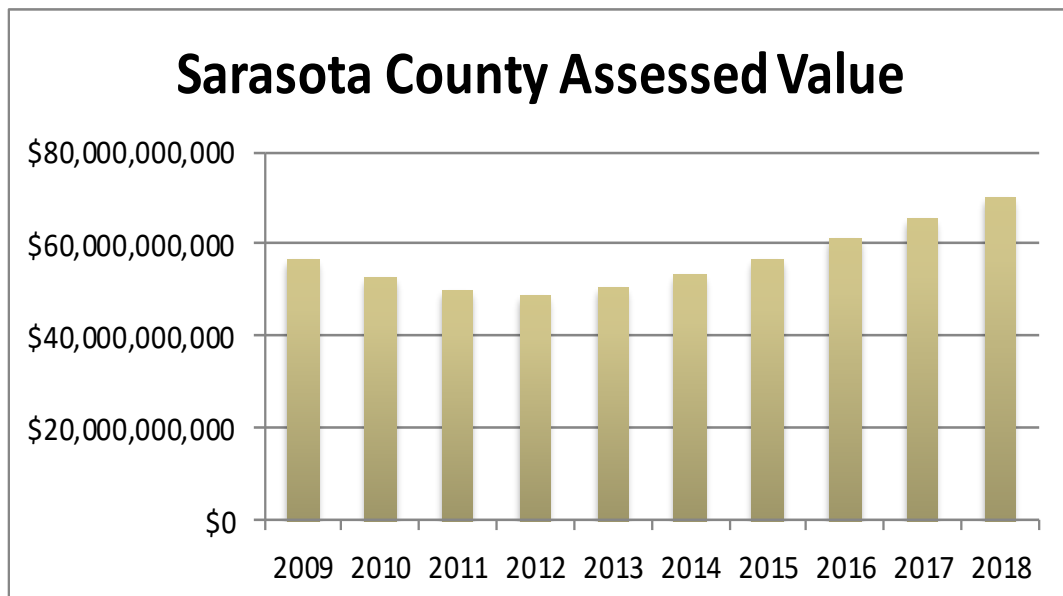


# Assessed Values - Sarasota County

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.**

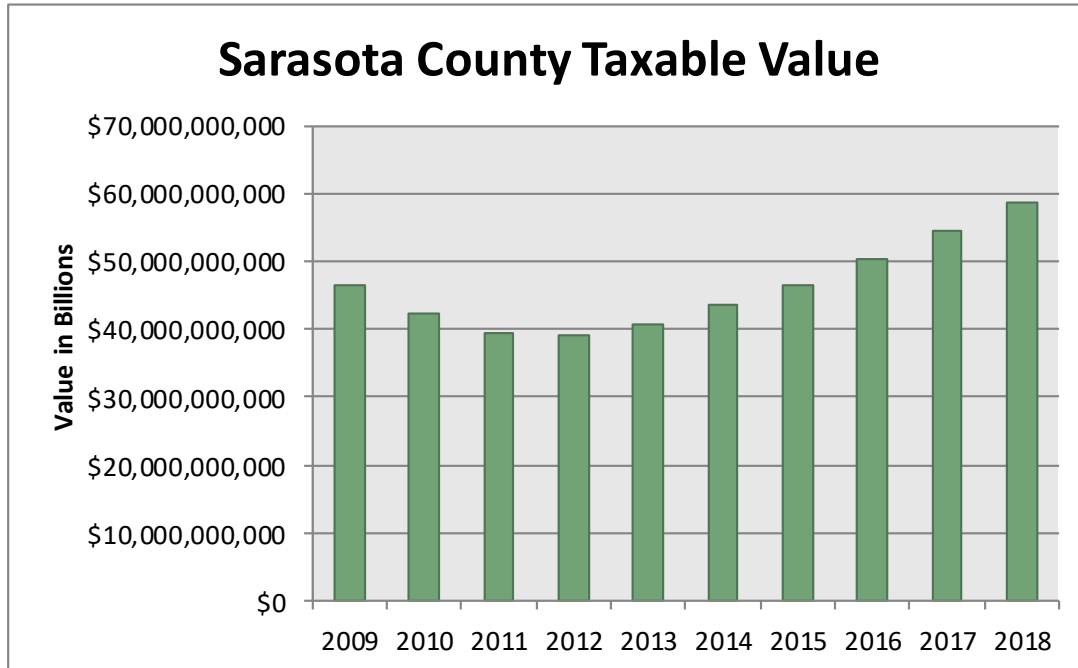
Sarasota County	
Year	Assessed Value
2009	\$56,433,731,691
2010	\$52,775,393,321
2011	\$49,762,629,622
2012	\$49,054,924,625
2013	\$50,537,625,470
2014	\$53,401,327,590
2015	\$56,863,120,753
2016	\$61,215,987,782
2017	\$65,758,857,971
2018	\$70,264,530,399

The Assessed Value for property in the county saw an overall 7% increase from 2017.



# Taxable Values - Sarasota County

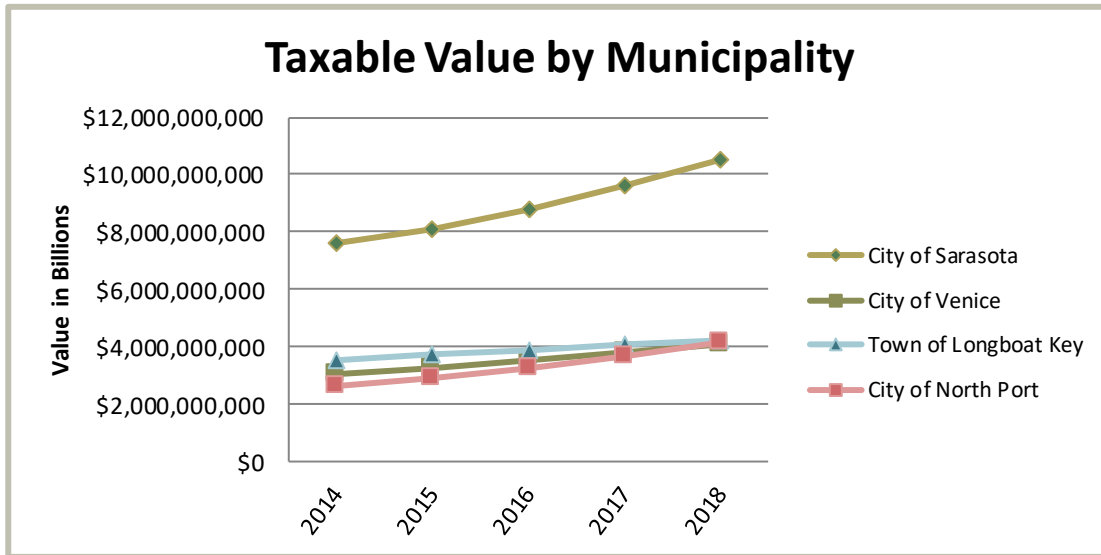
Taxable Value results from subtracting any applicable exemptions from Assessed Value. Taxable Value is used for tax levying purposes by the various taxing authorities. **The property appraiser has no jurisdiction or responsibility for tax rates, district budgets, special assessments and fees or amount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



**The Taxable Value for all properties in Sarasota County saw an overall increase of 7.4%.**

Sarasota County		
Year	Taxable Value (\$billions)	% Change
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%
2018	\$58,578,865,977	7.36%

# Taxable Values - Municipalities



City of Venice		
Year	Taxable Value (\$billions)	% Change
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%
2018	\$4,056,212,039	6.26%

Town of Longboat Key		
Year	Taxable Value (\$billions)	% Change
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%
2018	\$4,186,438,490	3.32%

City of North Port		
Year	Taxable Value (\$billions)	% Change
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%
2018	\$4,136,746,220	12.57%

City of Sarasota		
Year	Taxable Value (\$billions)	% Change
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%
2018	\$10,499,678,769	8.87%

# New Construction Values

Market Value New Construction					
Year	City of Sarasota	City of Venice	Town of Longboat Key	City of North Port	Sarasota County
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
2018	\$474,005,765	\$89,128,380	\$31,977,693	\$202,294,359	\$1,497,223,749

Taxable Value New Construction					
Year	City of Sarasota	City of Venice	Town of Longboat Key	City of North Port	Sarasota County
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
2018	\$403,050,498	\$76,707,594	\$30,744,770	\$165,205,489	\$1,271,656,684

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