

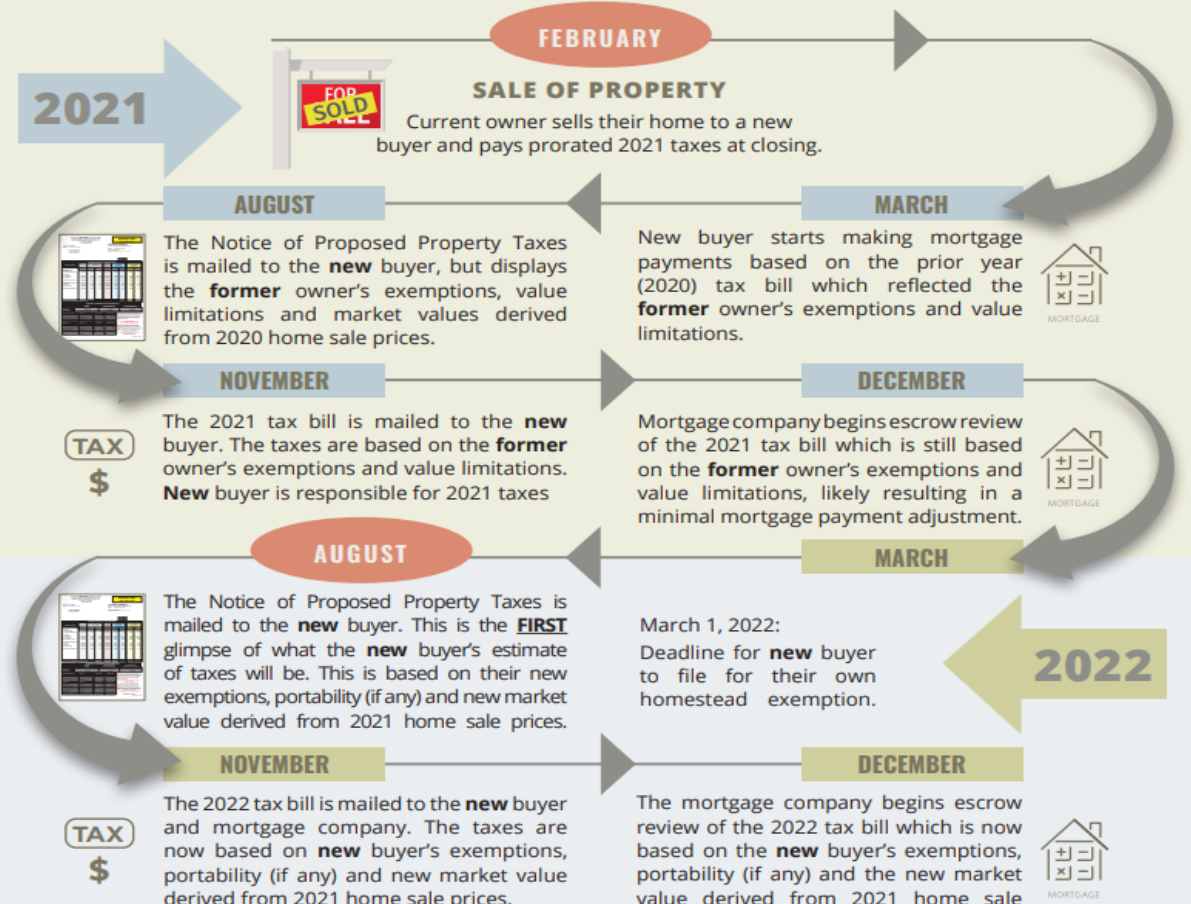


Martin County Property Appraiser
Jenny Fields, CFA



NEW HOME BUYER TIMELINE - PLAN AHEAD!!

When buying a home, you should not assume that the property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which may result in higher property taxes. This flowchart illustrates the purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes-- they are MONTHS apart! Please PLAN AHEAD for the financial impact.



HELPFUL TOOL!

 Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website.

(www.pa.martin.fl.us)

1. having insufficient funds for the elapsed time since the sale that they were not collecting enough in escrow to pay the 2022 bill, and
2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2023 bill.

NEW HOMEBUYER ANNUAL TIMELINE

PROPERTY TAX ESTIMATOR TOOL

PLAN AHEAD & BE PREPARED

Looking to buy a home

- Help you estimate your taxes

New Owners

- Help you plan your mortgage & tax payments

The screenshot shows the website for the Martin County Property Appraiser, Jenny Fields, CFA. The header includes navigation links for Home, Contact, and a search bar. The main navigation menu contains: Searches, Homestead Exemption, Tools & Downloads, Forms, Learn More, News & Announcements, and Our Office. The 'REAL PROPERTY SEARCH' section provides instructions on how to search and includes a 'SEARCH' button. The 'QUICK LINKS' section lists several services, with the 'Property Tax Estimator' link circled in red. A portrait of Jenny Fields is shown on the right, along with a commitment statement.

HOME CONTACT 3473 SE Willoughby Blvd., Suite 101, Stuart, FL 34994 (772) 288-5608 Information Requests WEBSITE CONTENT SEARCH

MARTIN COUNTY PROPERTY APPRAISER Jenny Fields, CFA

Searches Homestead Exemption Tools & Downloads Forms Learn More News & Announcements Our Office

REAL PROPERTY SEARCH

Real Property records can be found using the Parcel ID, Account Number, Address, or Owner Last Name.

TIP: When searching by address, enter street number and street name only. (Enter 555 Main when trying to locate the property at 555 SE Main Street, Stuart, FL. 34994)

Owner, Address, Parcel ID, Account

SEARCH

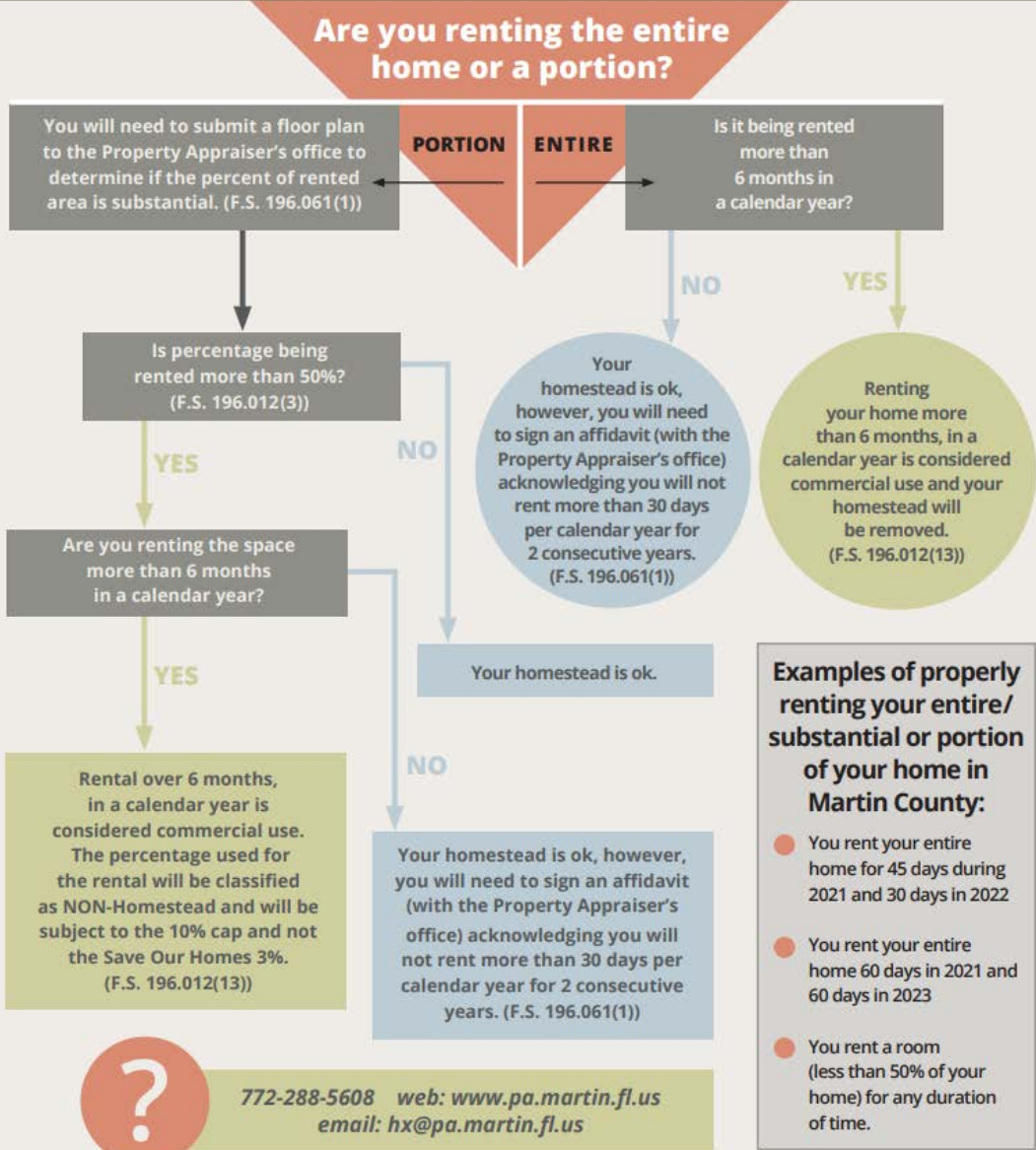
REAL PROPERTY SALES SEARCH >

QUICK LINKS

- File Online for Homestead Exemption
- 2021 Real Property TRIM Notices
- 2021 Tangible Personal Property TRIM Notices
- Property Tax Estimator**
- Change your Mailing Address
- Data Downloads

We are committed to helping you understand the valuation process and will take whatever time is needed to explain our procedures. We want to ensure you know who we are and what benefits are available to you. We promise to treat you with respect and understanding, and to deliver the outstanding customer service you deserve and expect.

CAN I RENT MY HOMESTEAD PROPERTY?



Can you rent your homestead property?

- Florida Statutes
- Florida Attorney General Opinions
- Case law
- Property Tax Oversight Bulletins

Our policy and not necessarily how other PA's handle it

This is the Martin County Property Appraiser office policy and does not necessarily mean all Florida Property Appraisers interpret the statutes in the same way.

HOMESTEAD EXEMPTION

How to Qualify:

Own home on or before
January 1st

Claim the home as your
primary residence

Reside in the home on or before
January 1st

HOMESTEAD EXEMPTION

Required Documents for All Owners Residing in the Home:

Florida Driver's
License (ID Card if
you don't drive)

Voter Card or
Affidavit

Vehicle
Registration

Social Security
Card

FUN FACTS

95,697

Real Property
Parcels

3,585

Commercial &
Industrial Parcels
(3.7% of RP
parcels)

10,741

Tangible
Personal
Property
Businesses

49,260

Single Family
Homes

14,744

Residential
Condominium
Units

41

Full & Part Time
Employees

11

Plats/Phases

0.6% (577)

Increase in Real Estate Parcels

468

New Buildings Constructed

393

New Single-Family Homes

FUN FACTS

4,374

Mobile
Homes
Owning Land

17,806

Sqft of A/C Space
Largest House

FUN FACTS



FUN FACTS

4,374

Manufactured/
Mobile Homes
Owning Land

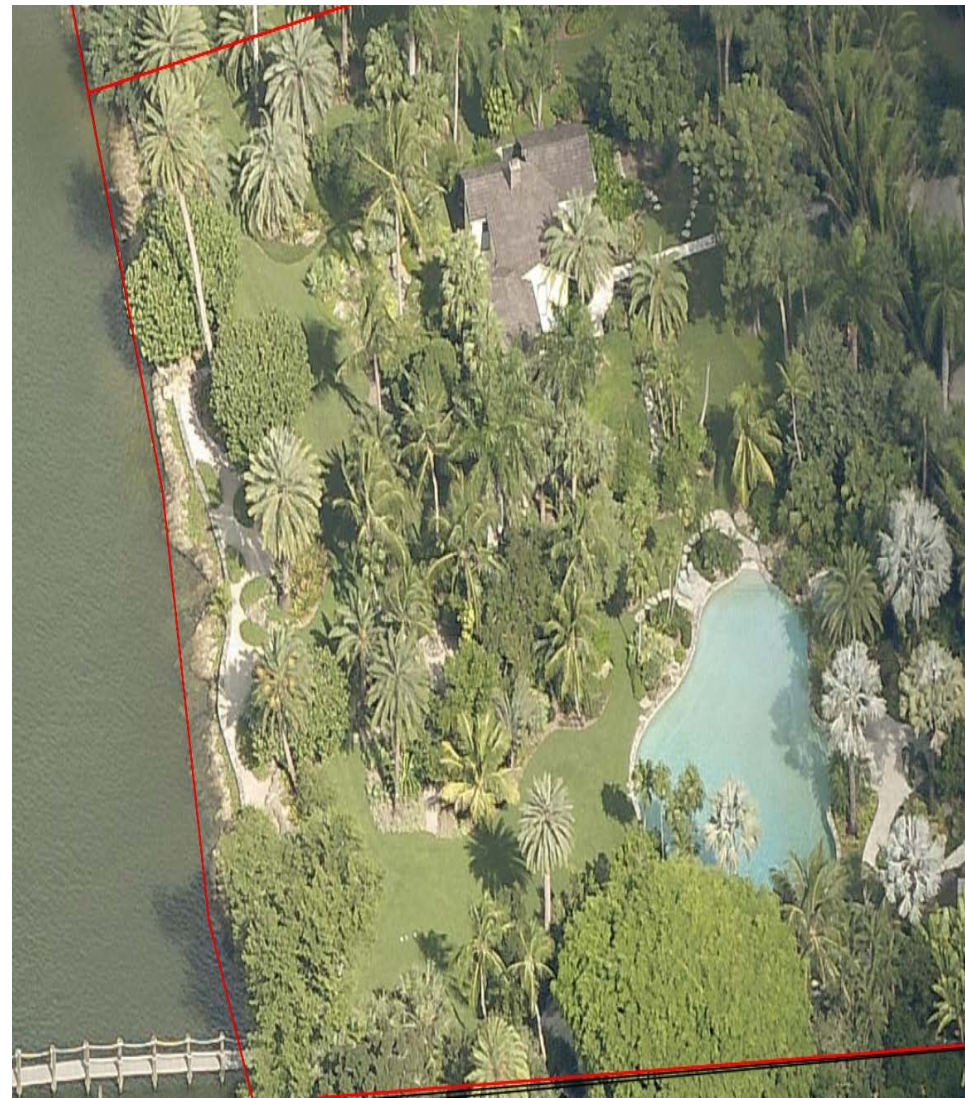
4,700

Sqft Largest
Residential Pool
(Surface Area)

17,806

Sqft of A/C Space
Largest House

FUN FACTS



FUN FACTS

4,374

Manufactured/
Mobile Homes
Owning Land

4,700

Sqft Largest
Residential Pool
(Surface Area)

17,806

Sqft of A/C Space
Largest House

\$55 Mil

Highest
Single Family
Home Sale
2021

FUN FACTS



FUN FACTS

4,374

Manufactured/
Mobile Homes
Owning Land

4,700

Sqft Largest
Residential Pool
(Surface Area)

361

Restaurants

36

Golf Courses

17,806

Sqft of A/C Space
Largest House

\$55 Mil

Highest
Single Family
Home Sale
2021

185

Parks &
Conservation Areas

UNUSUAL AGRICULTURAL ANIMALS

Zonkey



Ayam
Cemani



"Buffy"
The
buffalo



Wooly
Cow

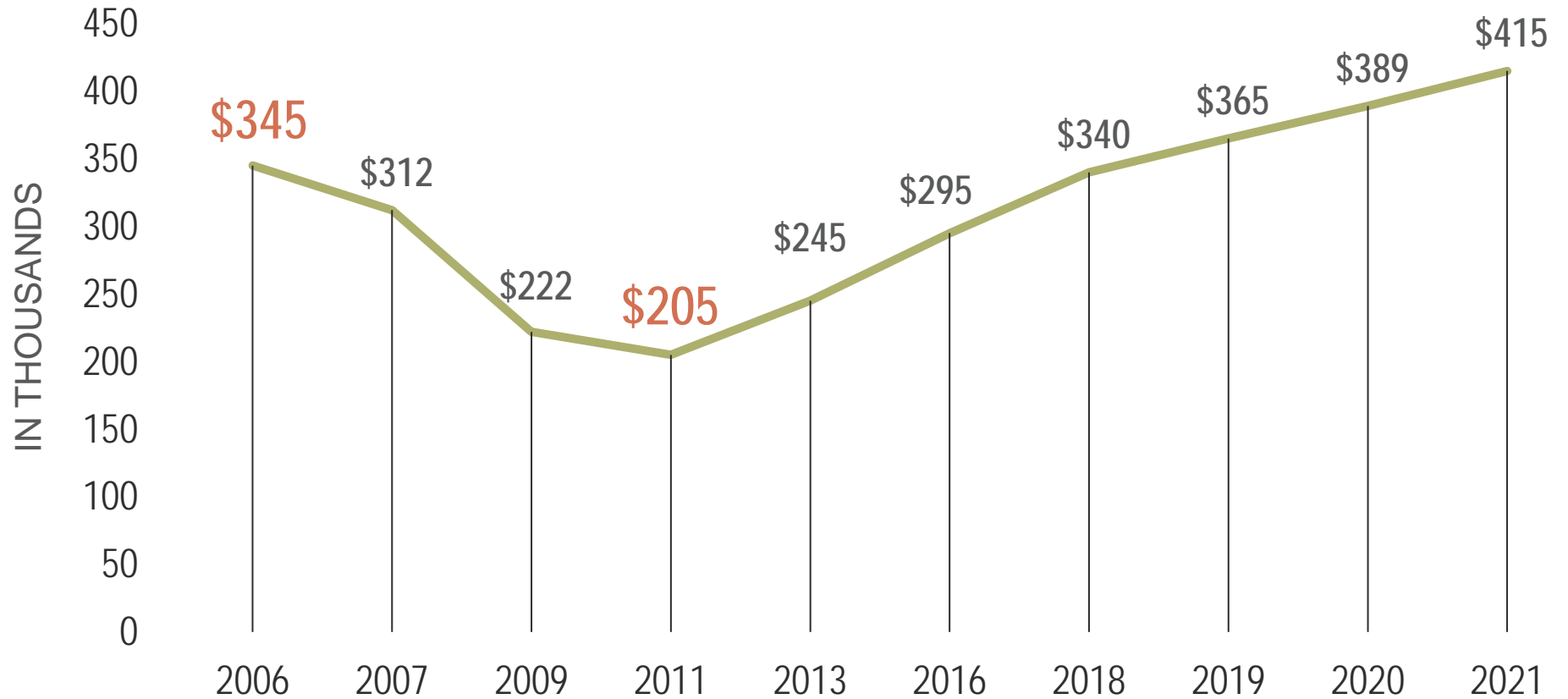


TOP 5 TAXPAYER VALUES

\$2.37 Billion	1. Florida Power & Light Company
\$83 Million	2. Florida Southeast Connection
\$57 Million	3. Treasure Coast-JCP Assoc LTD
\$56 Million	4. Tiger Woods Properties
\$53 Million	5. Florida Gas Transmission Co

MEDIAN SALE PRICE

SINGLE FAMILY HOMES (ARMS LENGTH)



2006....\$345,000 (Peak)

2007.....\$312,000

2009.....\$222,500

2011.....\$205,000 (Low)

2013.....\$245,000

2016.....\$295,000

2018.....\$340,000

2019.....\$365,000

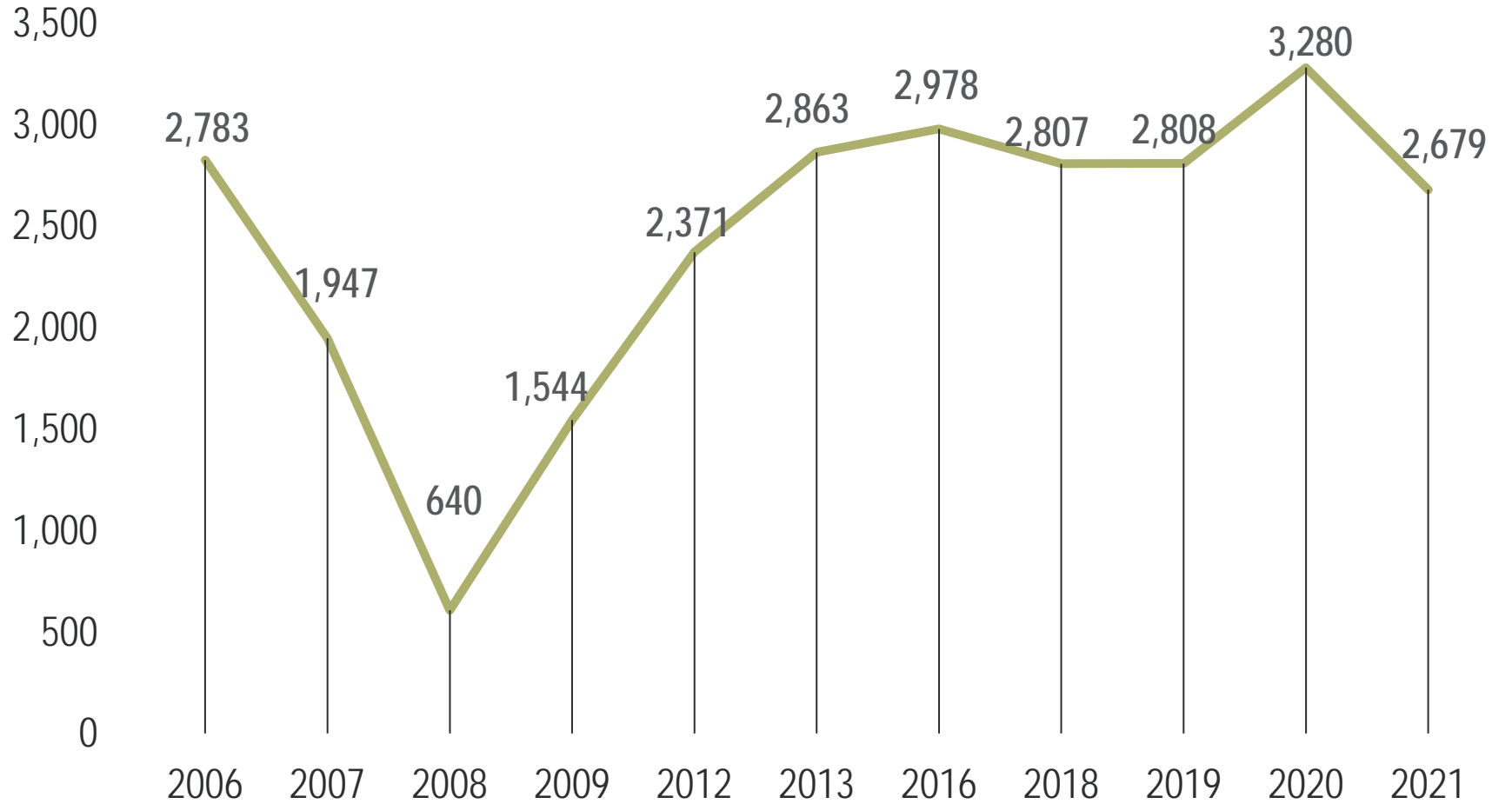
2020.....\$388,900

2021.....\$415,000 (Thru Aug)

NUMBER OF SALES

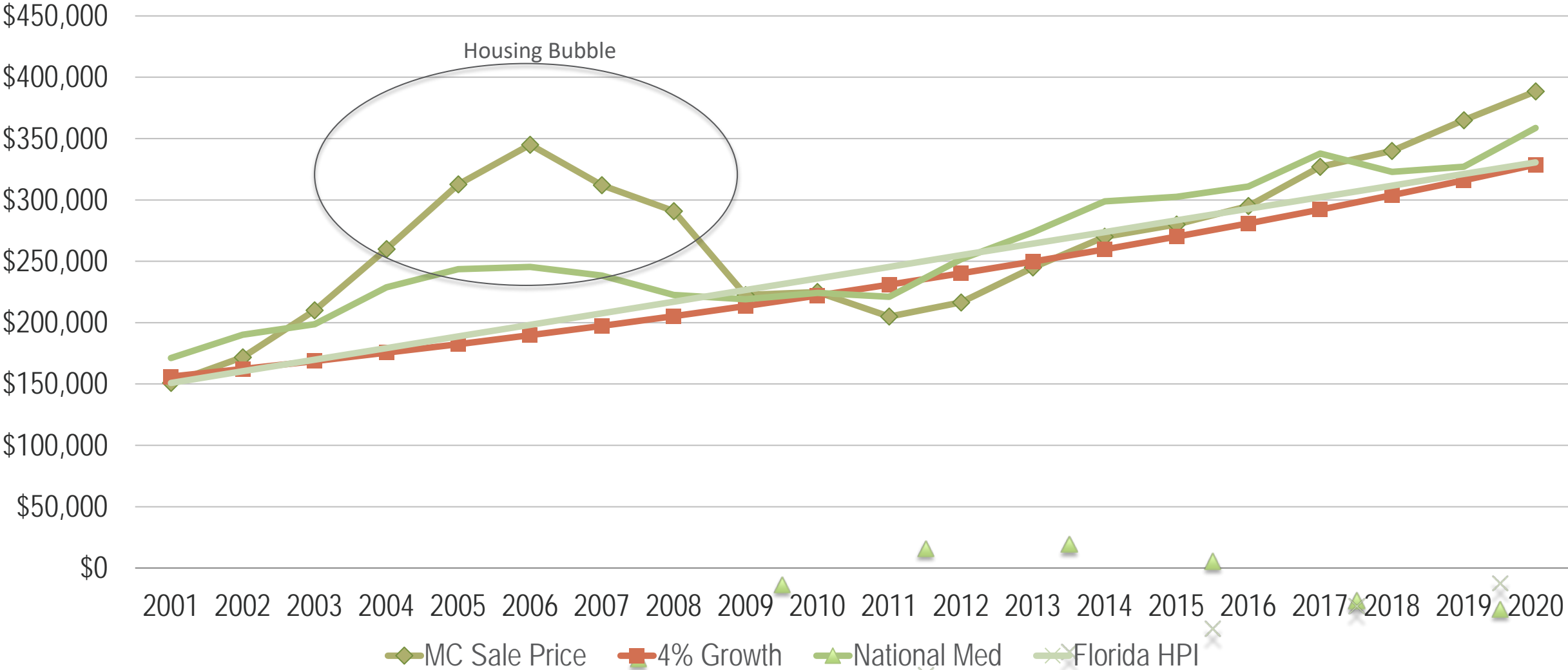
SINGLE FAMILY - ARMS LENGTH

2006.....	2,825
2007.....	1,947
2008.....	607
2009.....	1,544
2012.....	2,371
2013.....	2,863
2016.....	2,978
2018.....	2,807
2019.....	2,808
2020.....	3,280
2021.....	2,679(Thru Aug)



MEDIAN SALE PRICE

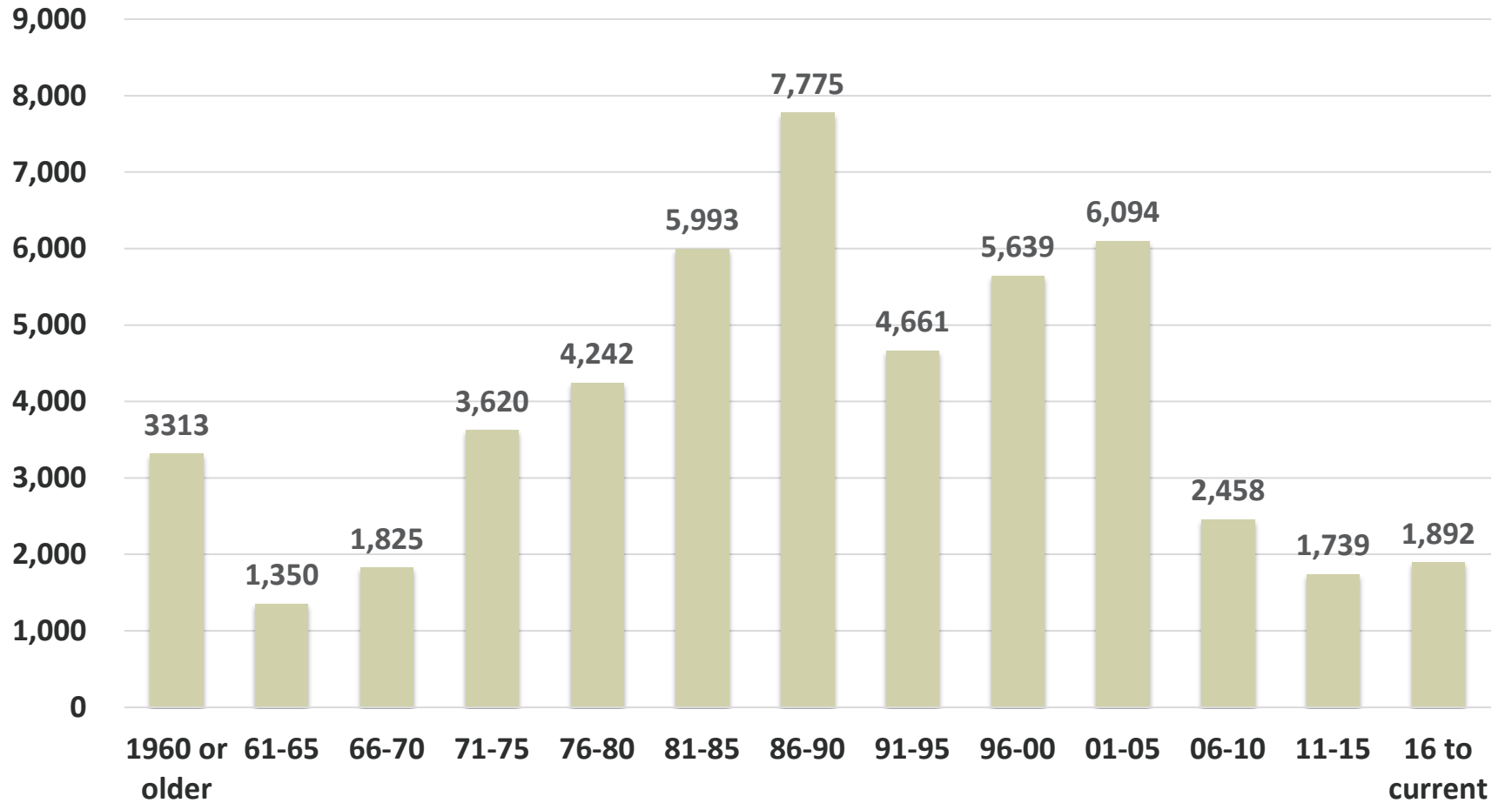
SINGLE FAMILY HOMES



HISTORY OF SINGLE-FAMILY NEW CONSTRUCTION

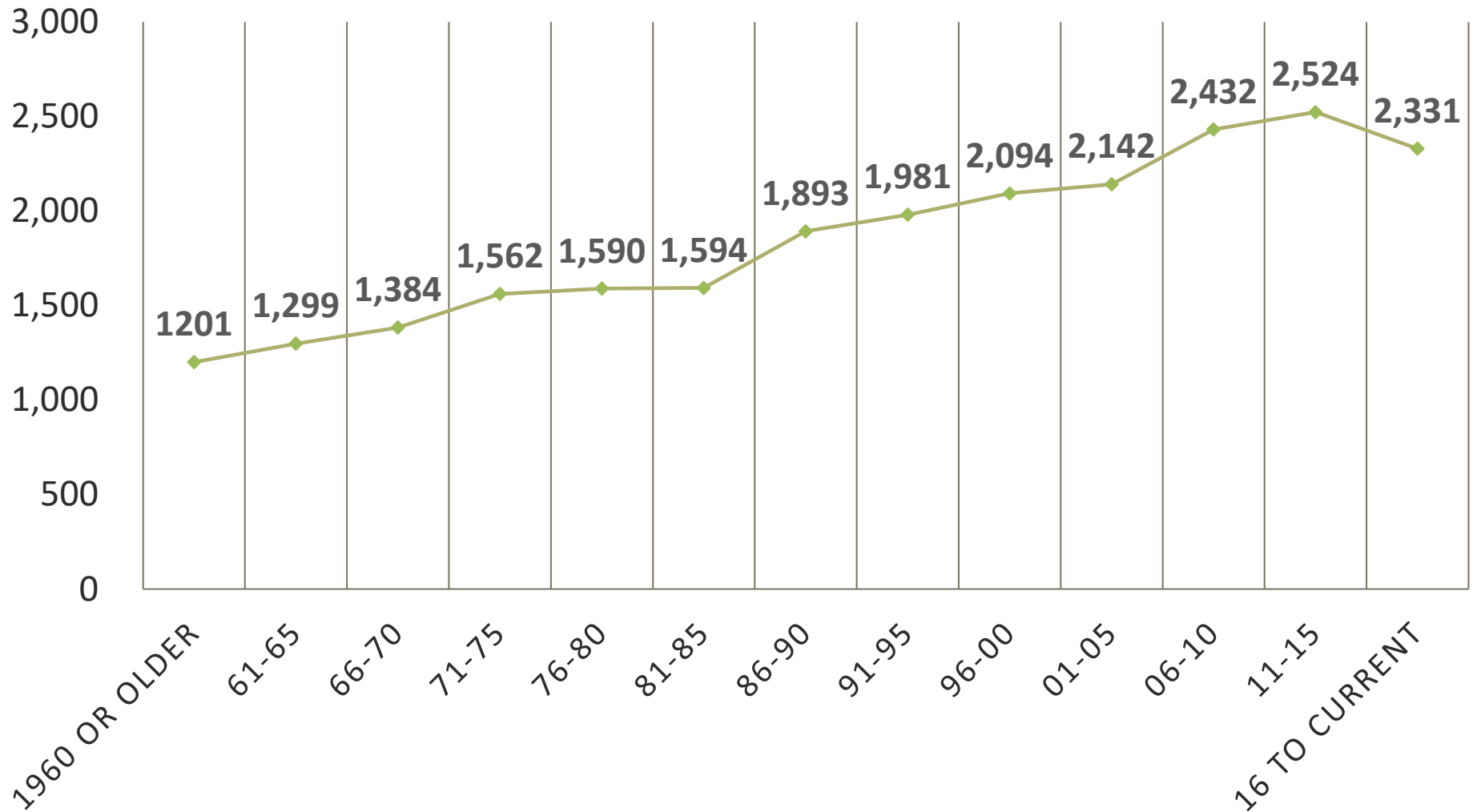
1960/older.....	3,313
61 to 65.....	1,350
66 to 70.....	1,825
71 to 75.....	3,620
76 to 80.....	4,242
81 to 85.....	5,993
86 to 90.....	7,775
91 to 95.....	4,661
96 to 00.....	5,639
01 to 05.....	6,094
06 to 10.....	2,458
11 to 15.....	1,739
16 to current.....	1,892

5-YEAR RANGES



HISTORY OF SINGLE-FAMILY MEDIAN SIZE

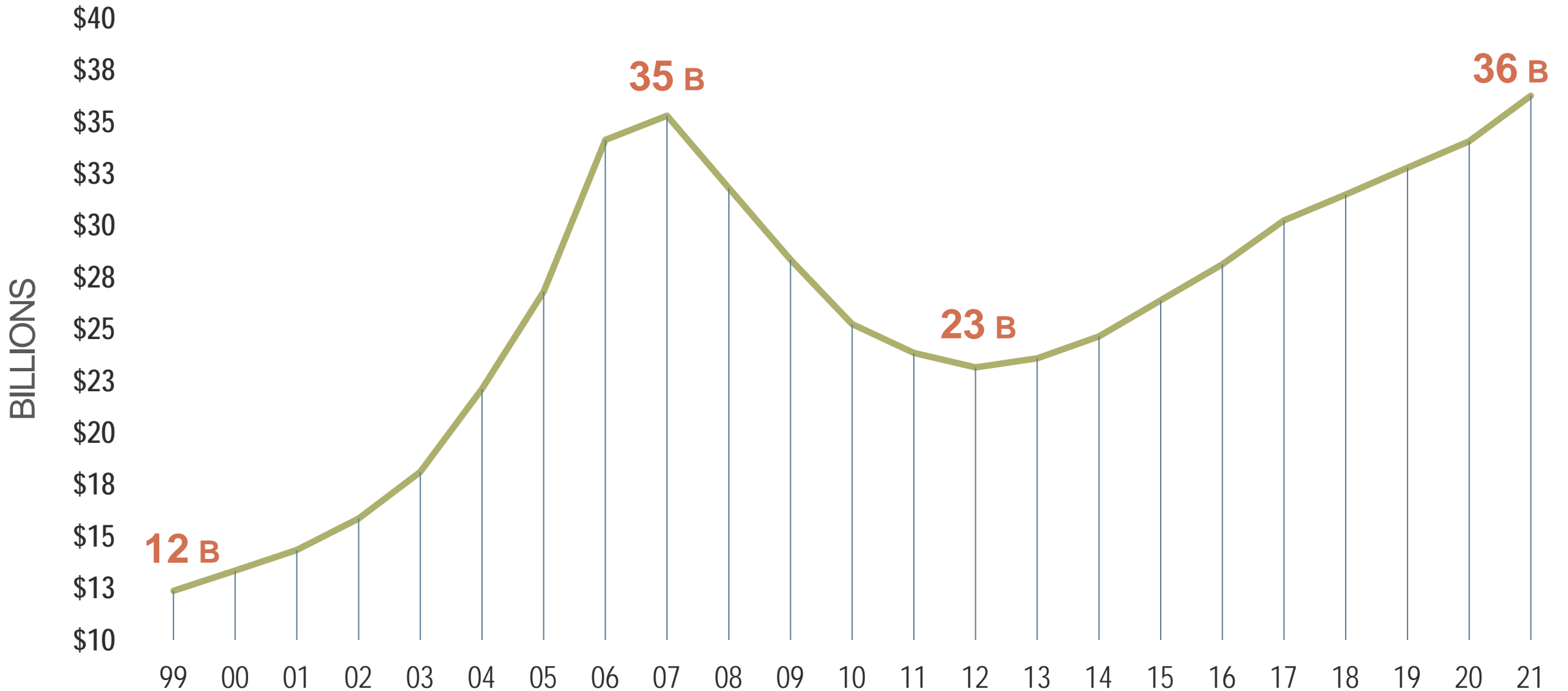
5-YEAR RANGES



1960/older.....	1,201
61 to 65.....	1,299
66 to 70.....	1,384
71 to 75.....	1,562
76 to 80.....	1,590
81 to 85.....	1,594
86 to 90.....	1,893
91 to 95.....	1,981
96 to 00.....	2,094
01 to 05.....	2,142
06 to 10.....	2,432
11 to 15.....	2,524
16 to current.....	2,331

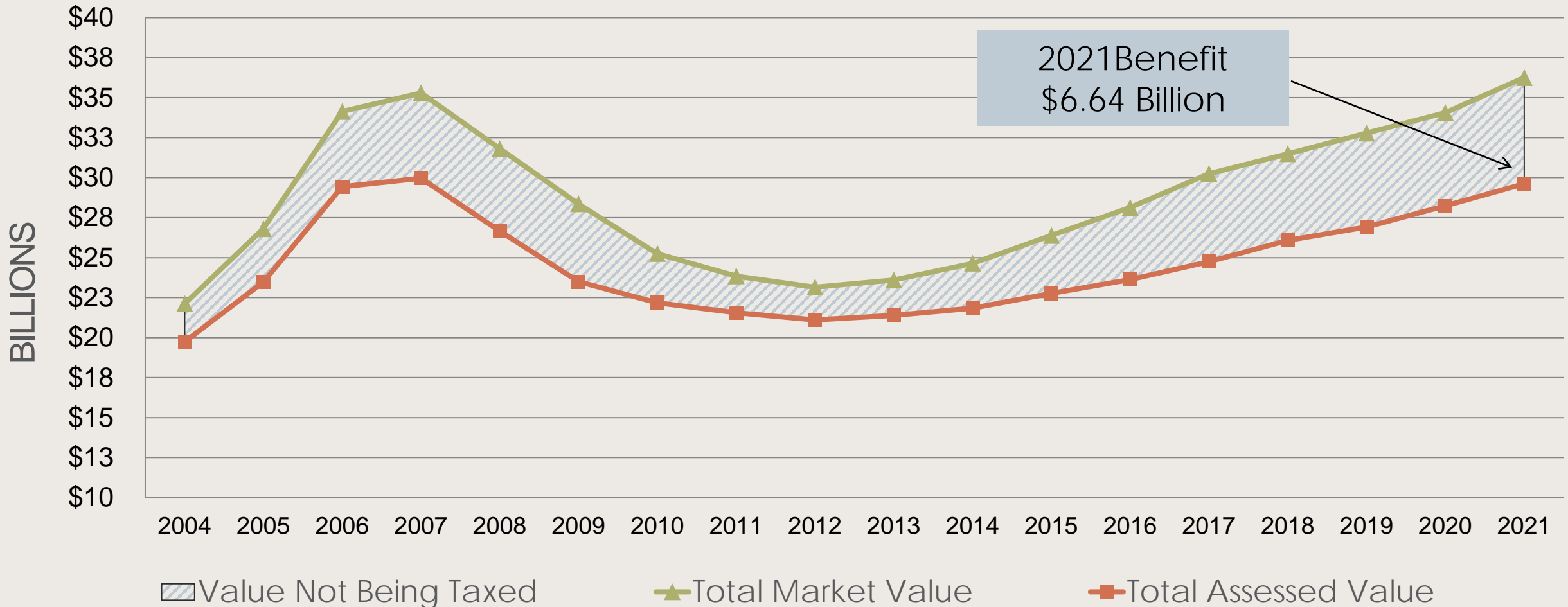
HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



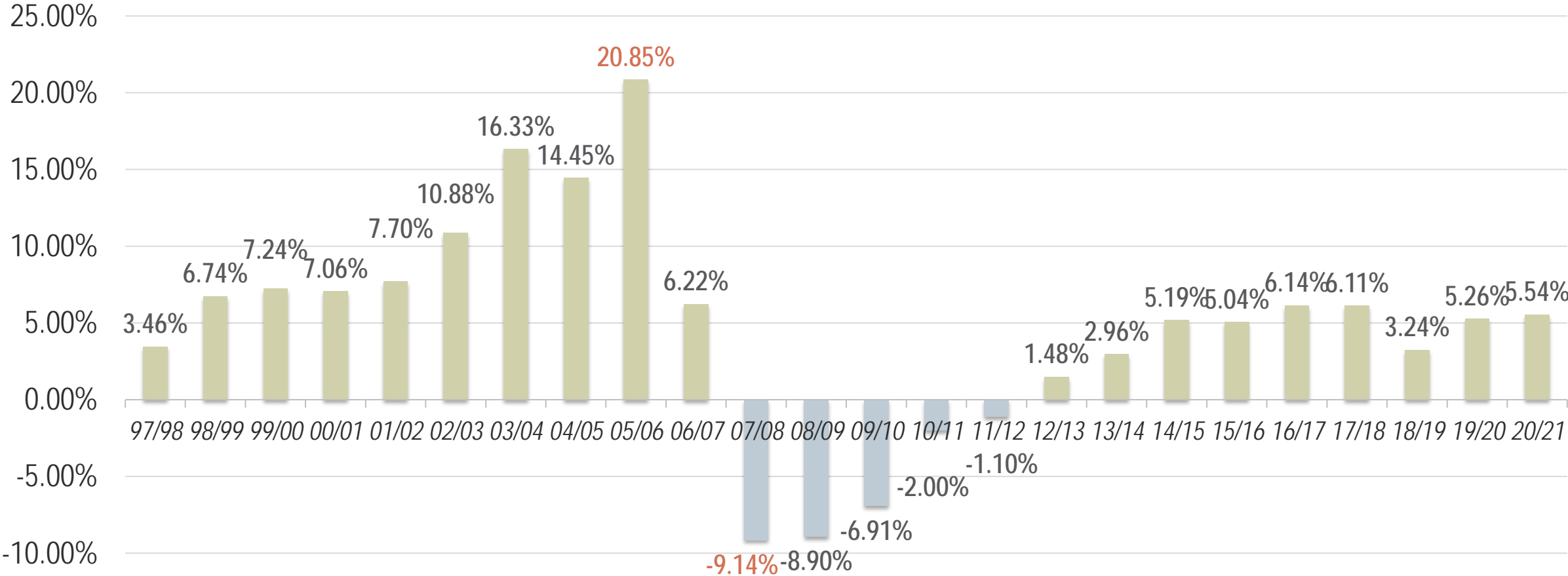
MARKET VALUE VS. ASSESSED VALUE

Value Not Being Taxed due to various assessment limitations
(i.e. SOH Benefit, Non-Homestead Cap, Ag Classification)



TAXABLE VALUE PERCENT CHANGE

YEAR TO YEAR COMPARISON



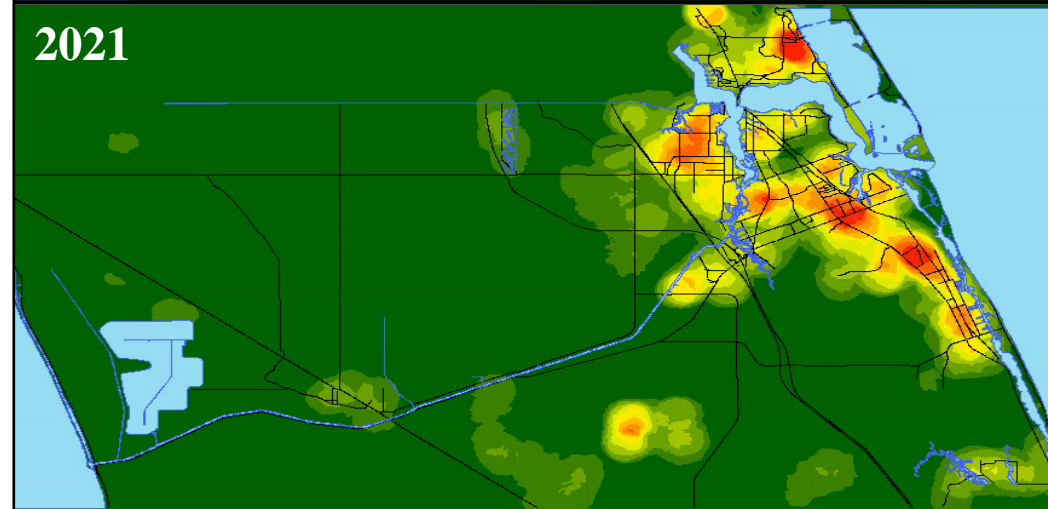
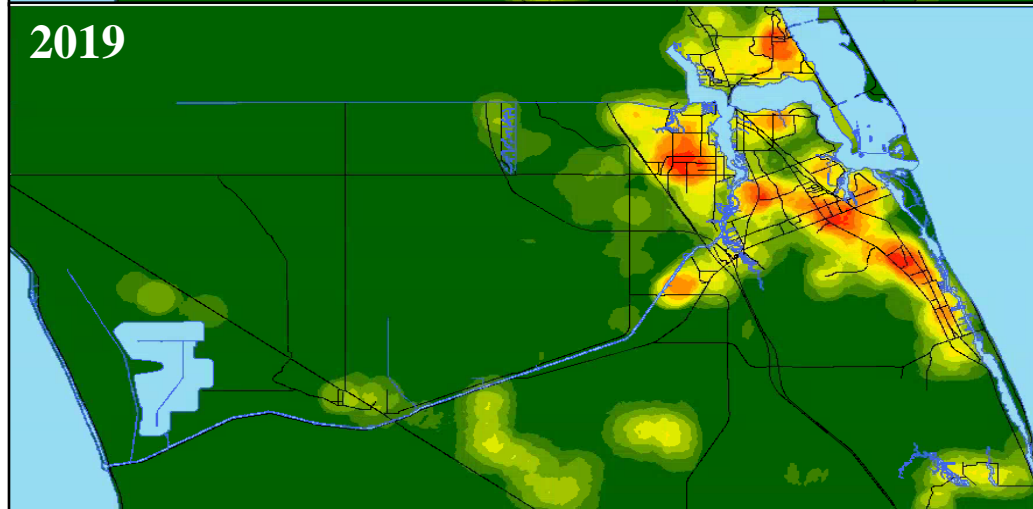
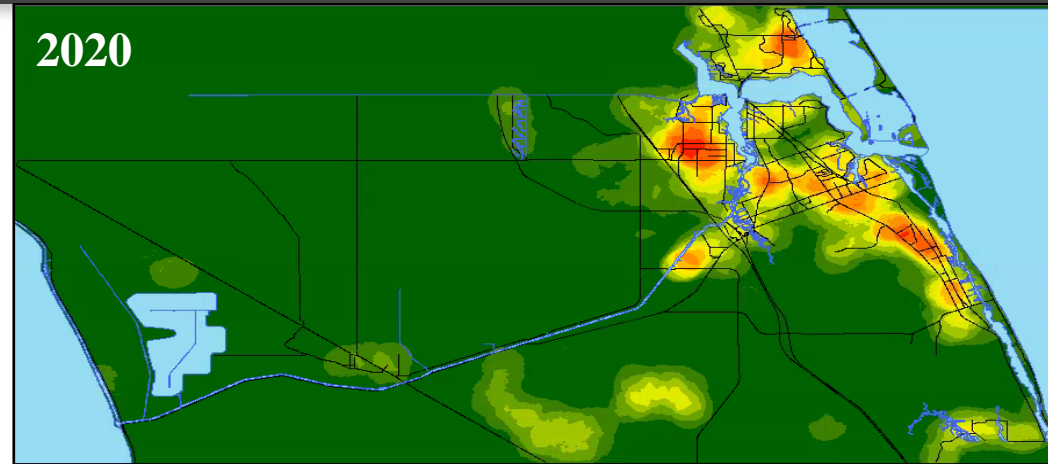
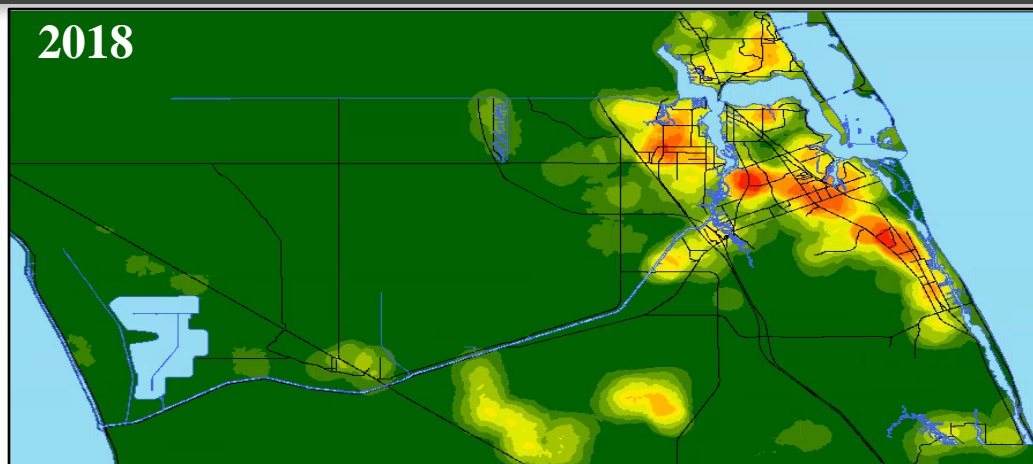
MARTIN COUNTY PROPERTY APPRAISER

Martin County Single Family Sales			
Year	Sales	Median SP	% Change
2018	2807	\$340,000	4.0%
2019	2808	\$365,000	7.4%
2020	3280	\$388,945	6.6%
2021	2679	\$415,000	6.7%

2021 Sales thru Aug

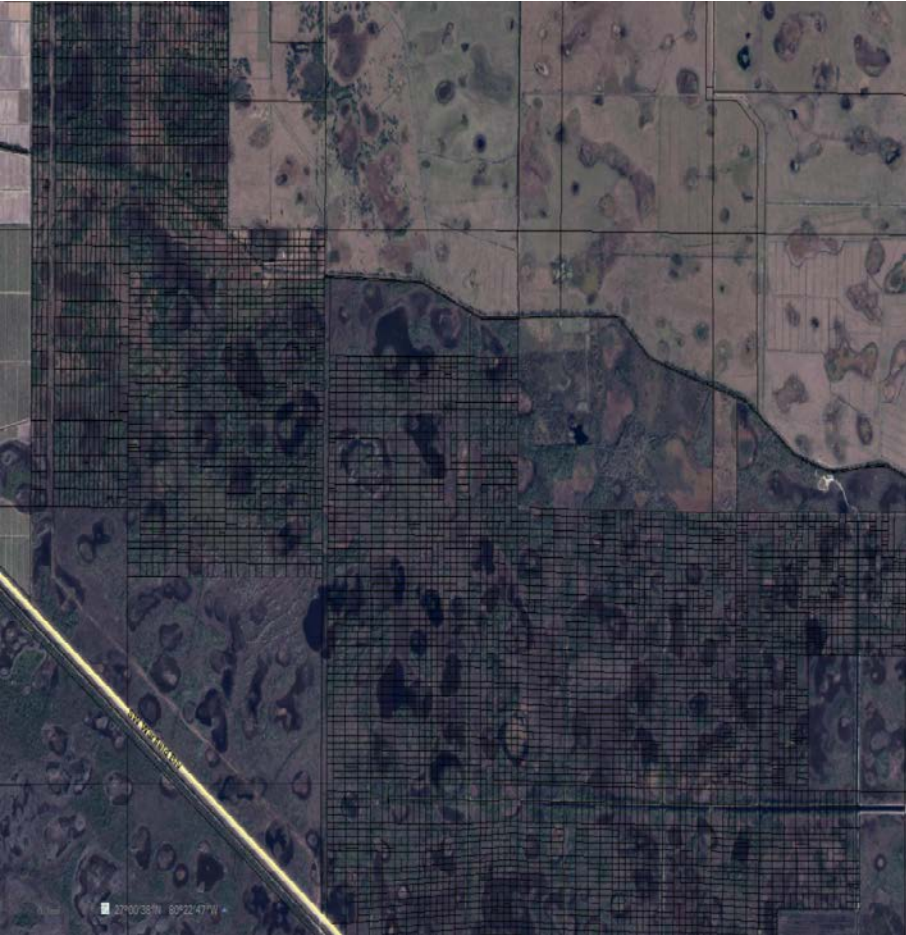
Martin County Single Family Sales

MARTIN COUNTY PROPERTY APPRAISER



Martin County Sales
Excluding Condos

MARTIN COUNTY PROPERTY APPRAISER



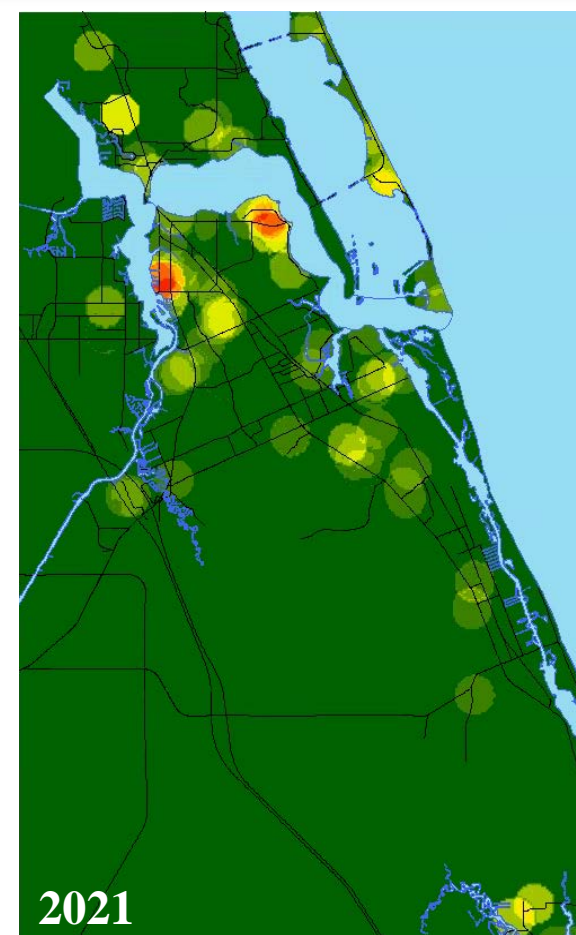
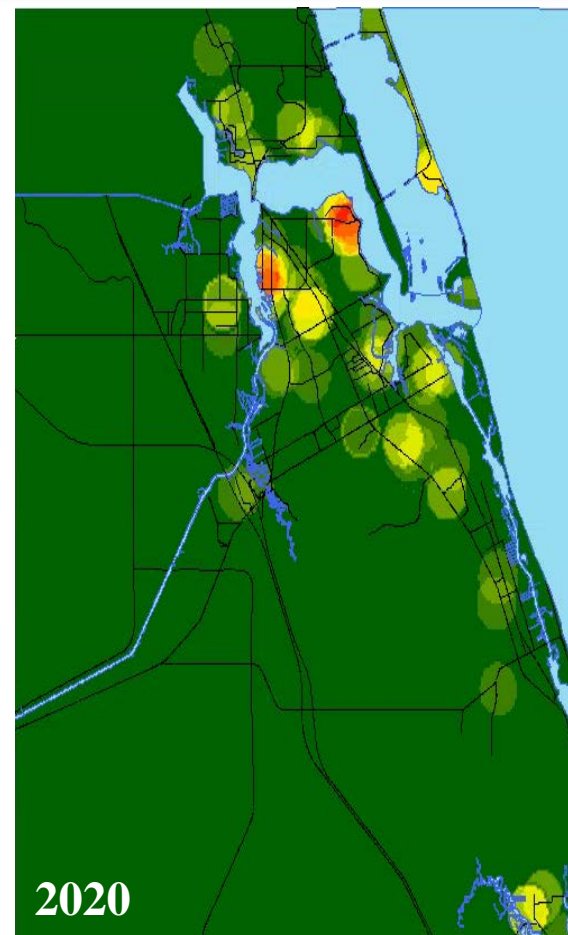
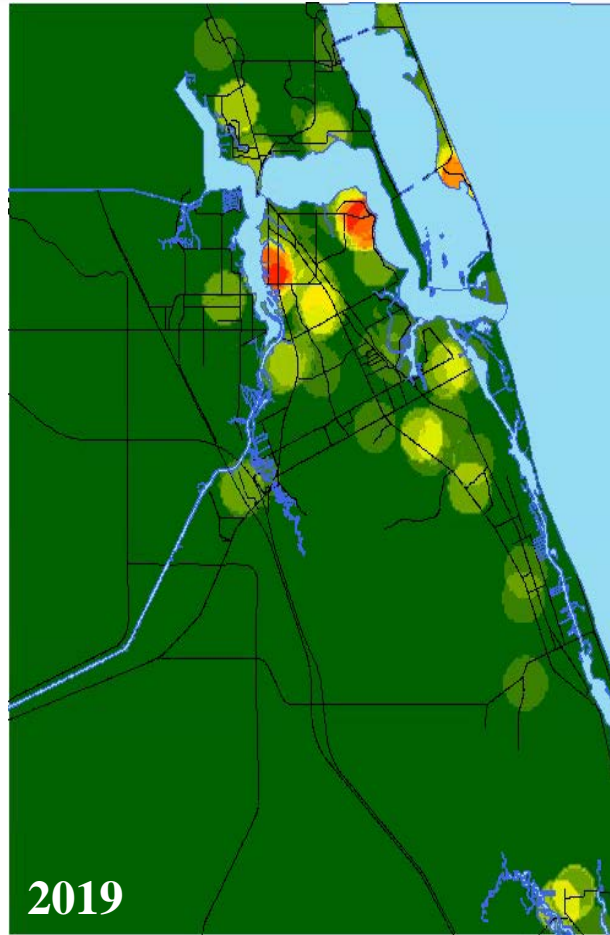
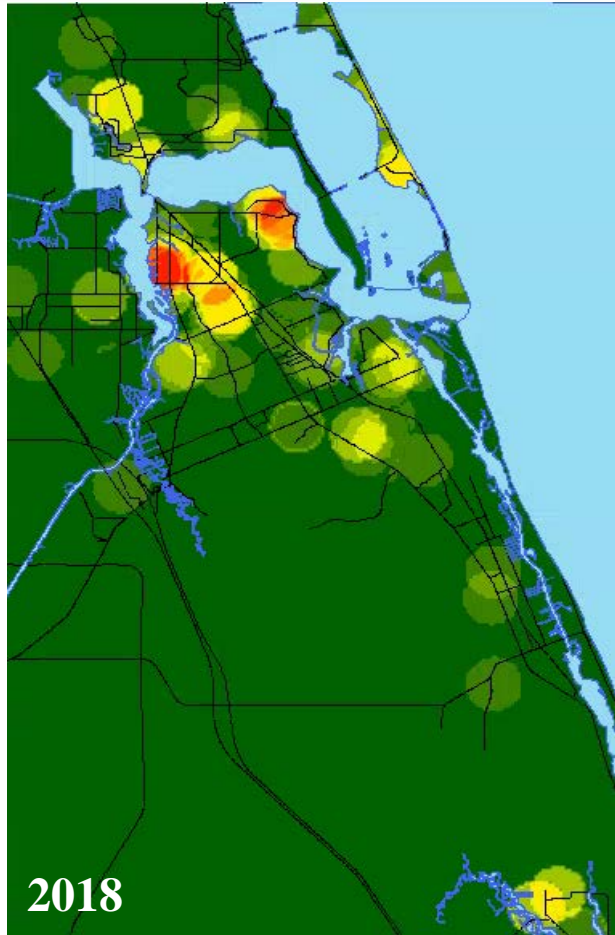
Palm Beach Heights

MARTIN COUNTY PROPERTY APPRAISER

Martin County Condo Sales			
Year	Sales	Median SP	% Change
2018	1160	\$133,000	4.8%
2019	944	\$148,750	11.8%
2020	1055	\$168,500	13.3%
2021	1085	\$179,900	6.8%

Martin County Condo Sales

MARTIN COUNTY PROPERTY APPRAISER



Martin County Condo Sales

MARTIN COUNTY PROPERTY APPRAISER



PENTALAGO

Where you want to live
ACTIVE • NATURAL • RELAXING

[LEARN MORE](#)

Pentalago is South Florida's most anticipated watersports community, offering 5+ acre waterfront lots starting at \$300,000.

A promotional image for Pentalago featuring a large, scenic view of a waterfront community. The image shows a wide expanse of water with several large, green islands or peninsulas. In the background, a city skyline is visible under a clear sky. The Pentalago logo is at the top, and the text 'Where you want to live' and 'ACTIVE • NATURAL • RELAXING' is centered over the image. A 'LEARN MORE' button is at the bottom.

Gated Entry

Multi-Use Trail

Multi-Use Trail

Future Phase Two

PENTALAGO

www.Pentalago.com

A detailed site map of Pentalago showing the layout of lots and water bodies. The map is color-coded: green for lots available for sale and red for lots that have been sold. Lot numbers and prices are listed for each lot. The map also shows a 'Gated Entry' at the top left, 'Multi-Use Trails' on the left and right sides, and 'Future Phase Two' at the bottom. The Pentalago logo and website URL are at the bottom.

Pentalago

MARTIN COUNTY PROPERTY APPRAISER



Osprey Preserve

MARTIN COUNTY PROPERTY APPRAISER



Ocean Cove

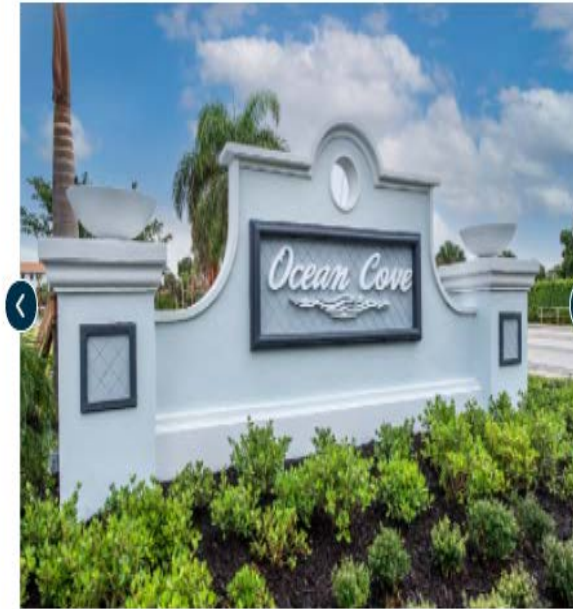


1822 SE Ocean Cove Way, Building E, Stuart, FL 34996
(772) 291-1822

\$356,990

Starting At

2	3	2.5	1-2
Designs	Bedrooms	Bathrooms	Garage



Affordably priced new construction townhomes are available at Ocean Cove with well-appointed kitchens, open living spaces, and spacious Owner's Suites, minutes from Downtown Stuart, the St. Lucie River, Treasure Coast beaches, and more. This community includes a Fiber network that provides fast, reliable, multi-user Internet needed in homes today and in the future.

Ocean Cove

MARTIN COUNTY PROPERTY APPRAISER



The Preserve At Avonlea

MARTIN COUNTY PROPERTY APPRAISER

Bridgewater



20128 SE Bridgewater Drive, Jupiter, FL 33458
(561) 515-5584



\$1,180,990
Starting At

5	4-7	3-7.5	2-4
Designs	Bedrooms	Bathrooms	Garage

Welcome to Bridgewater, Jupiter's newest luxury new home community. Bridgewater's single-family new construction homes include 1+ acre estate homesites, consumer-inspired floorplans, and flexible living spaces. This community includes a Fiber network that provides fast, reliable, multi-user Internet needed in homes today and in the future.



Bridgewater

MARTIN COUNTY PROPERTY APPRAISER

Jan 2021



Price Sheet

BANYAN BAY

2018

One Story

The Sabal	2 - 3 Bedroom, 2 Baths, 2 Car Garage 1,741 A/C - 2,333 Sq. Ft.	\$399,990
The Seagate	4-5 Bedrooms, 2-3 Baths, 2 Car Garage 2,035 A/C - 2,581 Sq. Ft.	\$419,990
The St. Lucia	2 - 3 Bedrooms, 2 Bath, 2 Car Garage 2,022 A/C - 2,772 Sq. Ft.	\$427,990
The Antigua	3 Bedroom, 3 Baths, 2 Car Garage 2,197 A/C - 2,888 Sq. Ft.	\$446,990

Two Story

The Santa Rosa	3 - 4 Bedroom, 2.5 Baths, Loft, 2 Car Garage 2,327 A/C - 2,327 Sq. Ft.	\$449,990
The Barkley	4 - 6 Bedrooms, 2.5 Baths, Den, 2 Car Garage 2,930 A/C - 3,321 Sq. Ft.	\$488,990
The Rosalind Grand	4 - 5 Bedrooms, 3.5 Baths, Den, 2 Car Garage 2,936 A/C - 3,511 Sq. Ft.	\$499,990

Now
STARTING FROM THE
Low \$800s

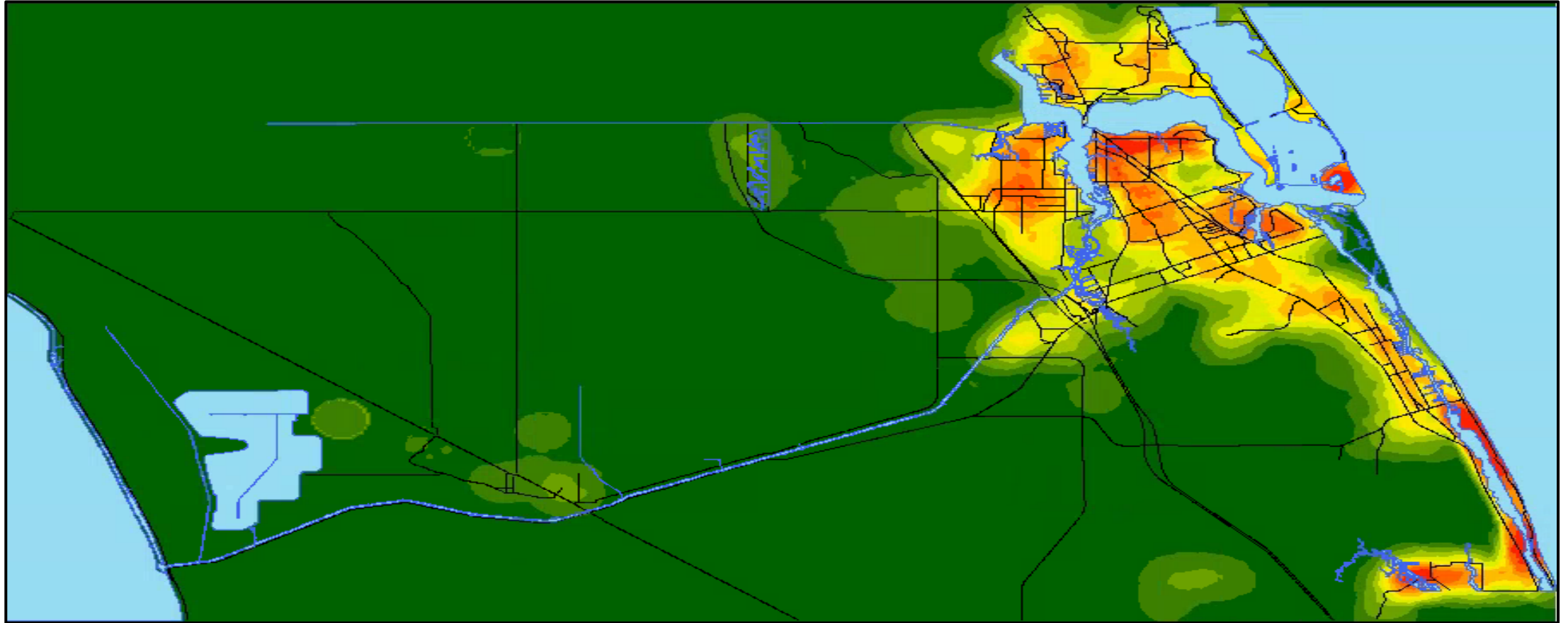


Ryan
Homes

Banyan Bay

MARTIN COUNTY PROPERTY APPRAISER

Martin County Value Distribution



- STATUS OF 2021 AD VALOREM TAX ROLL

- NEW WEBSITE FEATURES & ENHANCEMENTS

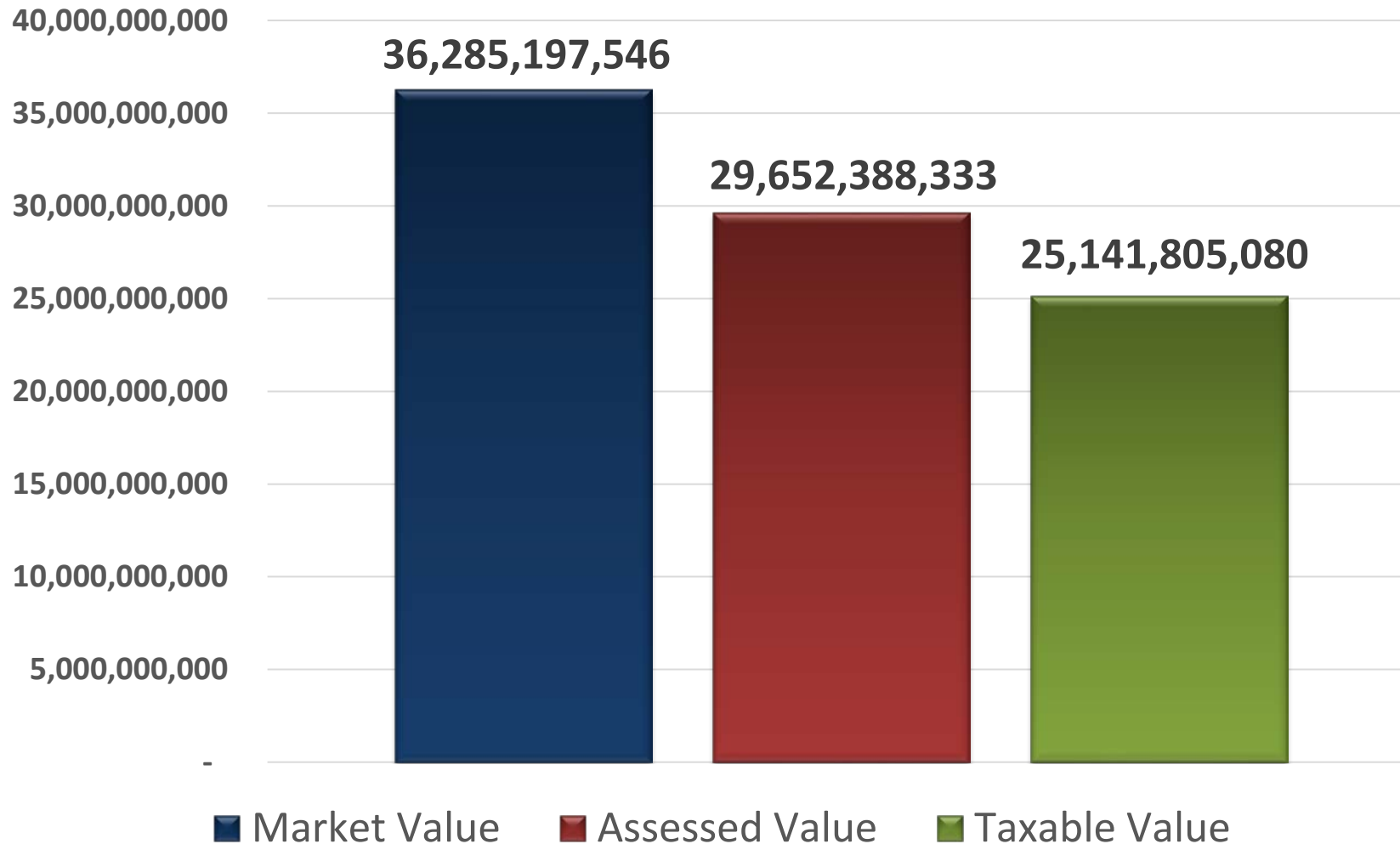
- WEBSITE DATA AND RESOURCES

- MAP SEARCHES AND FEATURES



FUN FACTS – COUNTY WIDE

Total County Values

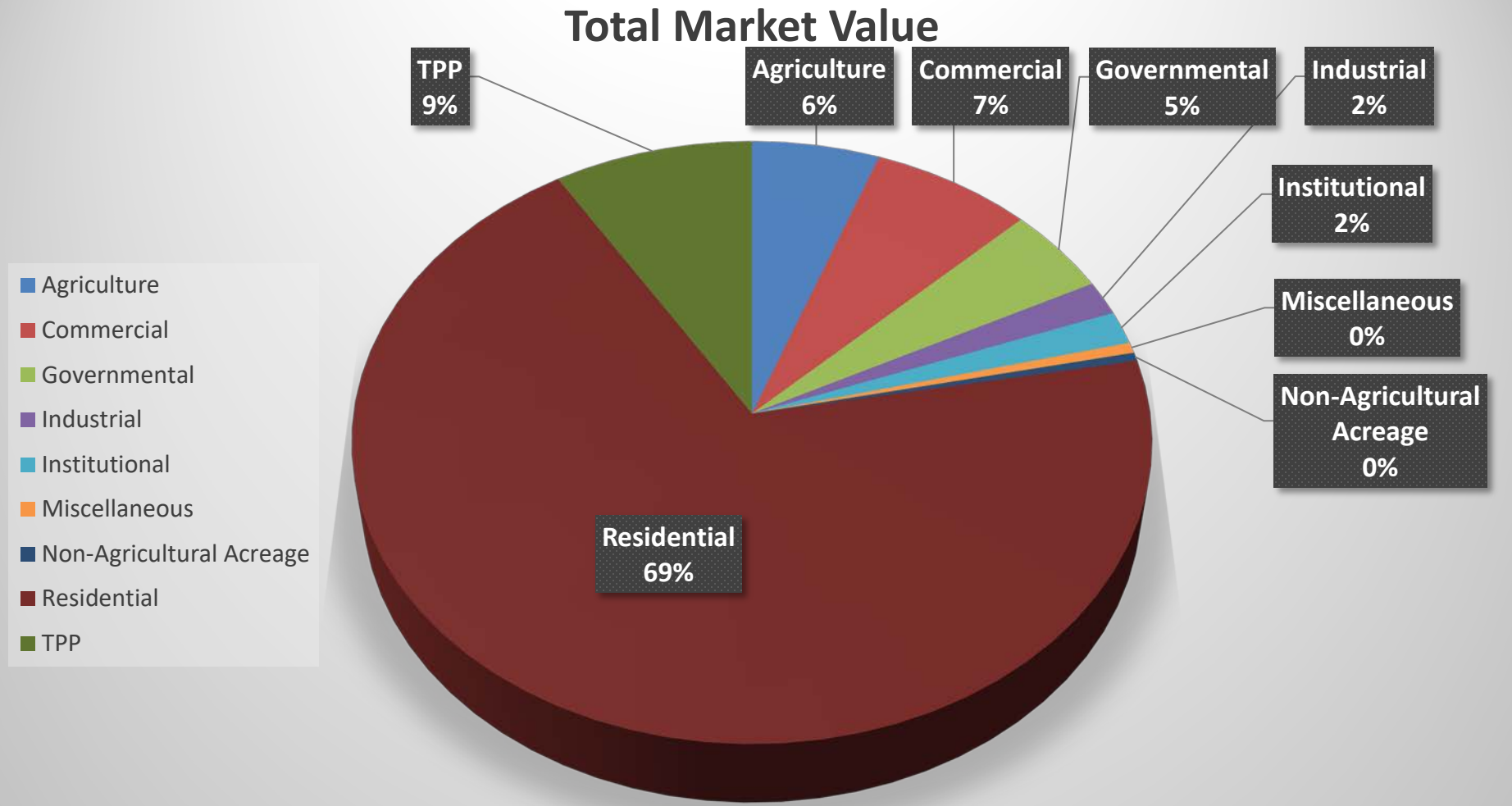


\$36.28 Billion
Total Market Value

\$29.65 Billion
Total Assessed Value

\$25.14 Billion
Total Taxable Value

COUNTY WIDE VALUE BY CATEGORY



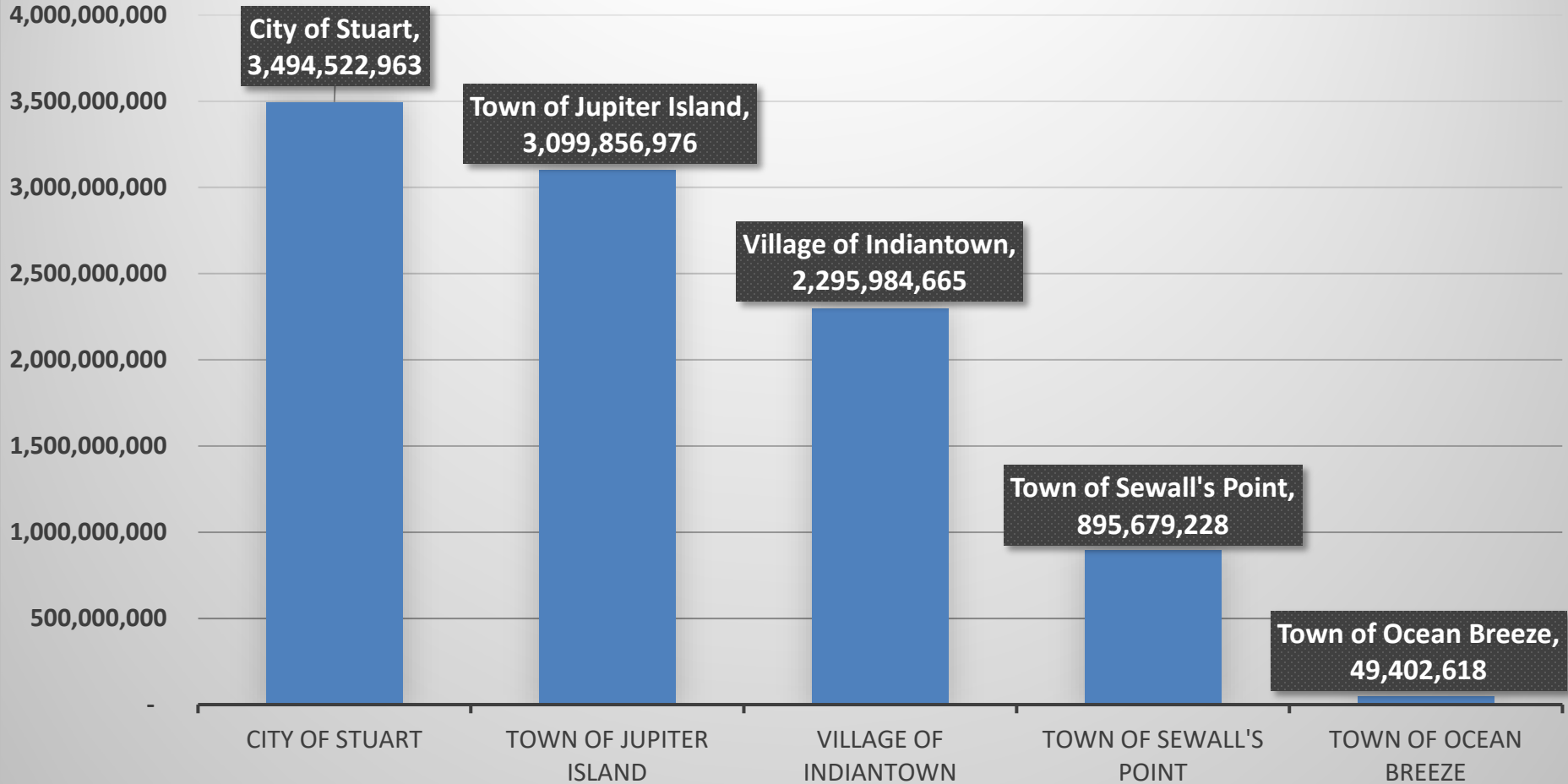
\$25.05 Billion
Residential Market Value
Increased 7.86% from 2020

\$3.20 Billion
TPP Market Value
Increased 1.99% from 2020

\$2.59 Billion
Commercial Market Value
Increased 4.06% from 2020

MUNICIPAL TOTAL MARKET VALUE

Total Market Value



Stuart
Increased 7.18% from 2020

Jupiter Island
Increased 3.98% from 2020

Indiantown
Decreased -.46% from 2020

Sewall's Point
Increased 3.44% from 2020

Ocean Breeze
Increased 12.7% from 2020

Mission:

The Martin County Property Appraiser is your local government agency responsible for locating, identifying, and valuing real and tangible personal property located in our County. We establish fair and equitable market values, maintain ownership records, and administer exemptions for property tax revenue. Our goal is to accomplish this in a manner that assures public confidence in our accuracy, productivity and fairness.

Vision:

We are committed to helping you understand the valuation process and will take whatever time is needed to explain our procedures. We want to ensure you know who we are and what benefits are available to you. We promise to treat you with respect and understanding, and to deliver the outstanding customer service you deserve and expect.

**Our
Guiding
Principles:**

MARTIN

MAKE

our
customers
feel like
family.

ALWAYS

give our
customers
the time
they need.

RESPECT

our
customers
through
kindness
and
understanding.

TEAMWORK

through
cooperation,
not
competition.

INNOVATIVE

and
continually
seeking
efficiency.

NEVER-ENDING

commitment
to
process
improvement.