



Martin County Property Appraiser
Jenny Fields, CFA

kw TREASURE COAST
KELLERWILLIAMS. REALTY

IAAO CERTIFICATE OF EXCELLENCE

**Awarded the prestigious
Certificate of Excellence in Assessment
Administration (CEAA) by the
International Association of
Assessing Officers (IAAO).**



INTERACTIVE CALENDAR

« July 2022 »						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 Mailing of Denial Notices to not approve Exemptions and Agricultural classifications. Deadline to certify the preliminary tax roll to the Department of Revenue. iCareCommunity Magazine	2 Out2 News
3 TCPalm Real Estate Source	4	5	6	7	8 Seabreeze Publications	9
10 Friends & Neighbors of Martin County	11	12 League of Women Voters of Martin County	13	14	15	16
17	18	19 Treasure Coast Real Estate & Local Living Magazine Economic Council of Martin County	20	21	22	23
24	25 Keller Williams of the Treasure Coast	26	27	28	29	30 Deadline for filing petitions to the Value Adjustment Board on denied exemptions and agricultural classifications.

- Presentations
- Publications
- Important Dates
- Videos
- Mailings
- Volunteering

INTERACTIVE CALENDAR

Keller Williams of the Treasure Coast



Jenny Fields, Chief Deputy Karl Andersson and Director of Appraisal Services Tyler Steinhauer will present to the realtors at Keller Williams of the Treasure Coast.

If you'd like more information about Keller Williams of the Treasure Coast, please visit their website at

[http://www.kwtreasurecoast.com/.](http://www.kwtreasurecoast.com/)

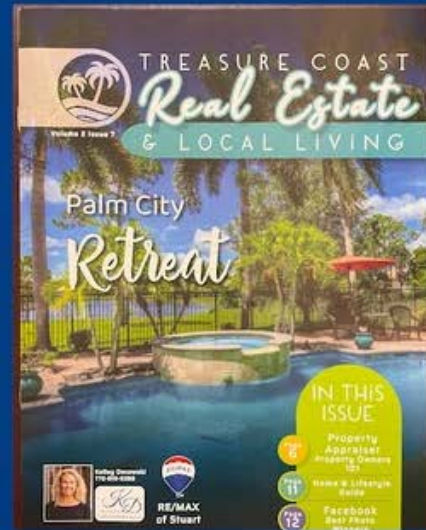
Event Information

Event Date	July 25, 2022 1:00 pm
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[Back](#)

DIGITAL PUBLICATIONS

Four
Print &
Two
Digital



EDUCATIONAL VIDEOS



[Tax Roll](#)



[Customer Service Department](#)



[Exemptions](#)



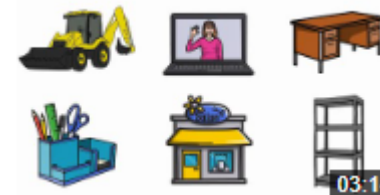
[Community Outreach](#)



[Agricultural Classification](#)



[Human Resources, Operations, Finance](#)



[Tangible Personal Property](#)

20 days ago 32 views



[Residential and Commercial New Construction](#)

SOCIAL MEDIA

facebook.

 YouTube



LinkedIn



Instagram

HOMESTEAD EXEMPTION

How to Qualify

Own & reside in the home
on or before January 1st

Claim the home as your
primary residence

There is NO maximum required
days to live in your home – It
could be one day

HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

Eligible for other
Exemptions

OTHER COMMON EXEMPTIONS

Widow & Widower:	3,815
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Limited Income Senior:	2,646
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Disabled Ex-Service Member:	1,263
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Total & Permanent Disability:	609
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HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

Save our
Homes

Eligible for other
Exemptions

SAVE OUR HOMES BENEFIT

Why are my taxes higher than my neighbors when we have the exact same house?

My Home



Market Value: Same Value
Year Built: Same Year Built
Purchased: Last Year
Taxes: \$3,910

My Neighbor's Home



Market Value: Same Value
Year Built: Same Year Built
Purchased: 10 Years Ago
Taxes: \$2,940

HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

Save our
Homes

Eligible for other
Exemptions

Portability

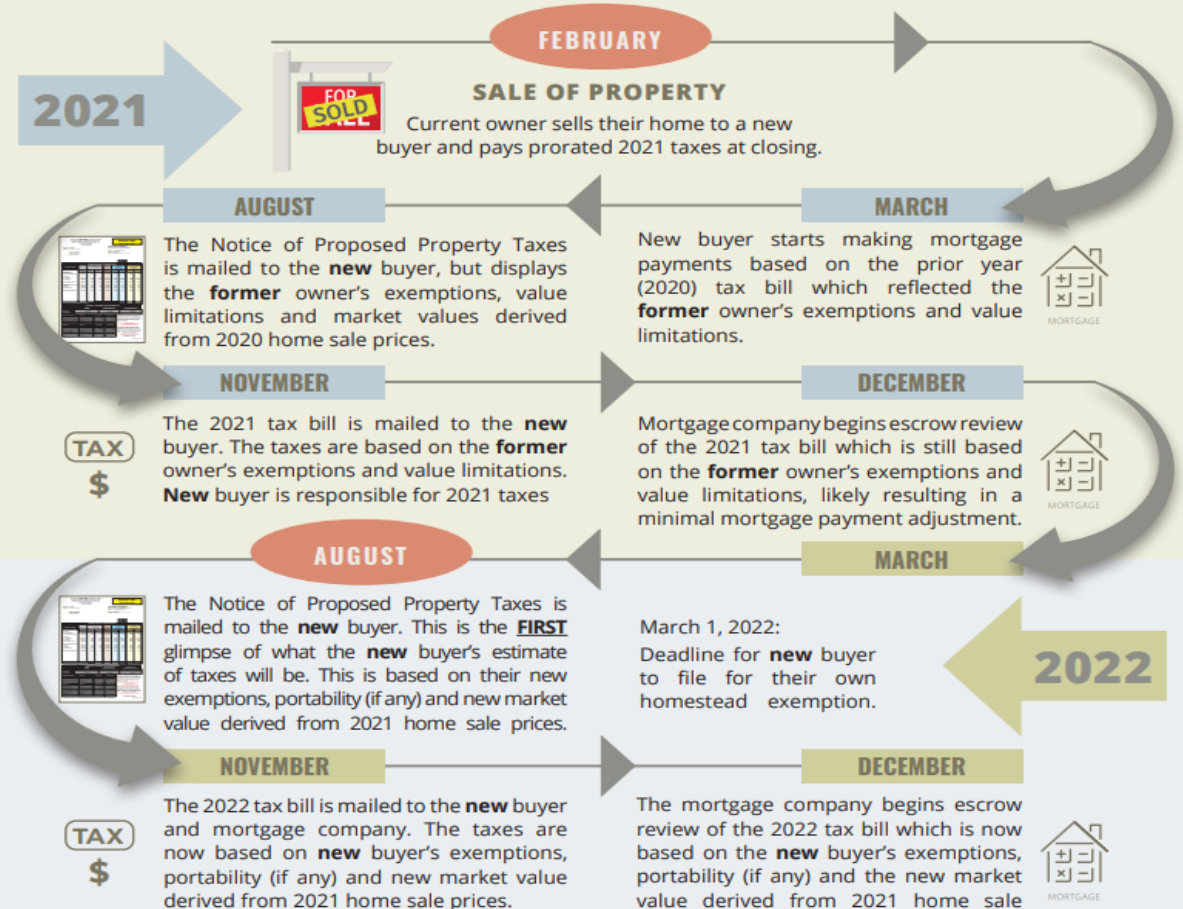
PORTING THE *SAVE OUR HOMES (SOH) BENEFIT*

NEW HOME BUYER ANNUAL TIMELINE



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.



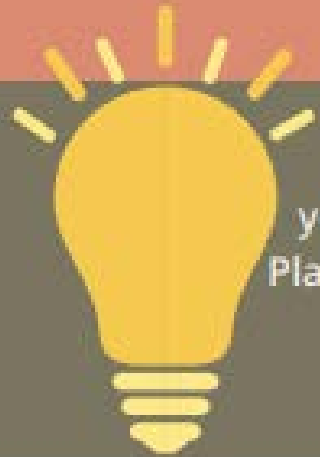
HELPFUL TOOL!

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.

Property Tax Estimator



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)

QUICK LINKS



File Online for Homestead Exemption



2021 Real Property TRIM Notices



2021 Personal Property TRIM Notices



Property Tax Estimator



Real Property - Address Change



Personal Property - Address Change



Data Downloads



Proposed Constitutional Amendments

Two PROPOSED Constitutional Amendments that may affect the amount of taxes you pay on your property will appear on the November 8, 2022 ballot. If passed, these amendments would take effect January 1, 2023.

Amendment 1: Limitation on the Assessment of Real Property
Used for Residential Purposes

Amendment 3: Additional Homestead Property Tax Exemption
for Specified Critical Public Services Workforce

MARTIN COUNTY

75,615
Improved
Parcels

20,358
Vacant
Parcels

543.46

Land Area
Square Miles

95,900+
Real Property
Parcels

3,500+
Commercial &
Industrial
Parcels

12,300+
Tangible
Personal
Property
Businesses

49,900+
Single Family Homes

14,700+
Residential
Condominium Units

41
Full & Part Time
Employees

TOP TOTAL FINISHED AREA

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
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462 SOUTH BEACH RD



TOP TOTAL FINISHED AREA

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND



215 SOUTH BEACH RD



TOP TOTAL FINISHED AREA

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND
3.	24,852	4545 NE OCEAN BLVD, JENSEN BEACH



4545 NE OCEAN BLVD



TOP TOTAL FINISHED AREA

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND
3.	24,852	4545 NE OCEAN BLVD, JENSEN BEACH



TOP SINGLE FAMILY SALES

1.	\$55,095,000	382 SOUTH BEACH RD, JUPITER ISLAND
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382 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1.	\$55,095,000	382 SOUTH BEACH RD, JUPITER ISLAND
2.	\$38,000,000	440 SOUTH BEACH RD, JUPITER ISLAND



440 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1.	\$55,095,000	382 SOUTH BEACH RD, JUPITER ISLAND
2.	\$38,000,000	440 SOUTH BEACH RD, JUPITER ISLAND
3.	\$34,650,000	609 SOUTH BEACH RD, JUPITER ISLAND



609 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND

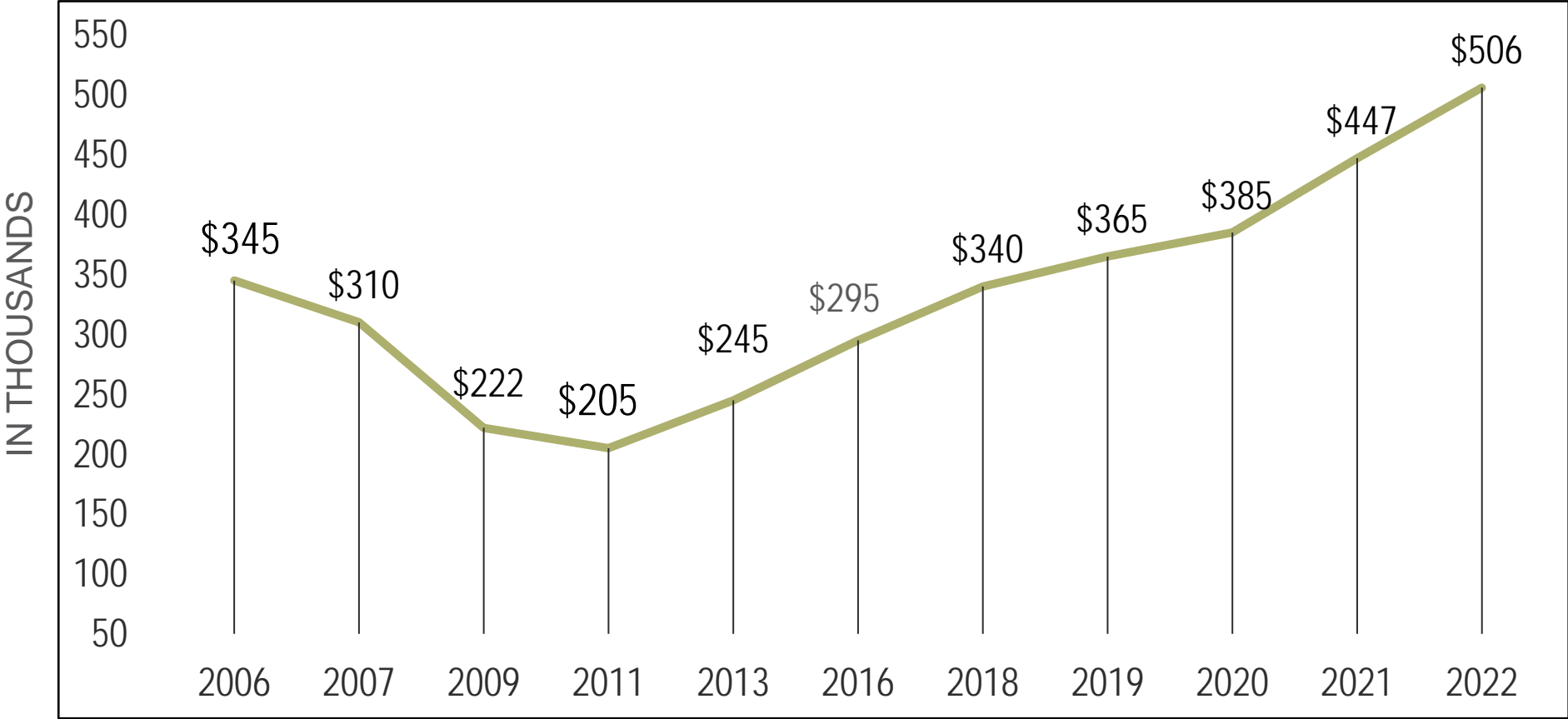
3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND



MEDIAN SALE PRICE MARTIN COUNTY

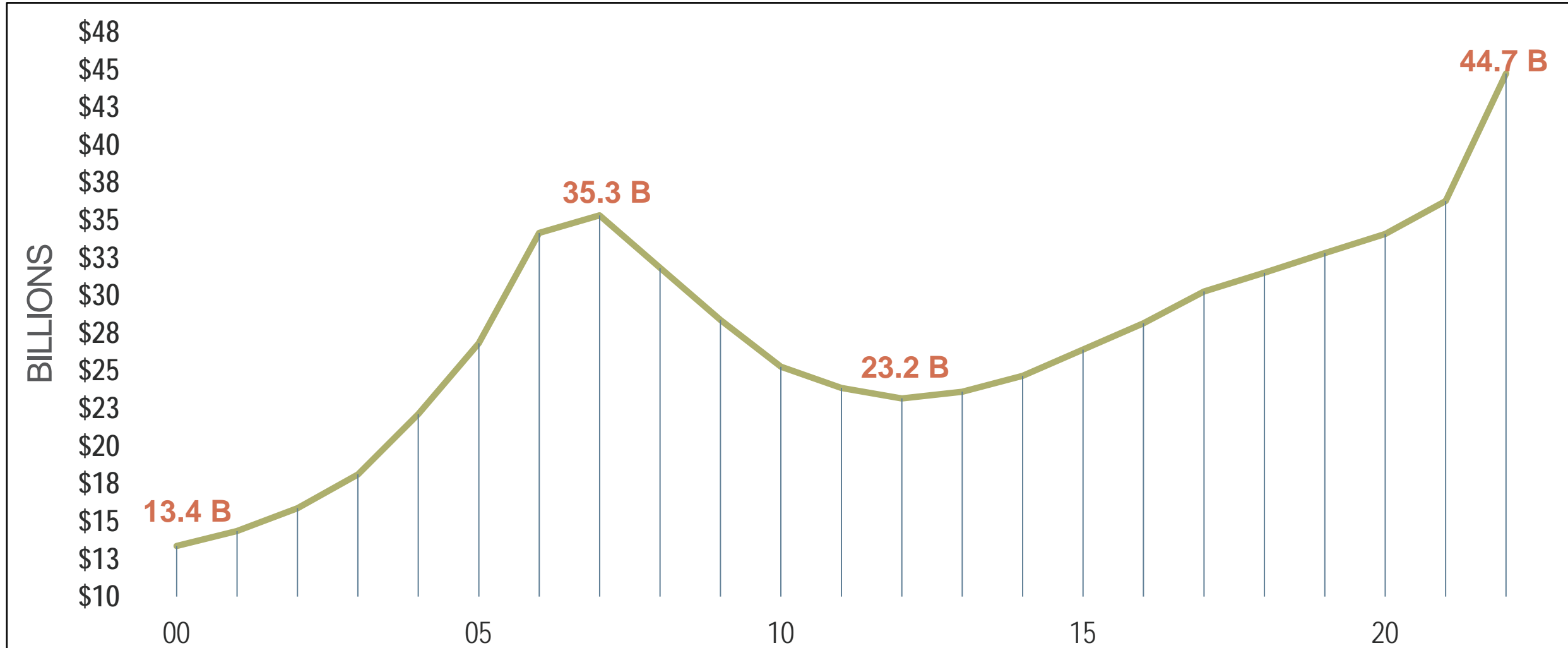
SINGLE FAMILY HOMES



2006	....\$345,000
2007	.....\$310,000
2009	.....\$222,500
2011	.....\$205,000
2013	.....\$245,000
2016	.....\$295,000
2018	....\$340,000
2019	....\$365,000
2020	....\$385,000
2021	....\$447,000
2022	....\$506,500 (Thru 6/30)

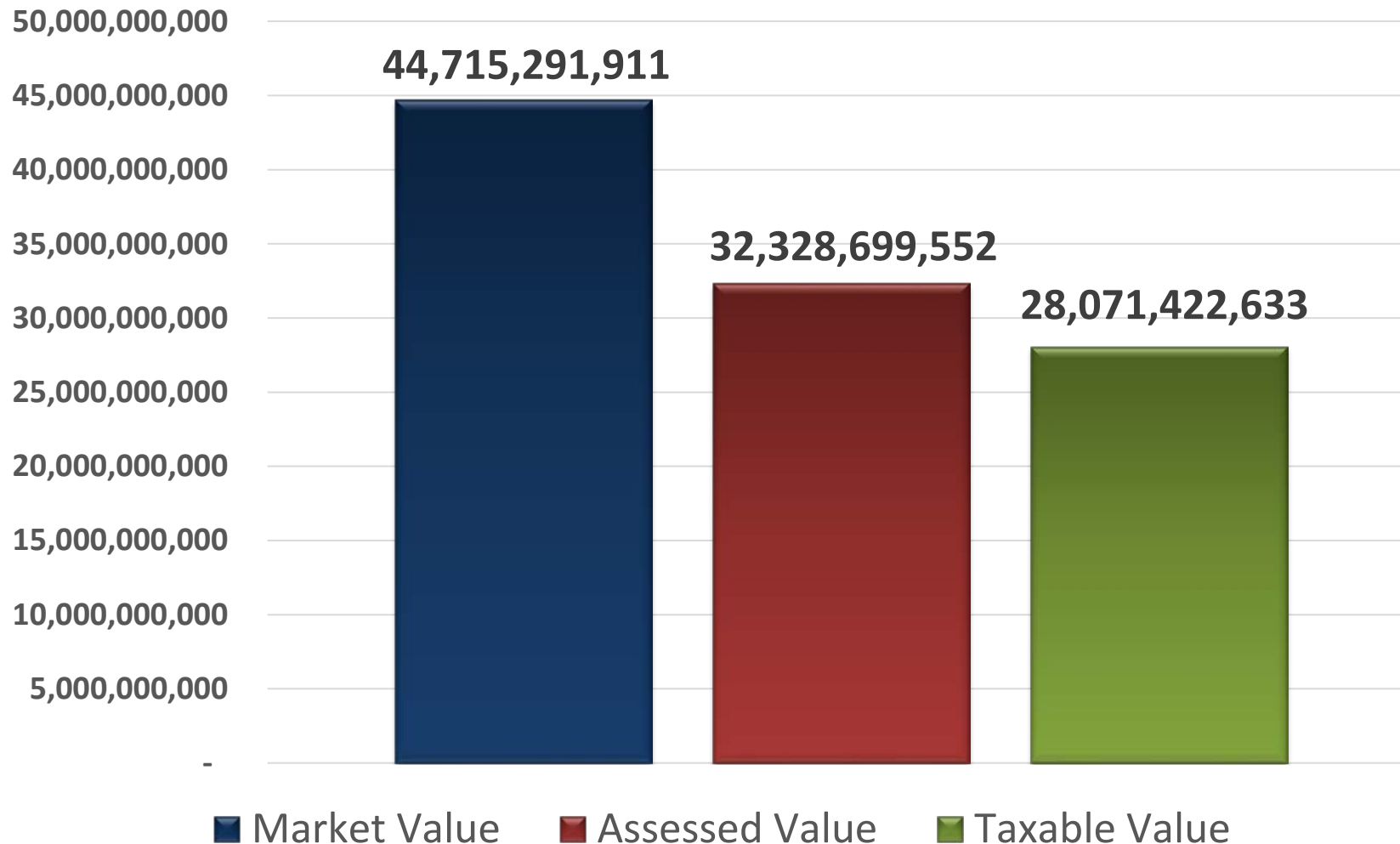
HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



FUN FACTS – COUNTY WIDE

Total County Values



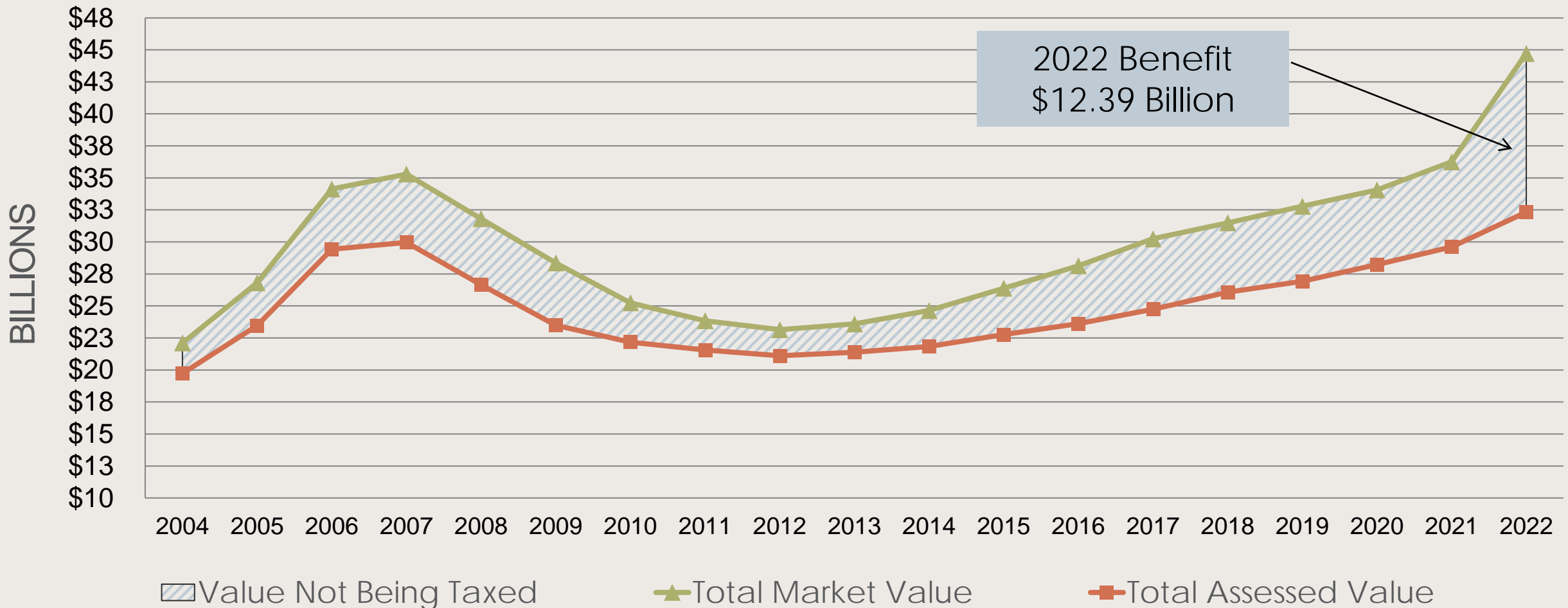
\$44.7 Billion
Total Market Value

\$32.3 Billion
Total Assessed Value

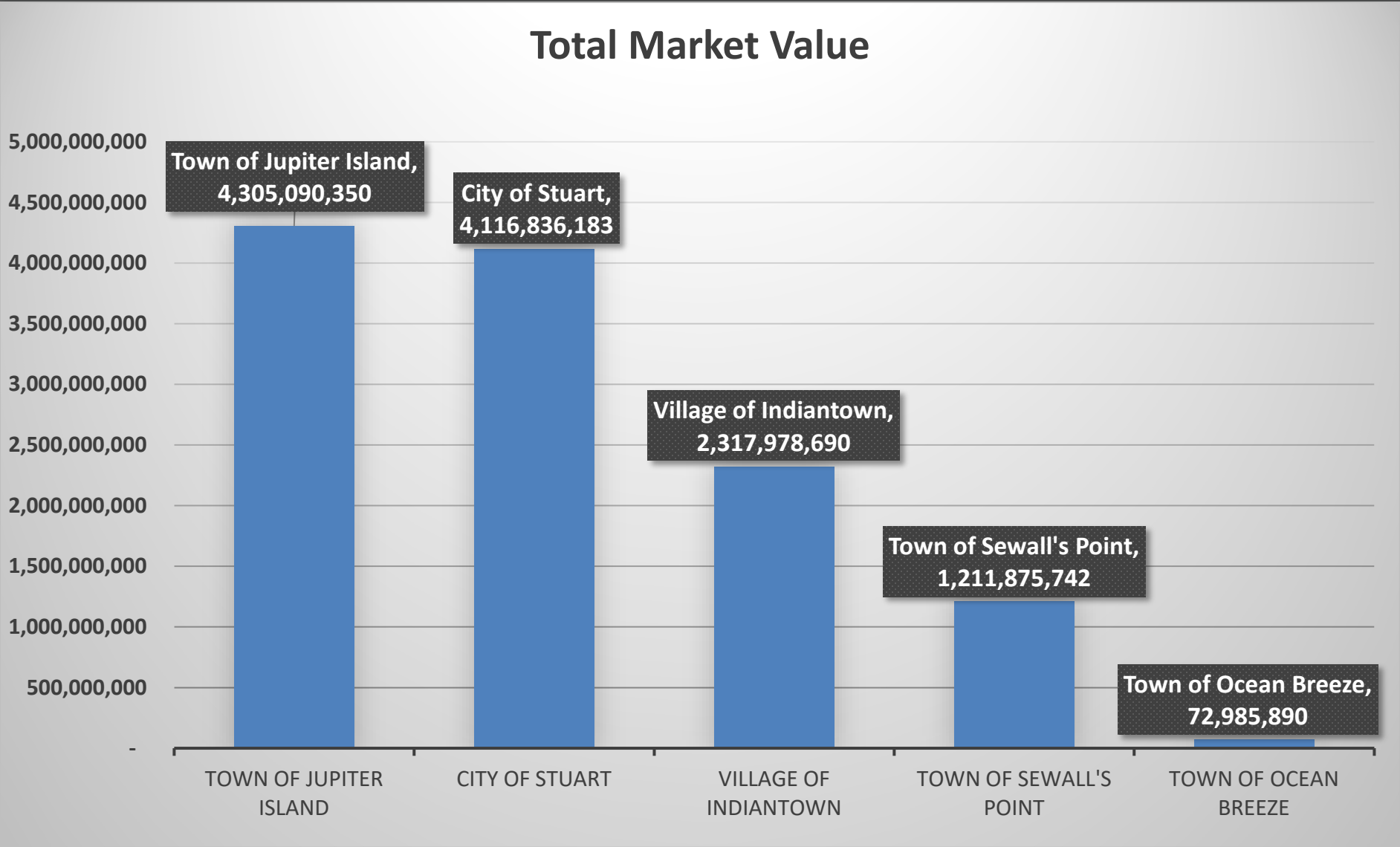
\$28.1 Billion
Total Taxable Value

MARKET VALUE VS. ASSESSED VALUE

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



MUNICIPAL TOTAL MARKET VALUE



Jupiter Island
Increased 38.88% from
2021

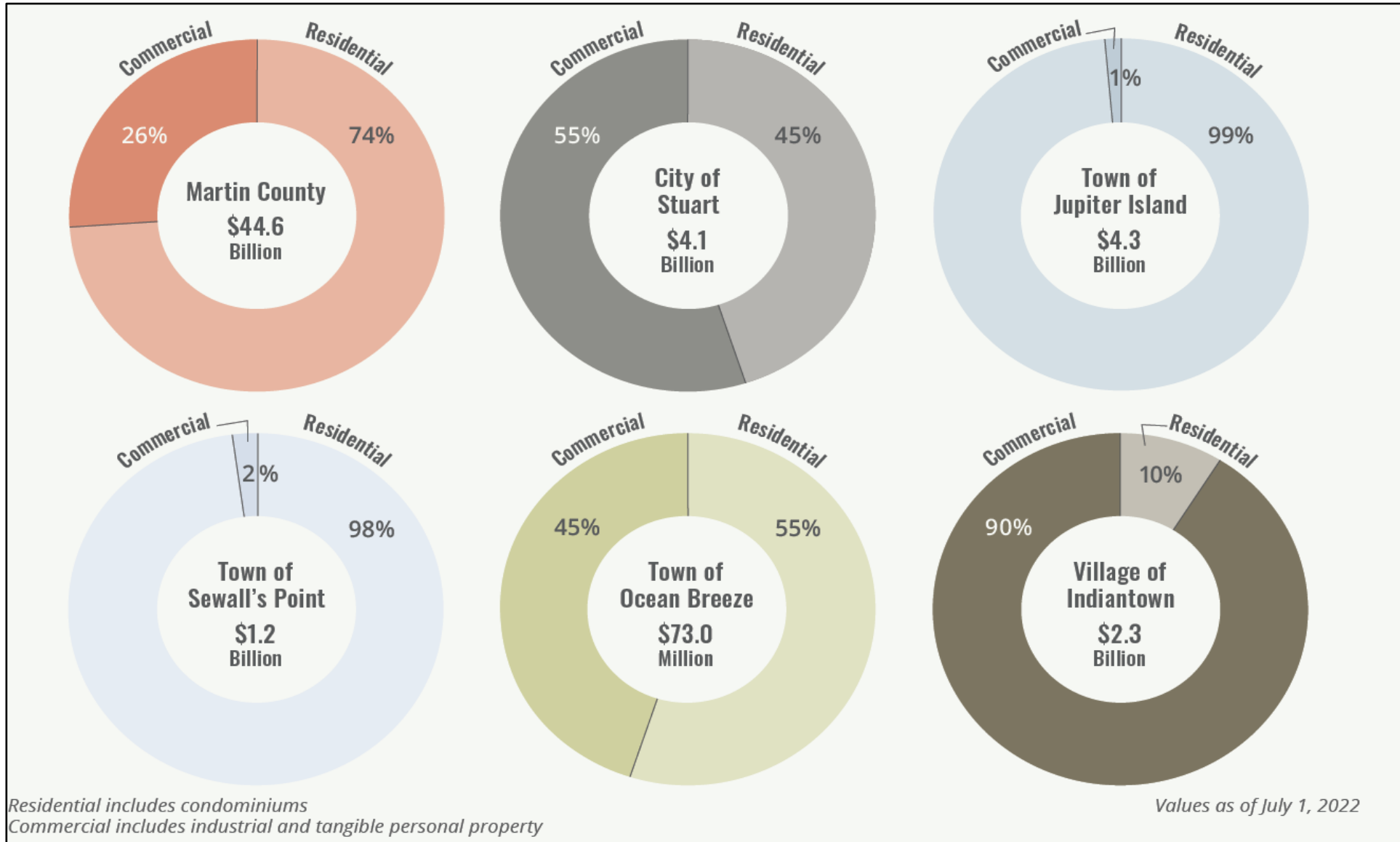
Stuart
Increased 17.81% from
2021

Indiantown
Increased .96% from 2021

Sewall's Point
Increased 35.30% from
2021


Ocean Breeze
Increased 47.74% from
2021

MARKET VALUE BY PROPERTY TYPE



MARTIN COUNTY PROPERTY APPRAISER





Osprey Preserve

Osprey Preserve will be an intimate community in Jensen Beach, Florida of unique two-unit townhomes with coastal inspired architecture. The community, just minutes from beautiful beaches, restaurants, and downtown Stuart, will offer the ideal South Florida lifestyle. Each home will be built with the innovative, energy-efficient features that Meritage Homes is known for.

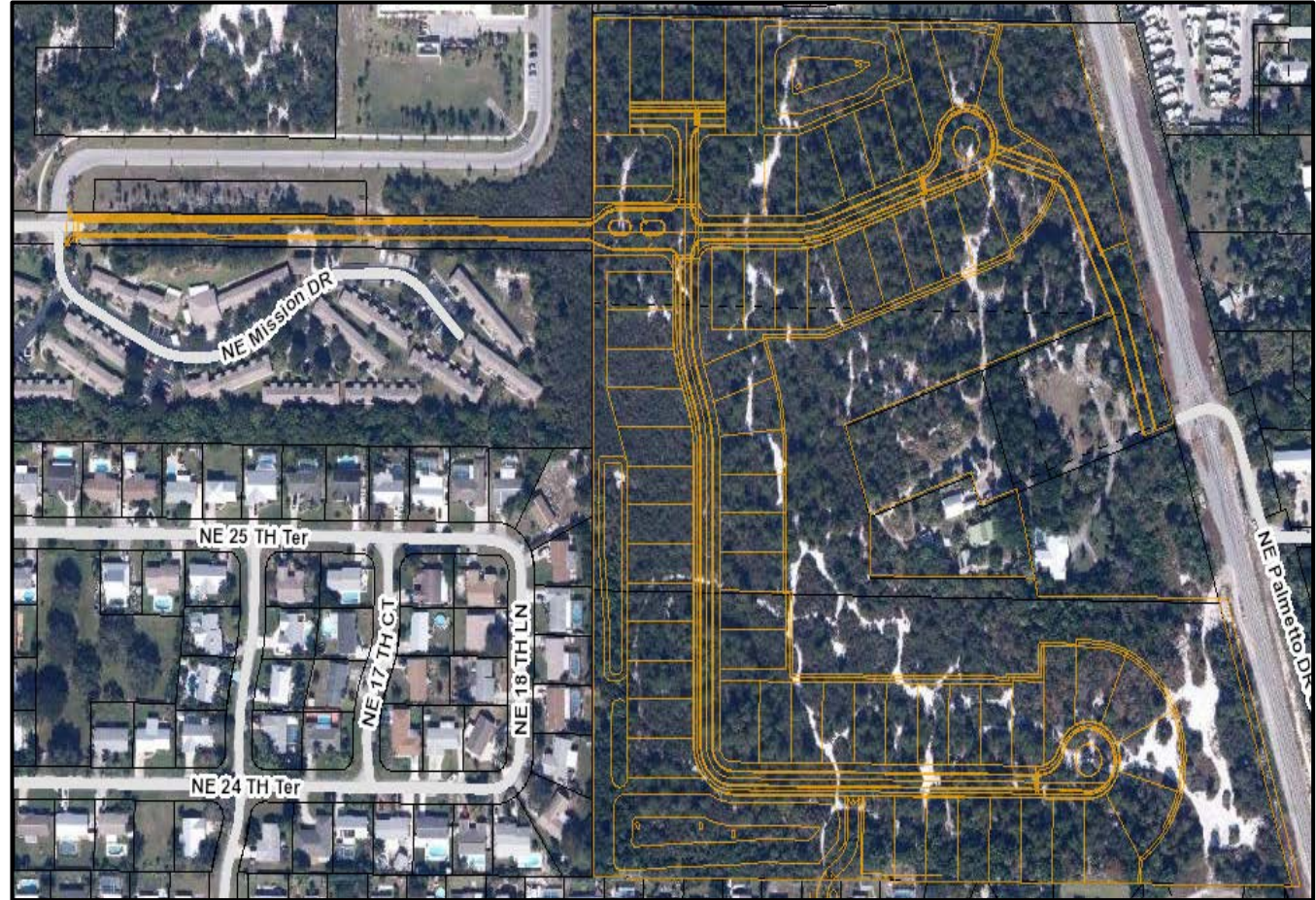
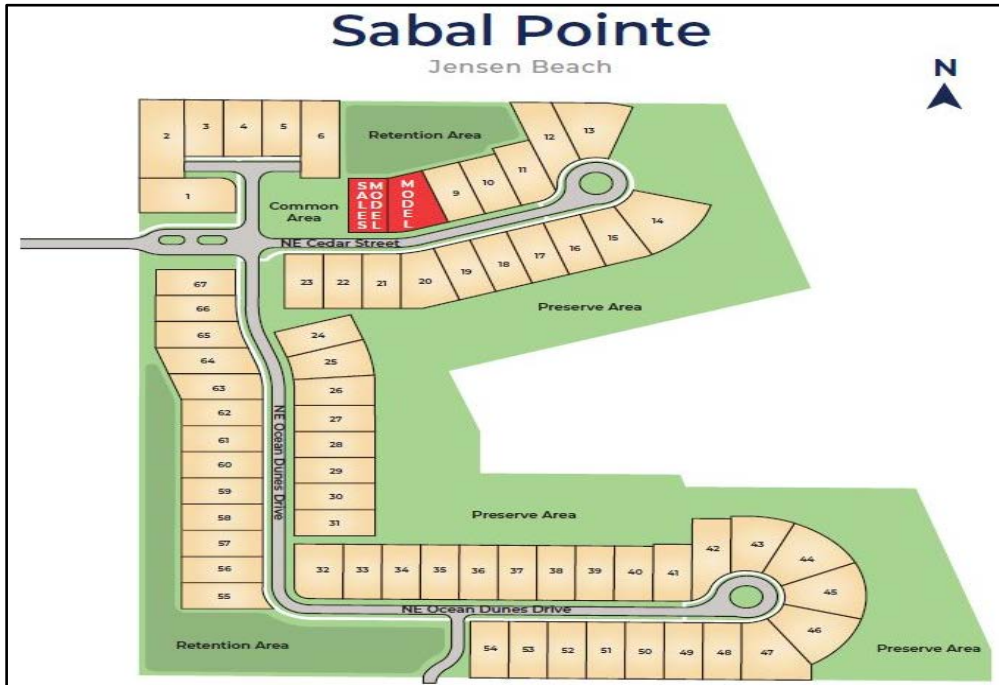
Starting at \$429,990	Approx. Sq. Ft. 1,808 - 1,808	Bedrooms 3	Full Bathrooms 2
Half Bathrooms 1	Garage 2 car	Stories 2	

Osprey Preserve

MARTIN COUNTY PROPERTY APPRAISER

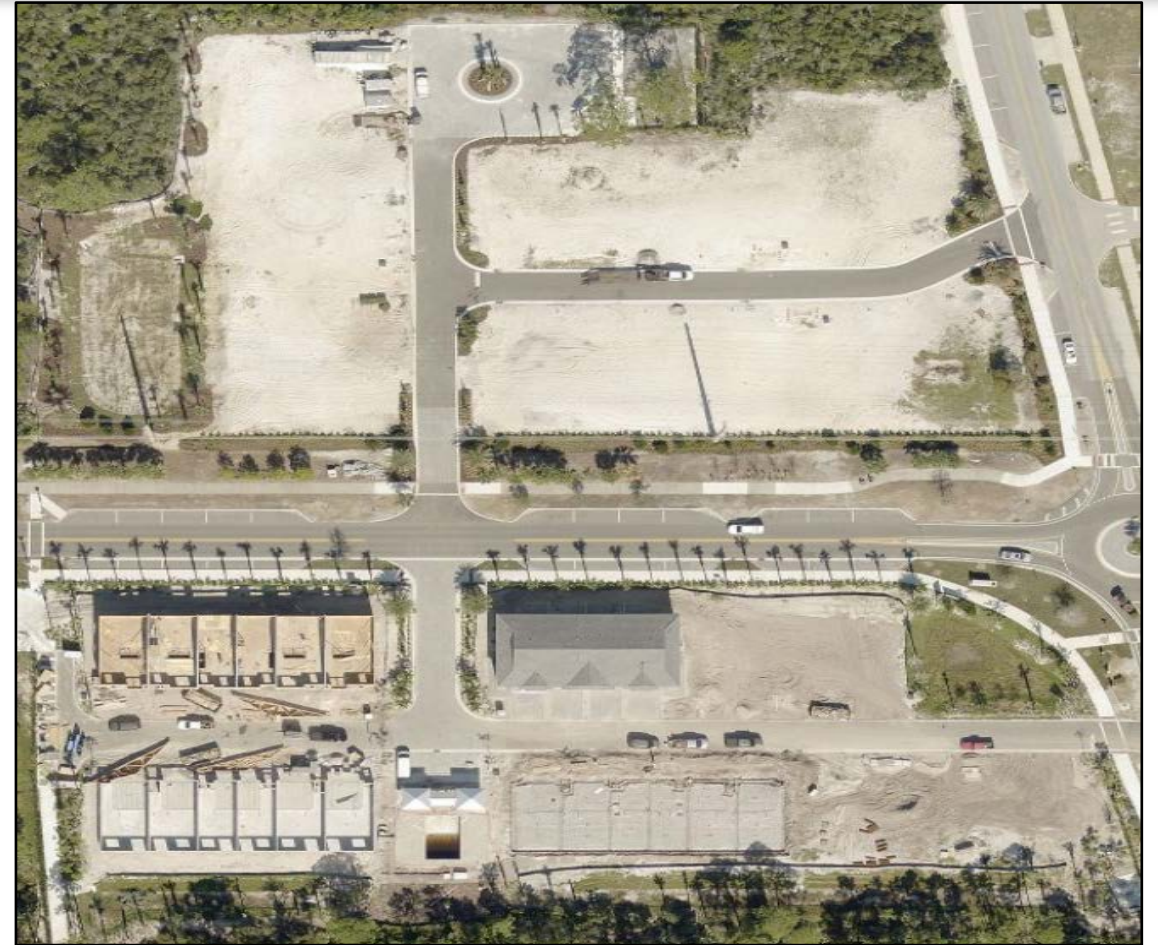
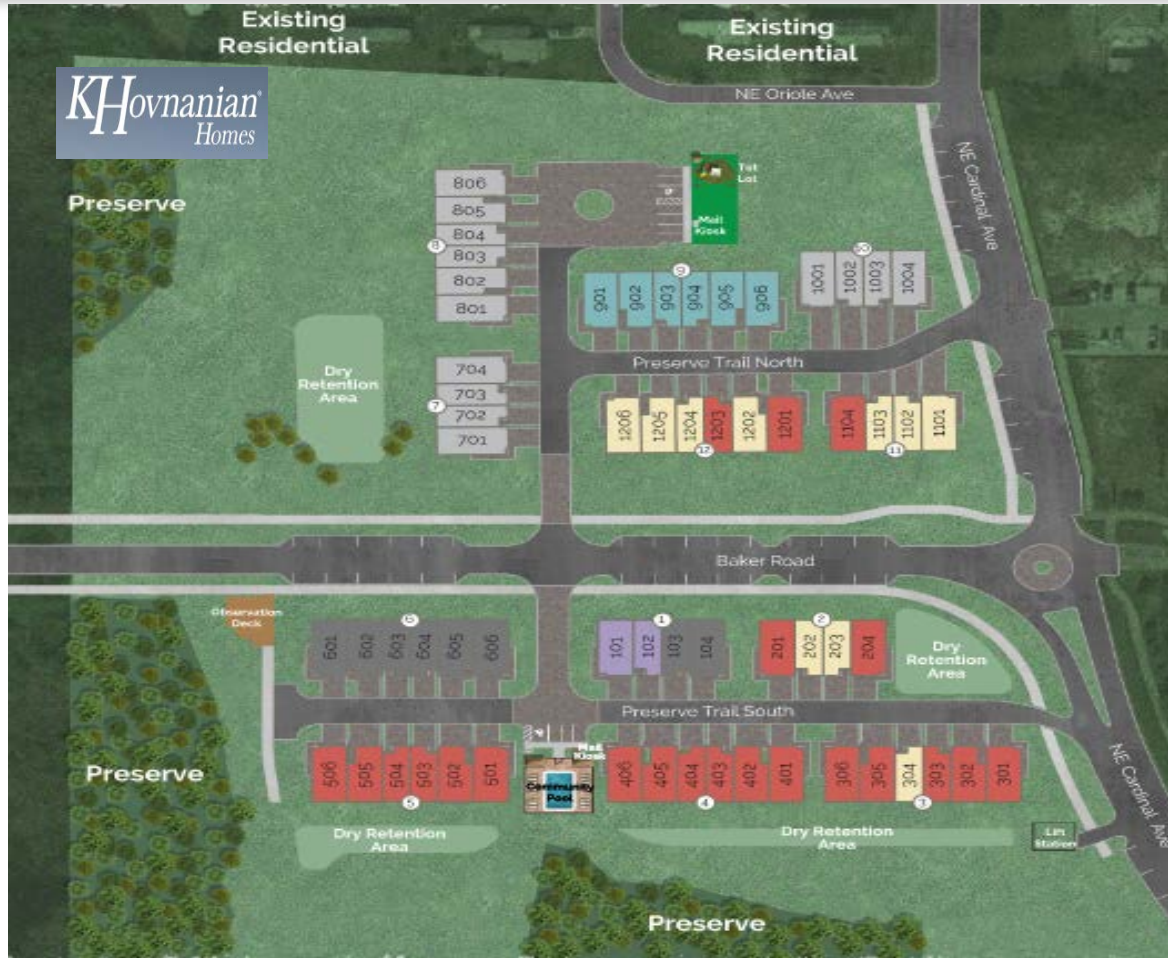
- 68 Single Family Detached
- Floorplans ranging 1,672-2,645
- 3-5 Bedroom, 2-3.5 Bathrooms
- Estimated Opening: Summer 2022

D·R·HORTON
America's Builder



Sabal Pointe

MARTIN COUNTY PROPERTY APPRAISER



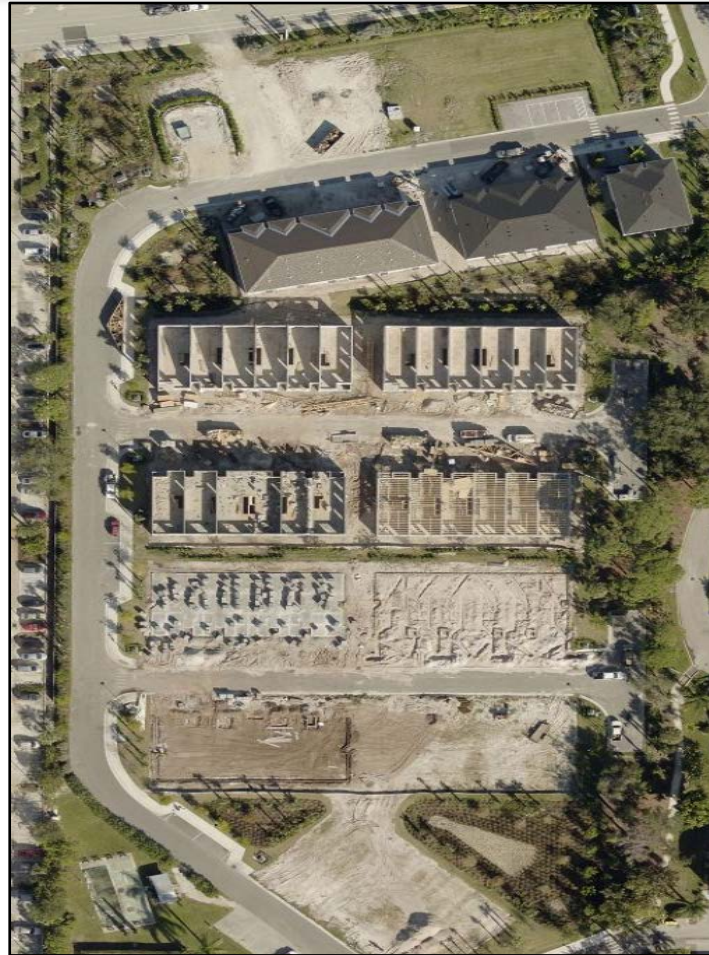
The Preserve At Avonlea

MARTIN COUNTY PROPERTY APPRAISER



Sailfish Cove

MARTIN COUNTY PROPERTY APPRAISER



Walk-In Customers Welcome

Ocean Cove



\$492,990+

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

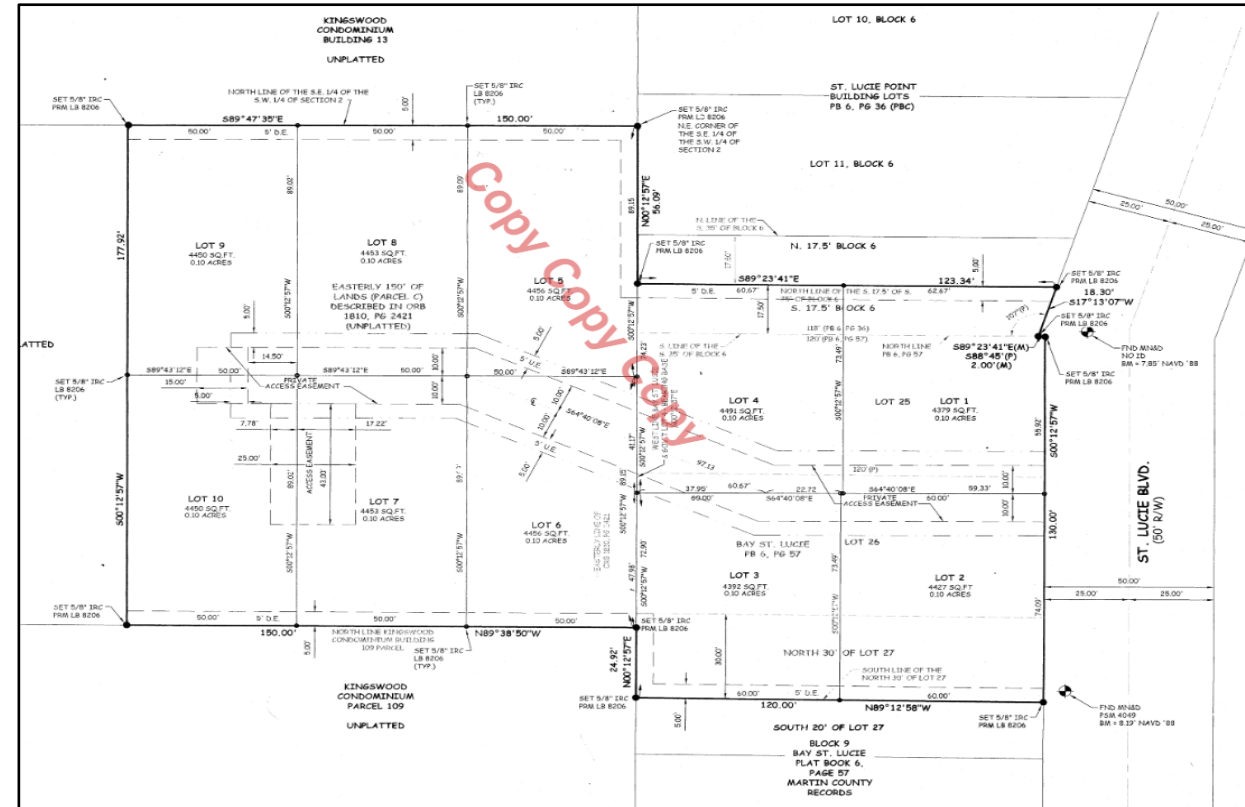
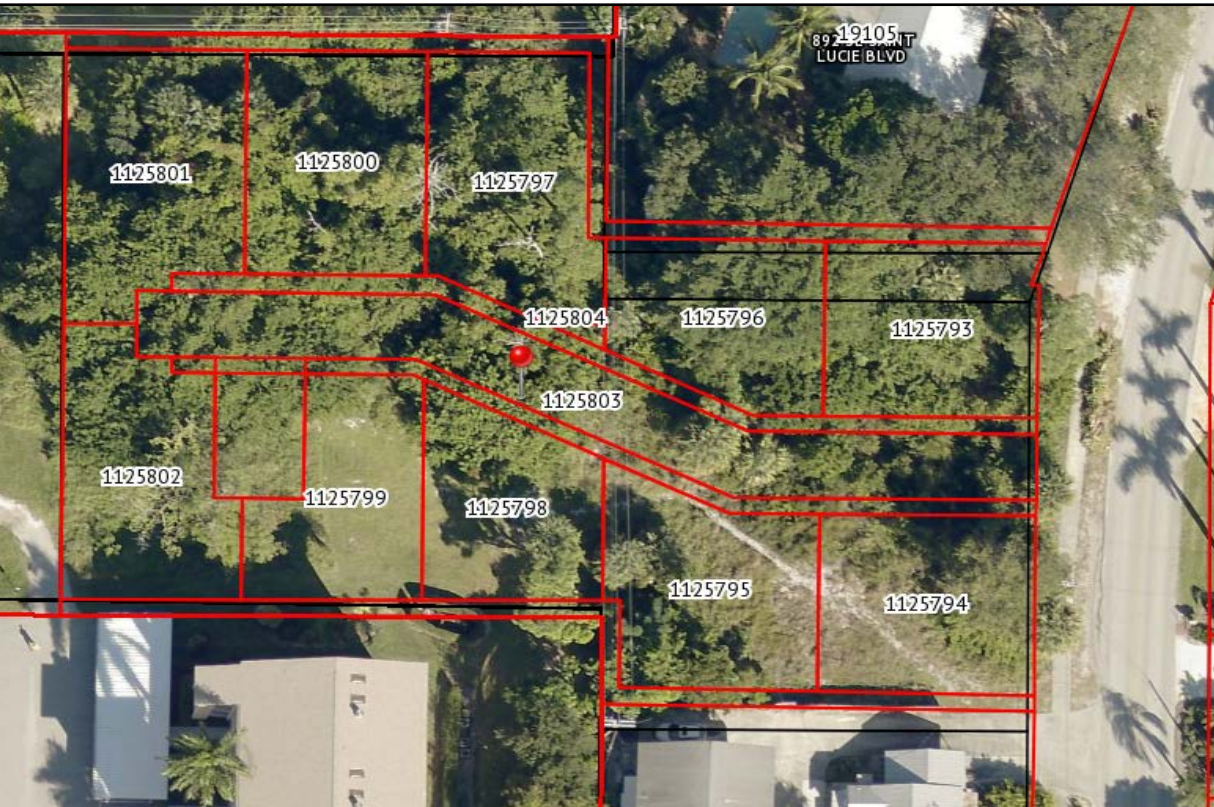
2	3	2.5	1-2
Designs	Bedrooms	Bathrooms	Garage



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



Tidewater Court

MARTIN COUNTY PROPERTY APPRAISER





Price Sheet

BANYAN BAY

2018

<u>One Story</u>		
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
<u>Two Story</u>		
The Santa Rosa	3 - 4 Bedroom, 2.5 Baths, Loft, 2 Car Garage 2,327 A/C – 2,827 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 – 3,611 Sq. Ft.	\$499,990

 Now
STARTING FROM THE
Low \$800s Sold Out



Banyan Bay

MARTIN COUNTY PROPERTY APPRAISER

- 65 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: Summer 2022



Willow Pointe

MARTIN COUNTY PROPERTY APPRAISER

- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: Fall 2022

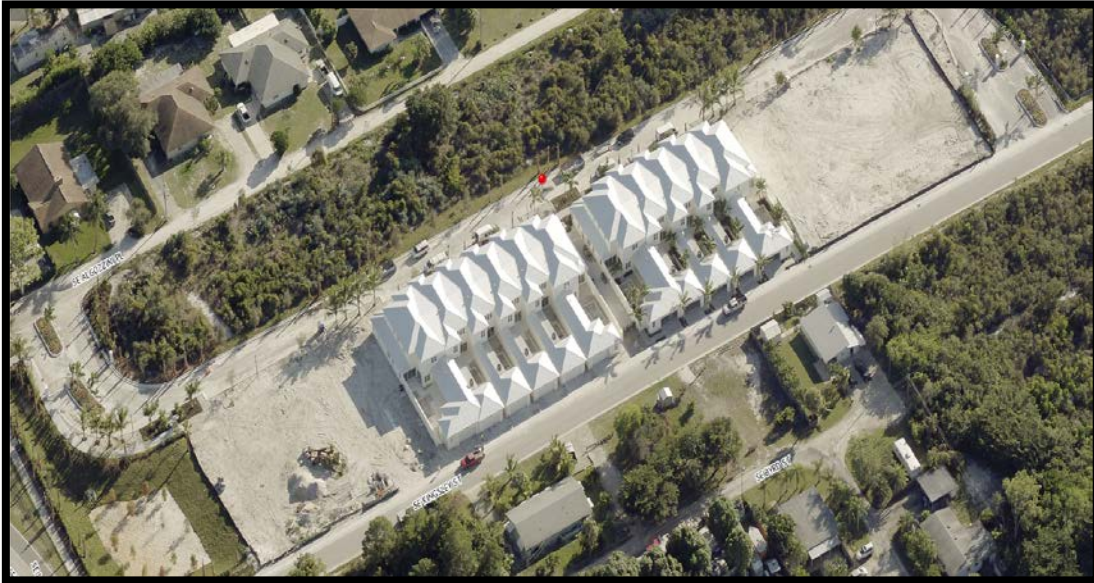
D·R·HORTON
America's Builder



The Preserves at Park Trace

MARTIN COUNTY PROPERTY APPRAISER

- 20 Townhomes
- 3-bedroom and 4-bedroom units each with private pool
- 2,551 to 3,761 sqft
- Prices range from \$999,000 to \$2,350,000



Gated enclave of 20 fee simple townhomes

Charming buildings professionally designed with Florida Vernacular Classic Architecture surrounded by conservation areas, and green space for pets.

Hobe Sound Courtyards

MARTIN COUNTY PROPERTY APPRAISER

Bridgewater

20128 SE Bridgewater Drive, Jupiter, FL 33458

(561) 515-5584

DIVOSTA

\$1,420,990+

5	4-7	3-7.5	3-4
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



•24 Single Family Detached

The Oaks (Aka Poinciana Place)

MARTIN COUNTY PROPERTY APPRAISER

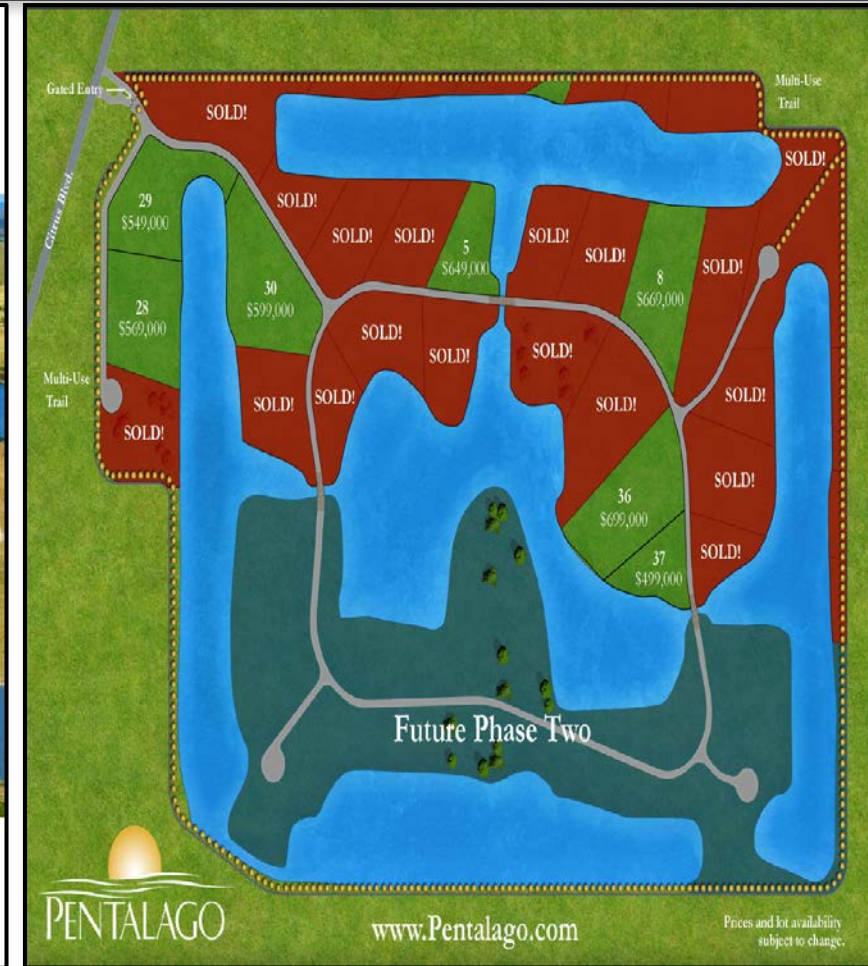


Where you want to live

ACTIVE • NATURAL • RELAXING

[LEARN MORE](#)

Pentalago is South Florida's most anticipated watersports community, offering 5+ acre waterfront lots.



Pentalago

MARTIN COUNTY PROPERTY APPRAISER

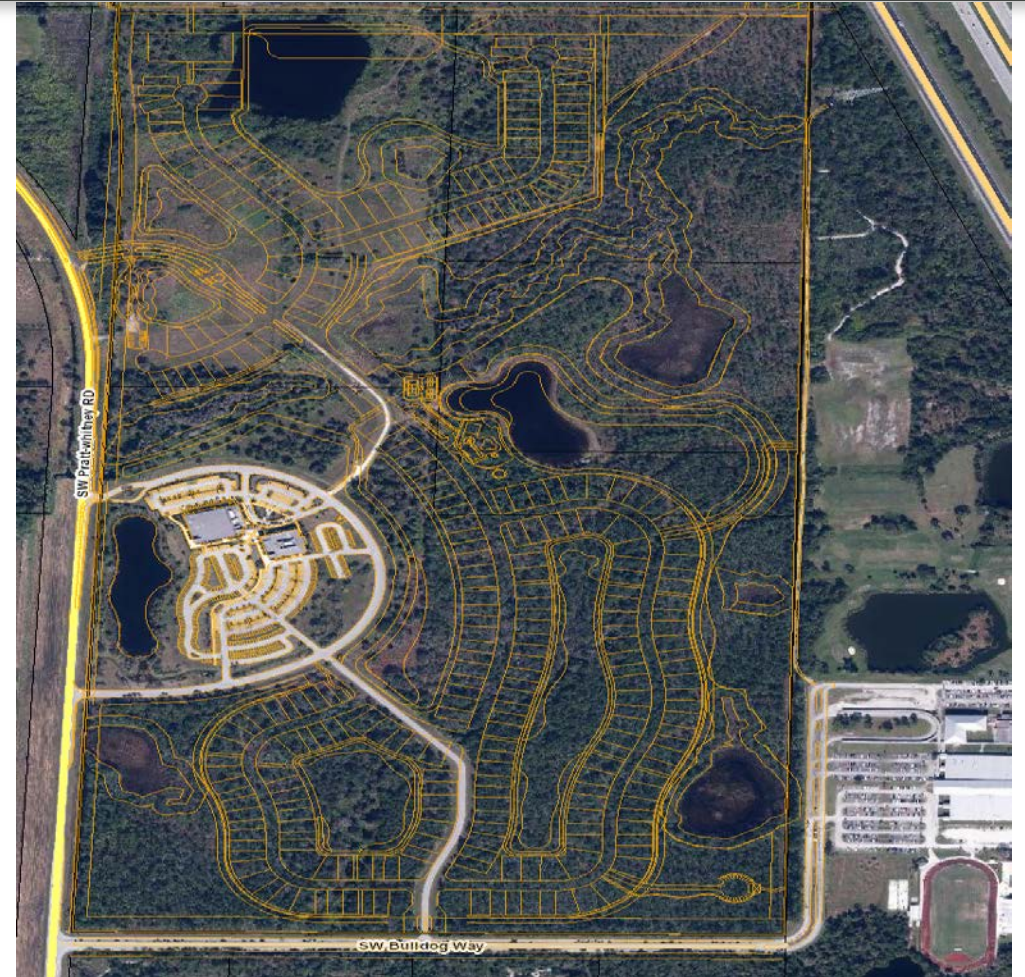
Coming Soon

Highpointe



Off Pratt Whitney Rd, 2 Miles North of SW Bridge R, Stuart, FL 34997

•313 Single Family



Highpointe

MARTIN COUNTY MPO DEVELOPMENT MAP



<https://experience.arcgis.com/experience/b1364d1c59e44fdb9189918c8158816e>

WEBSITE TOOLS & RESOURCES

