



Martin County Property Appraiser
Jenny Fields, CFA



**Martin County Bar
Association**

**COMMUNITY
OUTREACH
INITIATIVES**



INTERACTIVE CALENDAR

« December 2022 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

				1 iCareCommunity Magazine Commercial and Industrial	2 Out2 News	3
4 Friends and Neighbors of Martin County	5	6	7	8	9 Seabreeze Publications	10
11	12	13 Treasure Coast Real Estate & Local Living Magazine	14	15	16 Martin County Bar Association	17
18	19	20	21	22	23 Office Closed - Day Before Christmas Eve	24
25	26 Office Closed - Day After Christmas	27	28	29	30	31

 Presentations  Publications  Important Dates  Videos

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

INTERACTIVE CALENDAR

Martin County Bar Association



Martin County Bar Association

Jenny Fields will present to members of the Martin County Bar Association.

For more information about the Martin County Bar Association, please visit their website at

<https://www.martincountybar.org/>.

Event Information

Event Date

December 16, 2022 12:00 pm

DIGITAL PUBLICATIONS



Five
Print &
Two
Digital

EDUCATIONAL VIDEOS



[Appraising Commercial and Industrial Properties](#)
1 months ago 55 views



[GIS /Mapping Department](#)
2 months ago 113 views



[The Ownership Department](#)
3 months ago 201 views



[Residential Appraisals](#)
3 months ago 205 views



[Trim Notice](#)
3 months ago 205 views



[Tangible Personal Property](#)
8 months ago 73 views



[Customer Service Department](#)
8 months ago 73 views



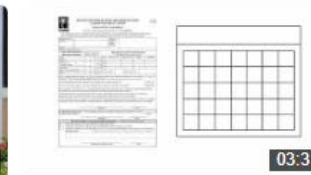
[Exemptions](#)
8 months ago 73 views



[Residential and Commercial New Construction](#)
1 years ago 93 views



[Tax Roll](#)
1 years ago 93 views



[Agricultural Classification](#)
1 years ago 75 views

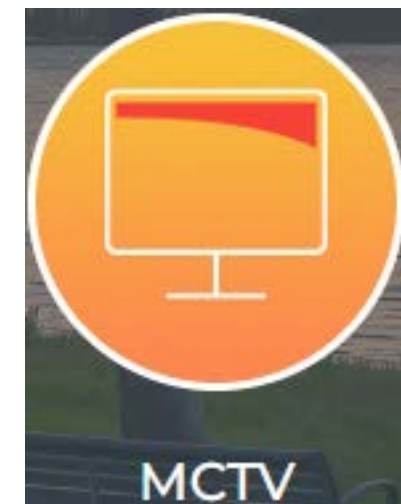


[Human Resources, Operations, Finance](#)
1 years ago 87 views



[Community Outreach](#)

Infomercials



SOCIAL MEDIA

facebook.



LinkedIn

 YouTube



Instagram

IAAO CERTIFICATE OF EXCELLENCE

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



LEGISLATIVE UPDATES



LEGISLATIVE UPDATES

2022 Limited Income Senior Renewal

2023 Widow/Widower and disability exemptions from \$500 to \$5,000 (Savings from \$10 to \$100 annually)

Proposed Constitutional Amendments did not pass with
60%

T & P Disability & Calamity Refund of Taxes

MARTIN COUNTY VALUES



MARTIN COUNTY

75,615
Improved
Parcels

20,358
Vacant
Parcels

543.46

Land Area
Square Miles

95,900+
Real Property
Parcels

49,900+
Single Family Homes

3,500+
Commercial &
Industrial
Parcels

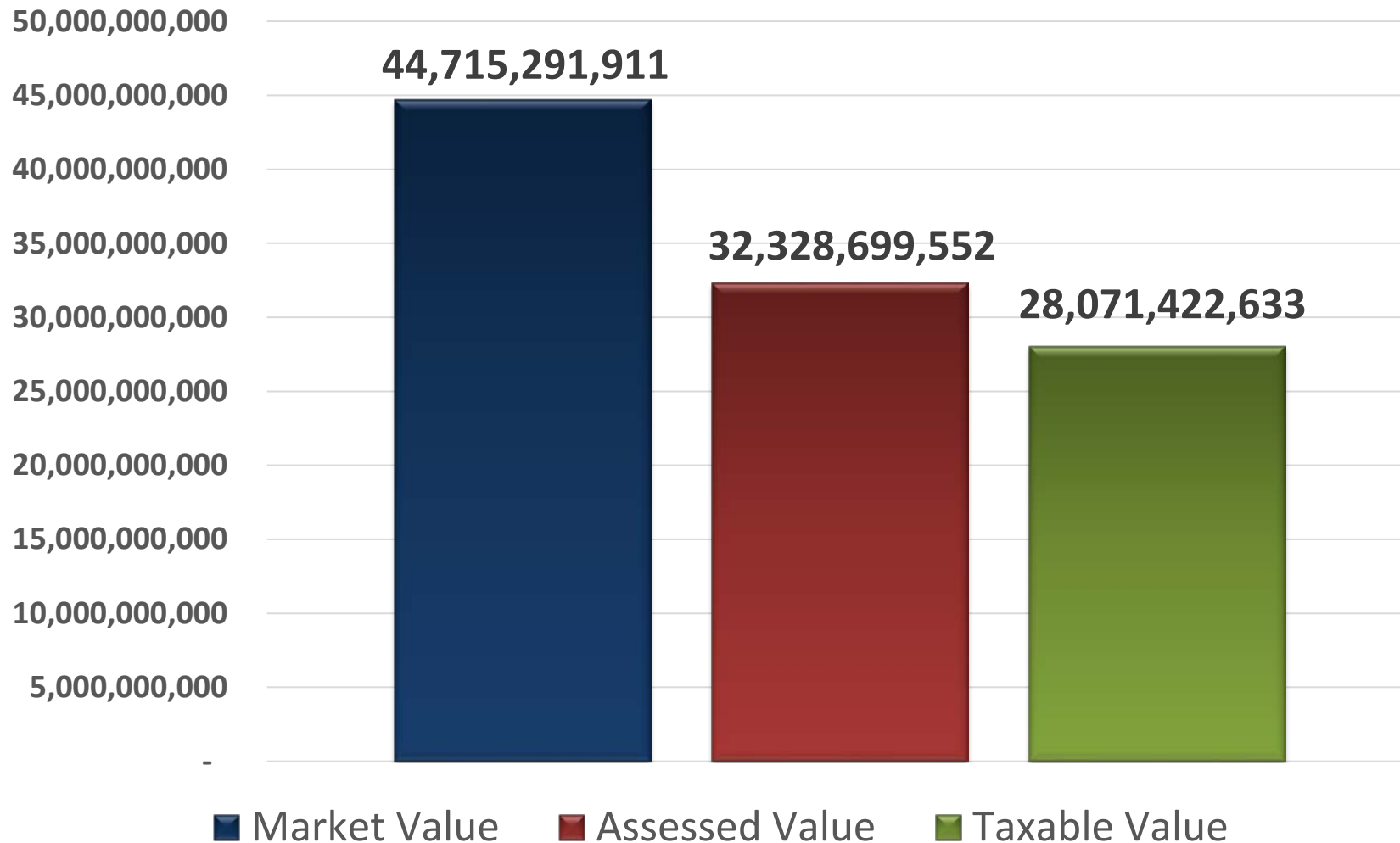
14,700+
Residential
Condominium Units

12,300+
Tangible
Personal
Property
Businesses

41
Full & Part Time
Employees

FUN FACTS – COUNTY WIDE

Total County Values



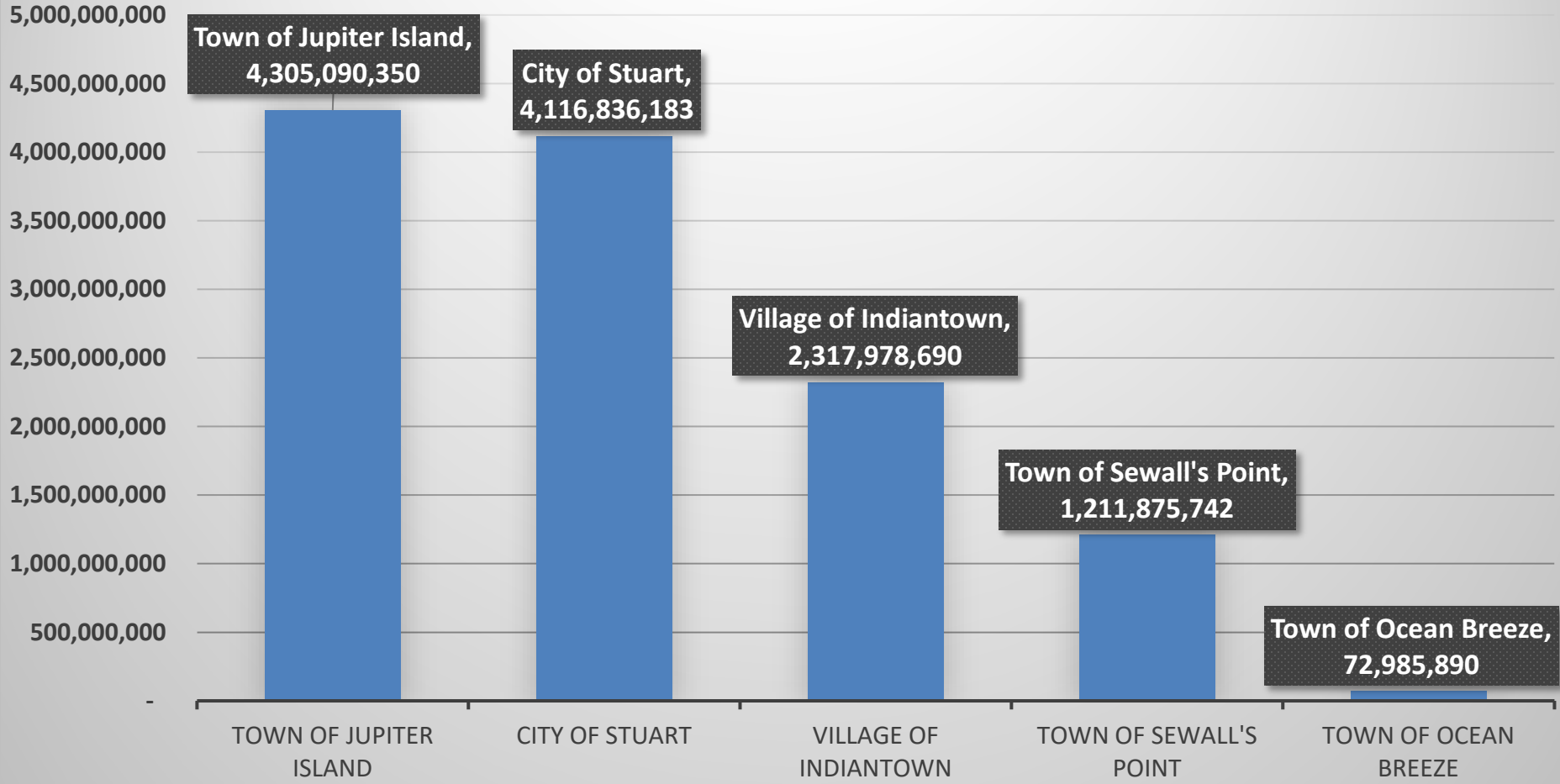
\$44.7 Billion
Total Market Value
(over 23% increase)

\$32.3 Billion
Total Assessed Value

\$28.1 Billion
Total Taxable Value
(almost 12% increase)

MUNICIPAL TOTAL MARKET VALUE

Total Market Value



Jupiter Island
Increased 38.88% from 2021

Stuart
Increased 17.81% from 2021

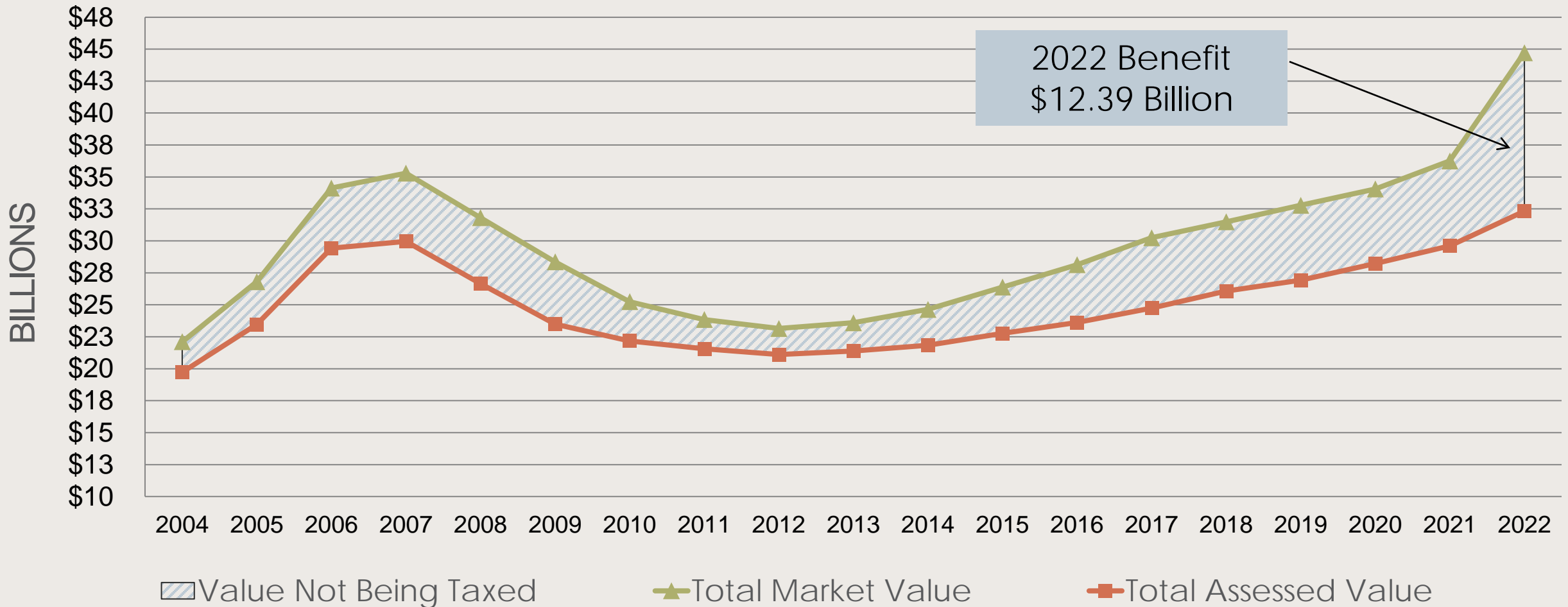
Indiantown
Increased .96% from 2021

Sewall's Point
Increased 35.30% from 2021

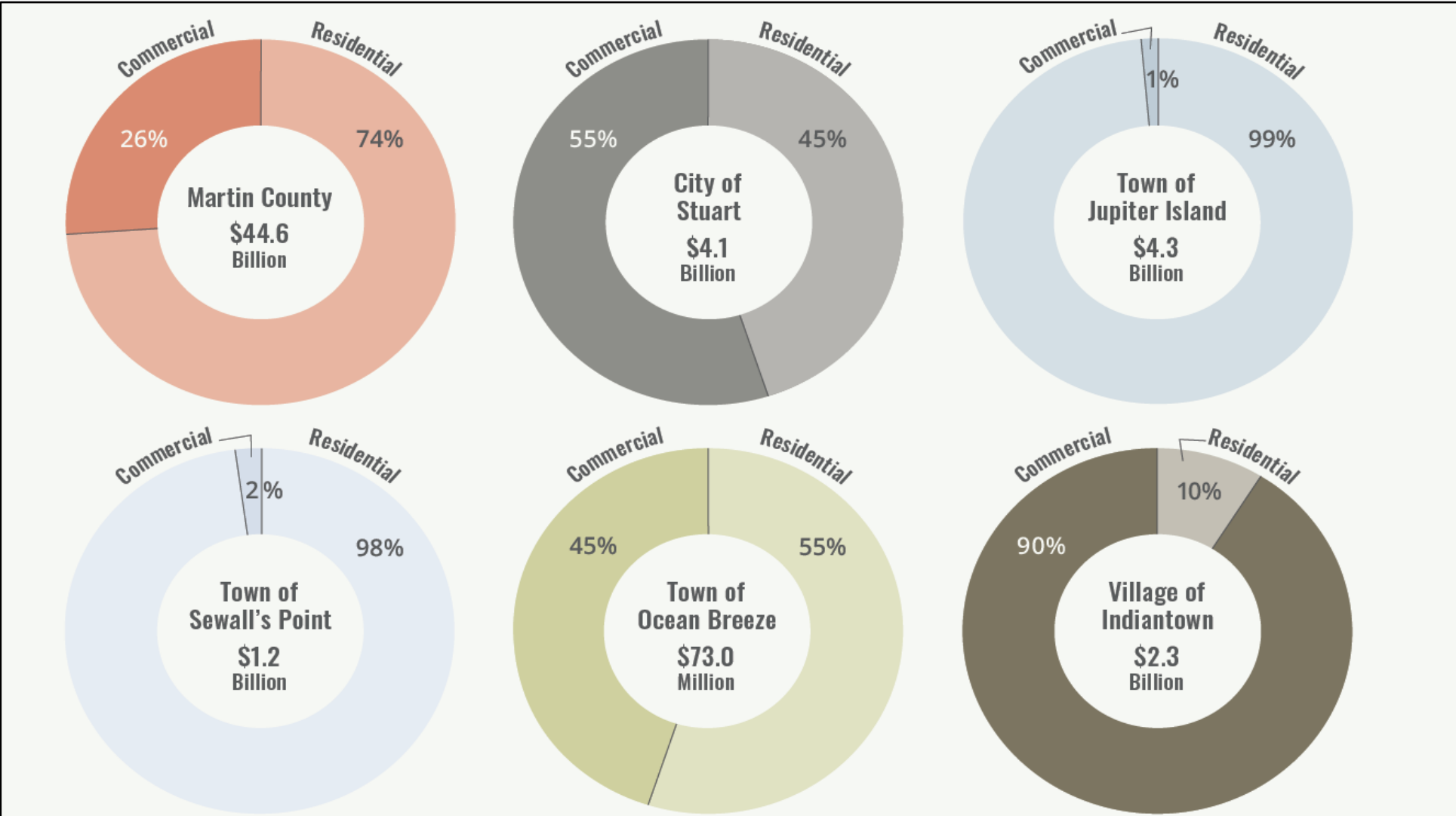
Ocean Breeze
Increased 47.74% from 2021

MARKET VALUE VS. ASSESSED VALUE

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



MARKET VALUE BY PROPERTY TYPE



Residential includes condominiums
Commercial includes industrial and tangible personal property

Values as of July 1, 2022

Market Updates



SINGLE-FAMILY

Quarterly Market Summary - Q3 2022 Single-Family Homes Martin County



FloridaRealtors®
The Voice for Real Estate® in Florida



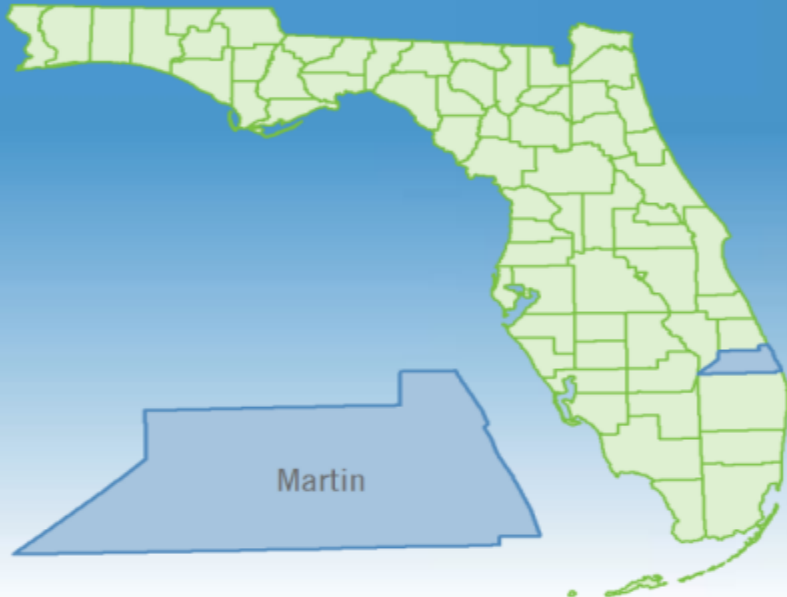
	Q3 2022	Q3 2021	Percent Change Year-over-Year
Closed Sales	483	672	-28.1%
Paid in Cash	214	282	-24.1%
Median Sale Price	\$580,000	\$475,000	22.1%
Average Sale Price	\$808,426	\$727,270	11.2%
Dollar Volume	\$390.5 Million	\$488.7 Million	-20.1%
Med. Pct. of Orig. List Price Received	96.2%	98.8%	-2.6%
Median Time to Contract	18 Days	14 Days	28.6%
Median Time to Sale	59 Days	56 Days	5.4%
New Pending Sales	495	651	-24.0%
New Listings	665	674	-1.3%
Pending Inventory	199	310	-35.8%
Inventory (Active Listings)	486	290	67.6%
Months Supply of Inventory	2.7	1.2	125.0%

TOWNHOUSES AND CONDOS

Quarterly Market Summary - Q3 2022 Townhouses and Condos Martin County

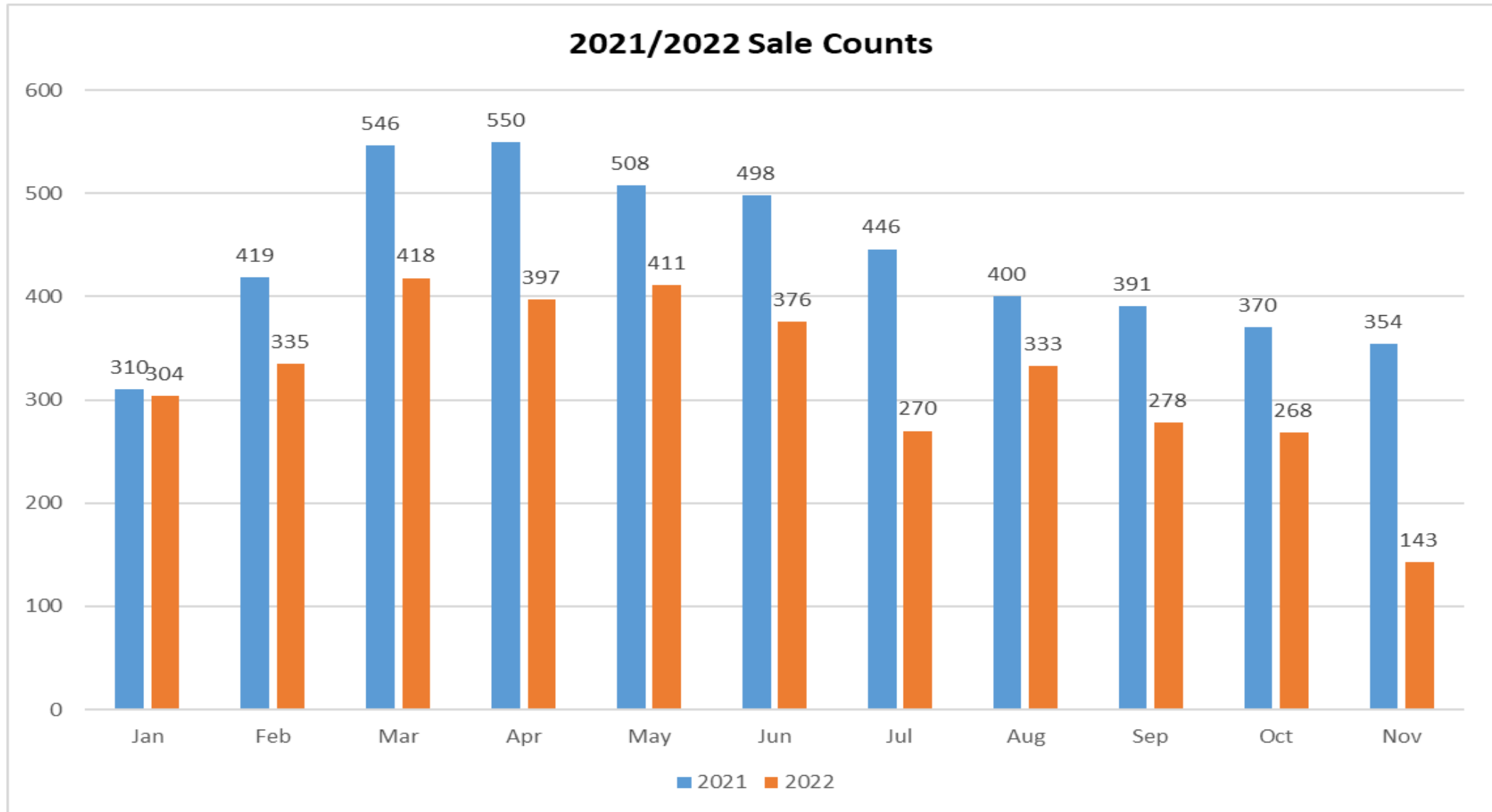


FloridaRealtors®
The Voice for Real Estate® in Florida



	Q3 2022	Q3 2021	Percent Change Year-over-Year
Closed Sales	252	334	-24.6%
Paid in Cash	148	192	-22.9%
Median Sale Price	\$297,500	\$215,000	38.4%
Average Sale Price	\$322,426	\$285,890	12.8%
Dollar Volume	\$81.3 Million	\$95.5 Million	-14.9%
Med. Pct. of Orig. List Price Received	98.5%	100.0%	-1.5%
Median Time to Contract	14 Days	10 Days	40.0%
Median Time to Sale	55 Days	53 Days	3.8%
New Pending Sales	274	324	-15.4%
New Listings	331	314	5.4%
Pending Inventory	154	179	-14.0%
Inventory (Active Listings)	217	117	85.5%
Months Supply of Inventory	2.3	1.0	130.0%

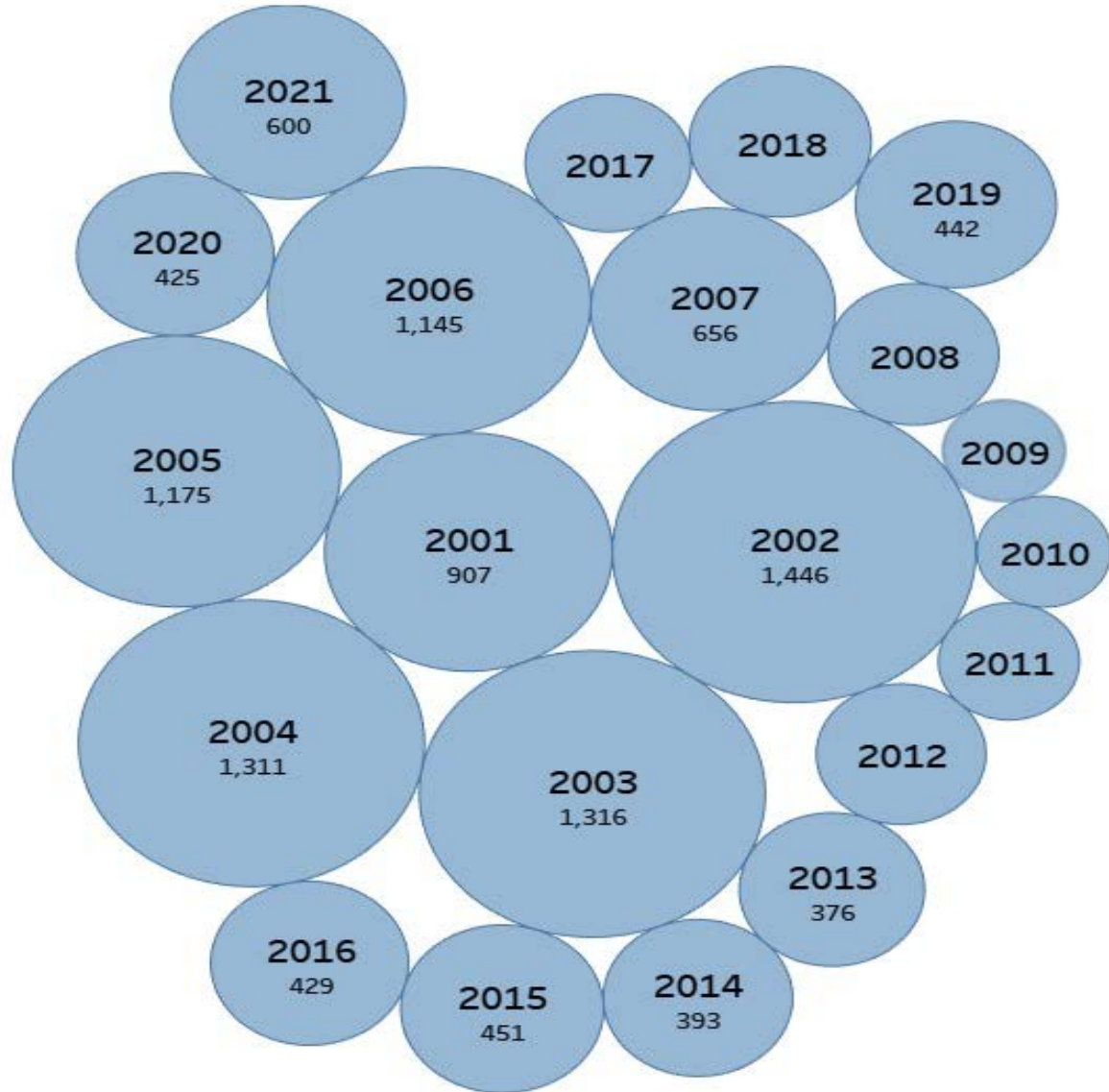
RESIDENTIAL SALES



New Construction



RESIDENTIAL NEW CONSTRUCTION



New Single-Family Detached and Attached (Townhomes, Villas) added to the Tax Roll



NEW DEVELOPMENT

Single-Family

-Highpointe (313 SF)



-Preserve at Park Trace (114 SF)



-Cove Royale (117 SF)



-Sabal Pointe (68 SF)



-The Oaks (24 SF)



Multi-Family

-Bridgeview (Aka Indigo) (212 Units)



-The Reserve (197 Units)



-Volaris (270 Units)



-Savannah Place (280 Units)

-Savona (182 Units)



Ownership & Exemption Topics



HOMESTEAD & OWNERSHIP TOPICS

- Trust Certificates
 - Attorney must fill out when transferring property to a trust
 - To determine who has beneficial interest
 - Available on website

- Tenancy on deeds (Tenants in Common or Omitting)
 - Title is held 50% each
 - Affects homestead exemption amount & Save Our Homes Cap

HOMESTEAD & OWNERSHIP TOPICS

- Property Tax Estimator (RE Closings)
- Resetting of cap when someone added to deed (non-spouse) and files for homestead
- Marital Status
 - Divorce on homestead property becomes tenants in common
 - Portability becomes a marital asset
 - Marriage – No dual homesteads

HOMESTEAD & OWNERSHIP TOPICS

- QPRT's have expiration on homestead exemption
- Individuals cannot be Joint Tenants with Trusts or Corporations
- Conveyances between related parties (i.e. Individual to their LLC) should include verbiage No Change in beneficial ownership – Reset cap
- Grantor names need to match the names in the previous deed (aka, fka) – cannot assume the same person

**NEW WEBSITE
FEATURES**



MARTIN COUNTY MPO DEVELOPMENT MAP

www.pa.martin.fl.us


QUICK LINKS

 *File Online for Homestead Exemption*

 *2022 TRIM Notice Search*

 *Property Tax Estimator*

 *Address Change Request*

 *NEW: Proposed Developments*

 *NEW: Ag Classification Questionnaire*

MARTIN MPO
Metropolitan Planning Organization

AGRICULTURAL QUESTIONNAIRE

www.pa.martin.fl.us


QUICK LINKS

 *File Online for Homestead Exemption*

 *2022 TRIM Notice Search*

 *Property Tax Estimator*

 *Address Change Request*

 *NEW: Proposed Developments*

 *NEW: Ag Classification Questionnaire*

FIND OUT IF YOU WOULD
QUALIFY FOR
AGRICULTURAL
CLASSIFICATION



YOU ALREADY HAVE THE
AGRICULTURAL
CLASSIFICATION BUT
WANT TO INTRODUCE
AGRITOURISM



MAILING LABELS

Real Property Search

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





































All Parcel ID Owner Subdivision Account Address

THE VILLAS 

 EXPORT LIST TO TABLE (.CSV)  EXPORT LIST TO LABELS (.PDF)

Show entries Showing 1 to 20 of 42 entries



Parcel ID	AIN	Address	Owner	Subdivision	Links
18-38-41-025-000-00001-0	119266	UNASSIGNED	VILLAS PARTNERSHIP LTD, THE	THE VILLAS	  
18-38-41-025-000-00002-0	119267	UNASSIGNED	VILLAS PARTNERSHIP LTD, THE	THE VILLAS	  
18-38-41-025-000-00003-0	119268	UNASSIGNED	VILLAS PARTNERSHIP LTD, THE	THE VILLAS	  
18-38-41-025-000-00004-0	119269	UNASSIGNED	VILLAS PARTNERSHIP LTD, THE	THE VILLAS	  
18-38-41-025-000-00005-0	119270	UNASSIGNED	VILLAS PARTNERSHIP LTD, THE	THE VILLAS	  
18-38-41-025-000-00010-0	119271	2402 SW ESTELLA TER PALM CITY FL	KROGH CANDICE B KROGH MICHAEL G	THE VILLAS	  
18-38-41-025-000-00020-0	119272	2394 SW ESTELLA TER PALM CITY FL	SOLOMON STACEY LYNNE SOLOMON TONY TYRONE JR	THE VILLAS	  
18-38-41-025-000-00030-0	119273	2386 SW ESTELLA TER PALM CITY FL	THOMAS JEFFREY F THOMAS MARY B	THE VILLAS	  
18-38-41-025-000-00040-0	119274	2378 SW ESTELLA TER PALM CITY FL	WHITE SUSAN K	THE VILLAS	  
18-38-41-025-000-00050-0	119275	2354 SW ESTELLA TER PALM CITY FL	GLASS LILLIAN L STERN GLASS JOSEPH D	THE VILLAS	  
18-38-41-025-000-00060-0	119276	2346 SW ESTELLA TER PALM CITY FL	HUDSON MARC D HUDSON MELISSA K	THE VILLAS	  
18-38-41-025-000-00070-0	119277	2338 SW ESTELLA TER PALM CITY FL	OLSEN GEORGE A JR	THE VILLAS	  

PRINTS TO
AVERY
5160
MAILING
LABELS

E-NEWS SIGNUP



"We VALUE Martin!"

We are committed to helping you understand the valuation process by delivering the outstanding customer service you deserve and expect.

Jenny

MEET JENNY >

COMMUNITY OUTREACH >

SCHEDULE A SPEAKER >

E-NEWS SIGN-UP >

- ✓ Educational information
- ✓ Important deadlines
- ✓ Market Updates
- ✓ New Website Features

- ✓ Constitutional Amendments
- ✓ Mailings
- ✓ Presentations
- ✓ News