



Martin County Property Appraiser
Jenny Fields, CFA



IAAO CERTIFICATE OF EXCELLENCE

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



INTERACTIVE CALENDAR

« September 2022 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

				1 iCareCommunity Magazine Residential Appraisals Educational Video	2 Out2 News Seabreeze Publications	3
4 TCPalm Real Estate Source	5 Labor Day	6 Treasure Coast Real Estate & Local Living Magazine	7 The Keyes Company	8 Rotary Club of Stuart-Sunrise	9	10
11 Friends & Neighbors of Martin County	12 Filing deadline for Value Adjustment Board petition	13	14	15 Woman In Leadership Panel	16 The Kane Center	17
18	19 My Dream Home Radio Show	20	21	22 House Of Hope	23	24
25	26	27	28	29	30	

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

INTERACTIVE CALENDAR

The Keyes Company



Jenny Fields, Chief Deputy Karl Andersson and Director of Appraisal Services Tyler Steinhauer will present to the realtors of The Keyes Company. If you'd like more information about The Keyes Company, please visit their website at

<https://stuart.keyes.com/>.

Event Information

Event Date	September 7, 2022 1:00 pm
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[Back](#)

DIGITAL PUBLICATIONS



Five
Print &
Two
Digital

EDUCATIONAL VIDEOS



Residential Appraisals

4 days ago 49 views



Trim Notice

16 days ago 80 views



Tangible Personal Property

3 months ago 62 views



Customer Service Department

4 months ago 55 views



Exemptions

5 months ago 64 views



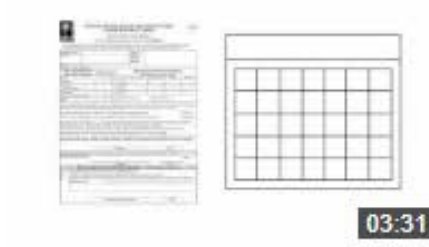
Residential and Commercial New Construction

8 months ago 76 views



Tax Roll

9 months ago 80 views



Agricultural Classification

10 months ago 61 views



Human Resources, Operations, Finance

11 months ago 69 views



Community Outreach

1 years ago 184 views

SOCIAL MEDIA

facebook.



LinkedIn

 YouTube



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\$\$

SAVE ANNUAL TAX DOLLARS

EXAMPLE: REDUCTION ON YOUR ANNUAL PROPERTY TAXES

Property Taxes	WITH Homestead Exemption	WITHOUT Homestead Exemption
Assessed Value	\$400,000	\$400,000
Less Homestead Exemption	<u>- \$50,000</u>	<u>- \$0</u>
Taxable Value	\$350,000	\$400,000
Millage Rate	<u>x 17% (.017)</u>	<u>x 17% (.017)</u>
Taxes Due	\$5,950	\$6,800

EXAMPLE: \$850 SAVINGS



HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

Eligible for other
Exemptions

OTHER COMMON EXEMPTIONS

ELIGIBILITY FOR OTHER PROPERTY EXEMPTIONS

INDIVIDUAL AND FAMILY EXEMPTIONS

- Limited Income Senior Exemption for Persons 65 and Older
- Widow / Widower
- Disability

VETERAN AND ACTIVE DUTY MILITARY EXEMPTIONS

- Combat or Service-related Disability
- Deployed Military
- Surviving Spouse

PLUS 30+ OTHER EXEMPTIONS



Scan QR code for
information about
*Other Property
Exemptions*

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*

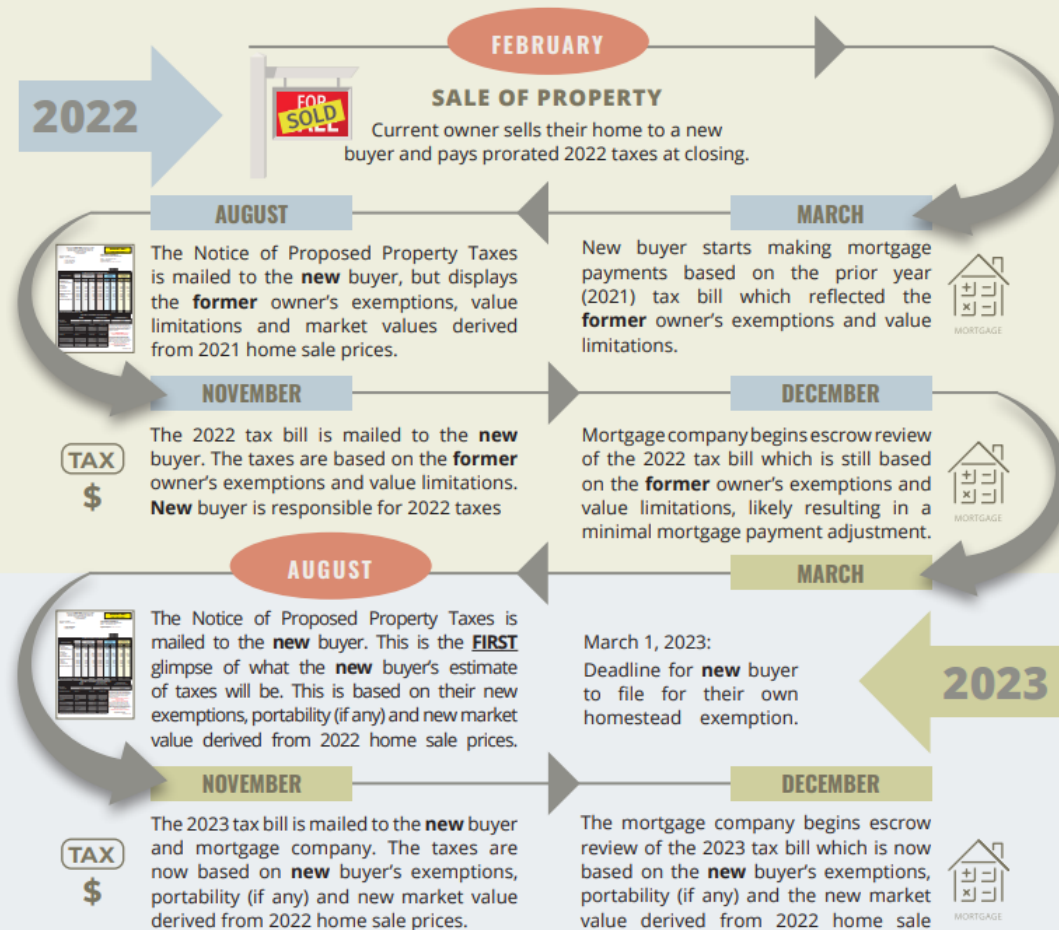


NEW HOME BUYER ANNUAL TIMELINE




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 2023 bill, and
2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2024 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

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

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

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

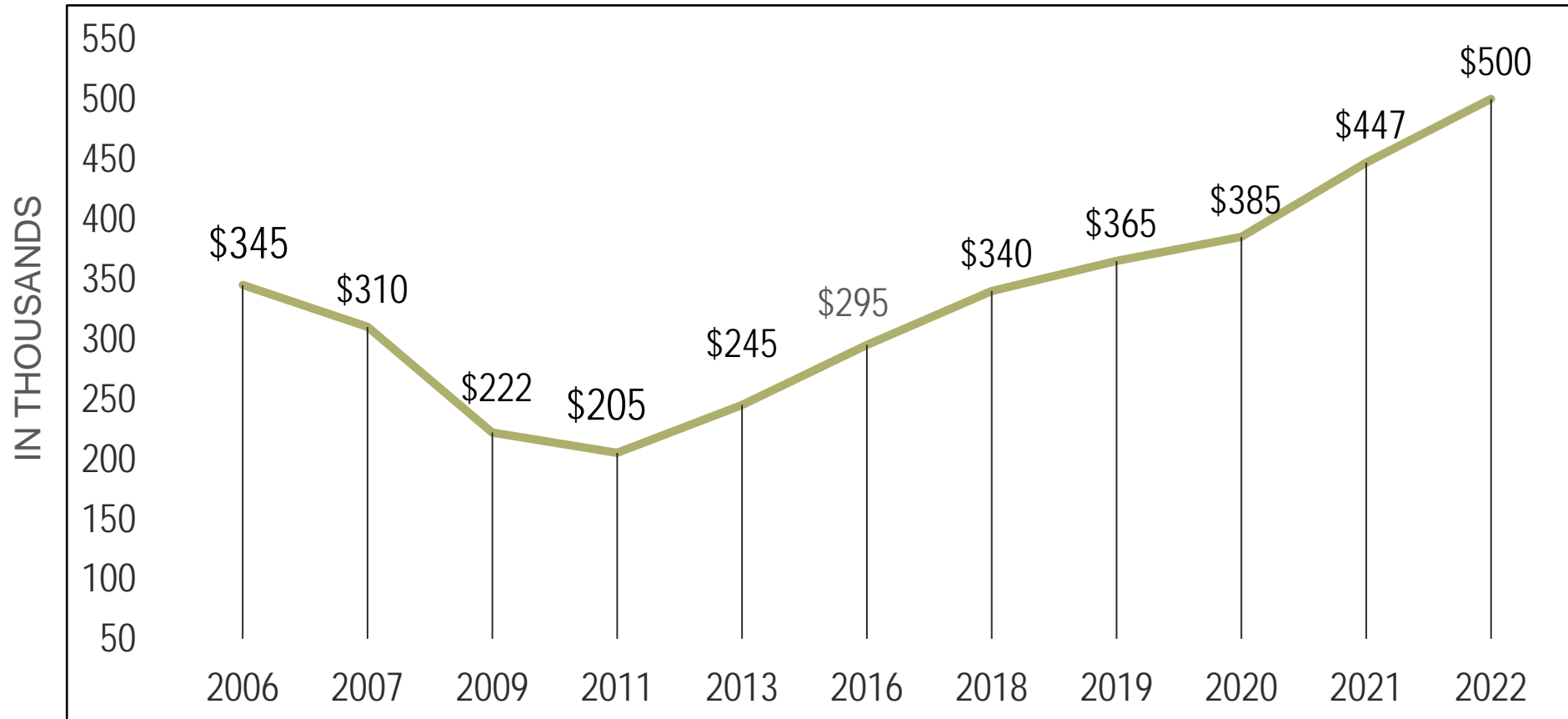
3. \$34,650,000

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

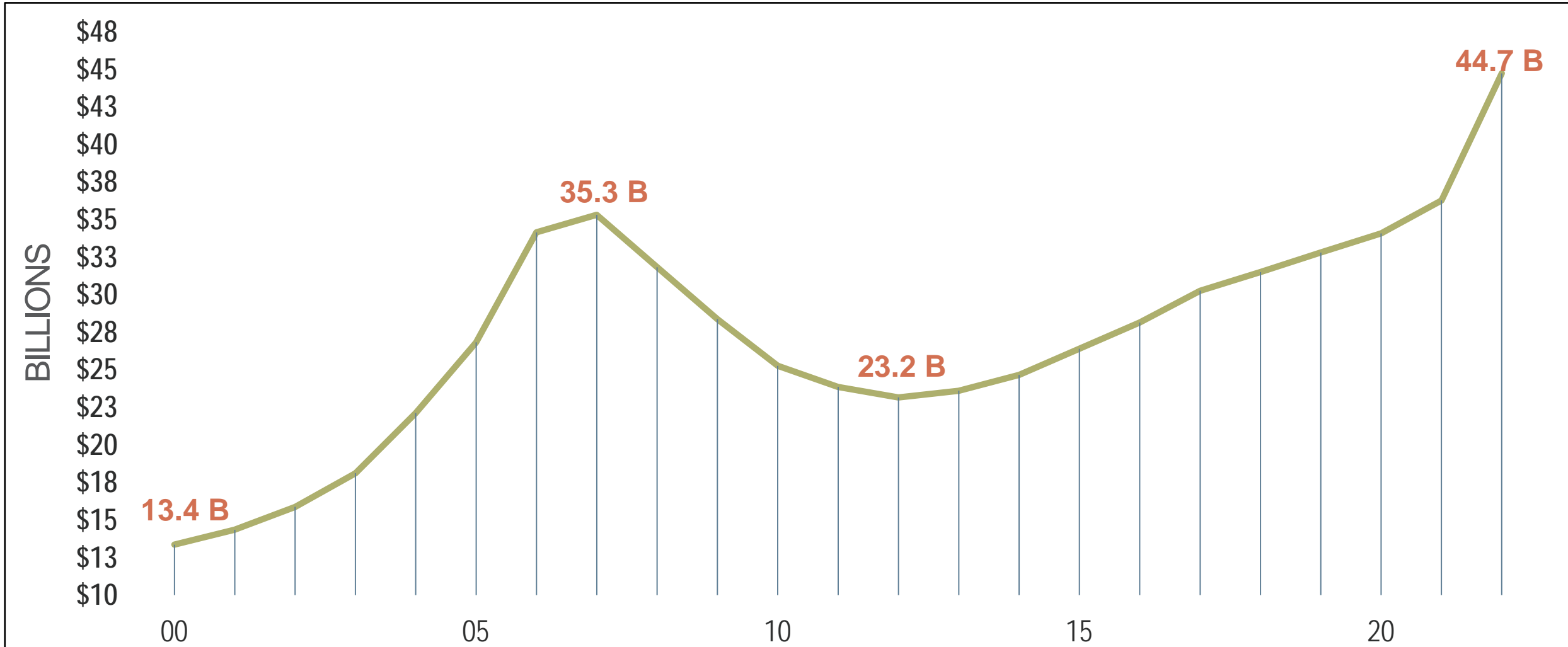
2020.....\$385,000

2021.....\$447,000

2022.....\$500,000 (Thru 8/15)

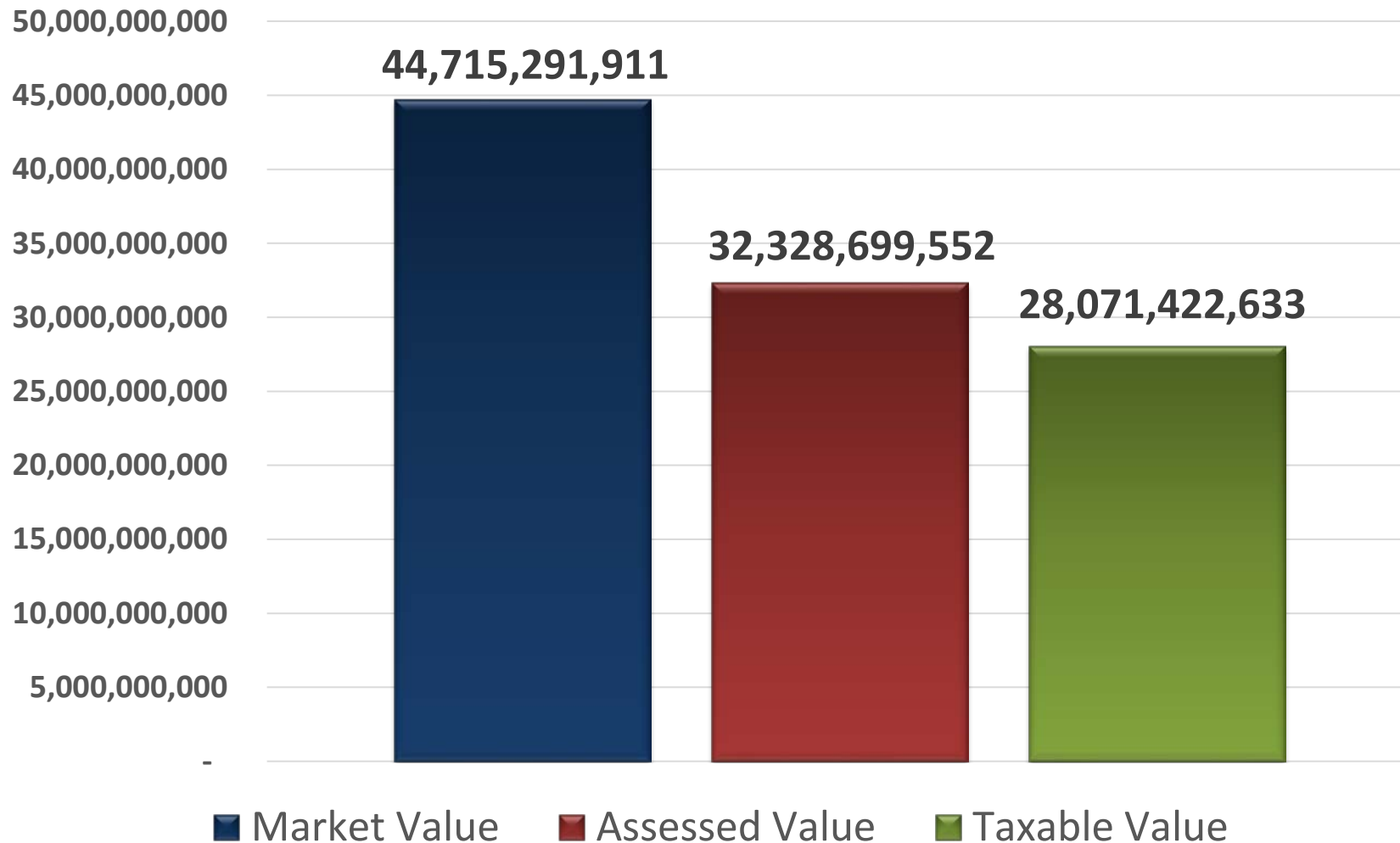
HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



FUN FACTS – COUNTY WIDE

Total County Values



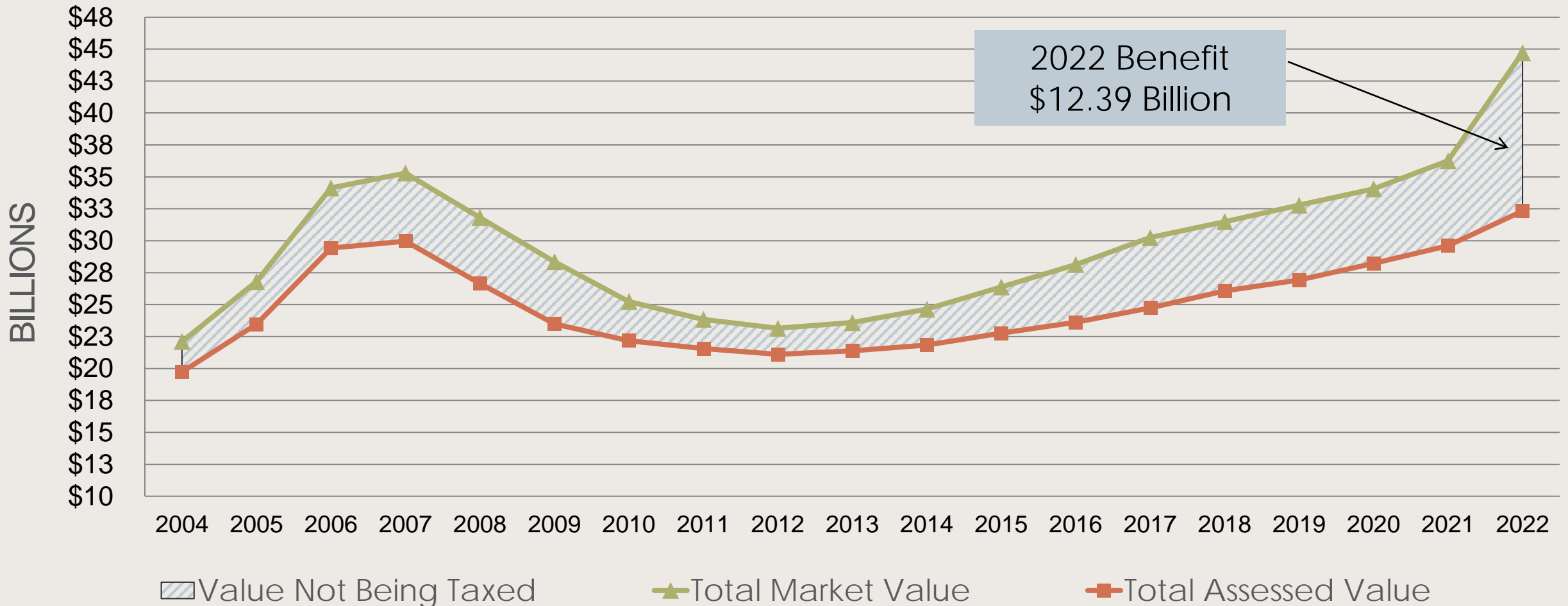
\$44.7 Billion
Total Market Value

\$32.3 Billion
Total Assessed Value

\$28.1 Billion
Total Taxable Value

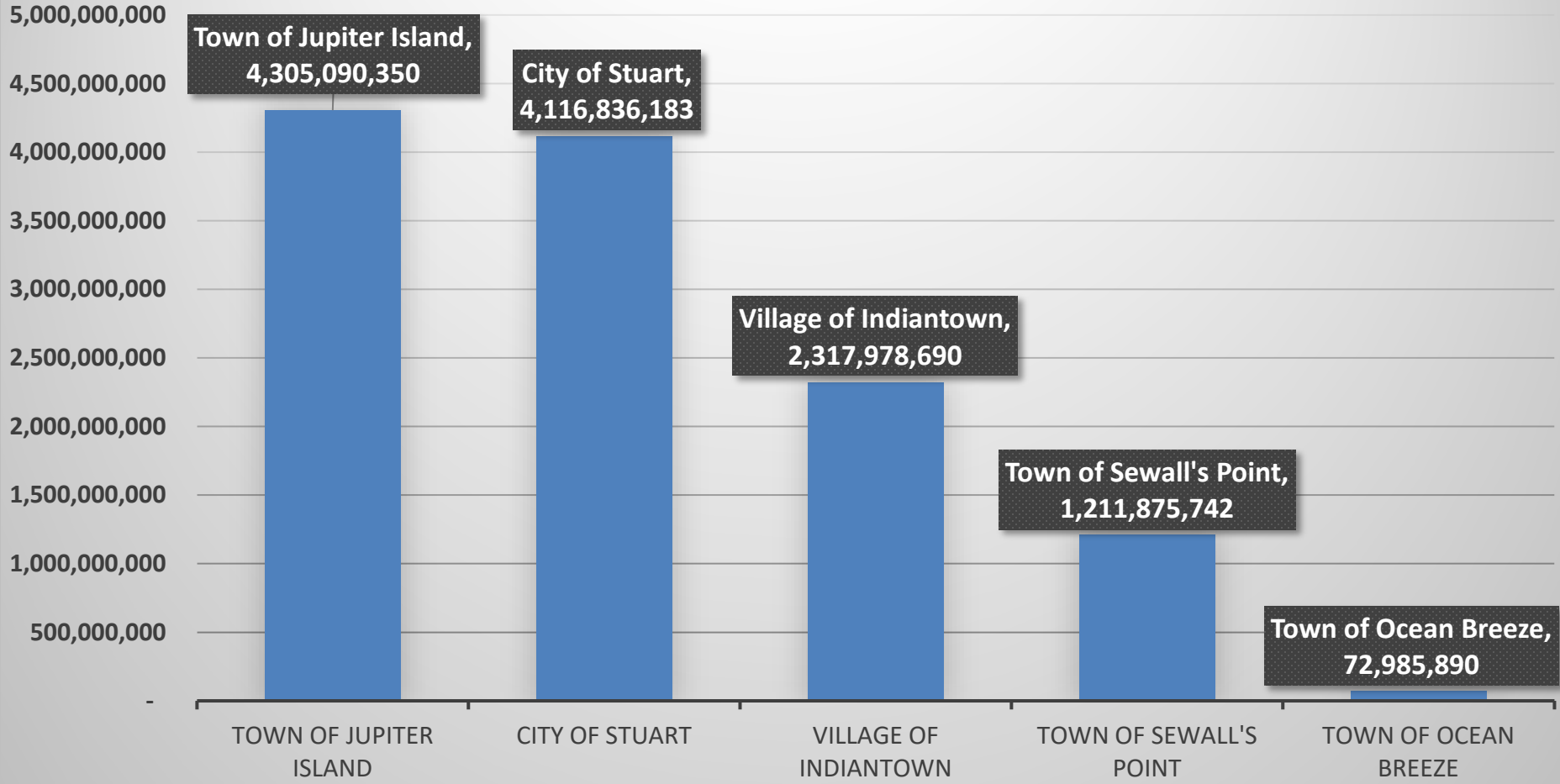
MARKET VALUE VS. ASSESSED VALUE

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



MUNICIPAL TOTAL MARKET VALUE

Total Market Value



Jupiter Island
Increased 38.88% from 2021

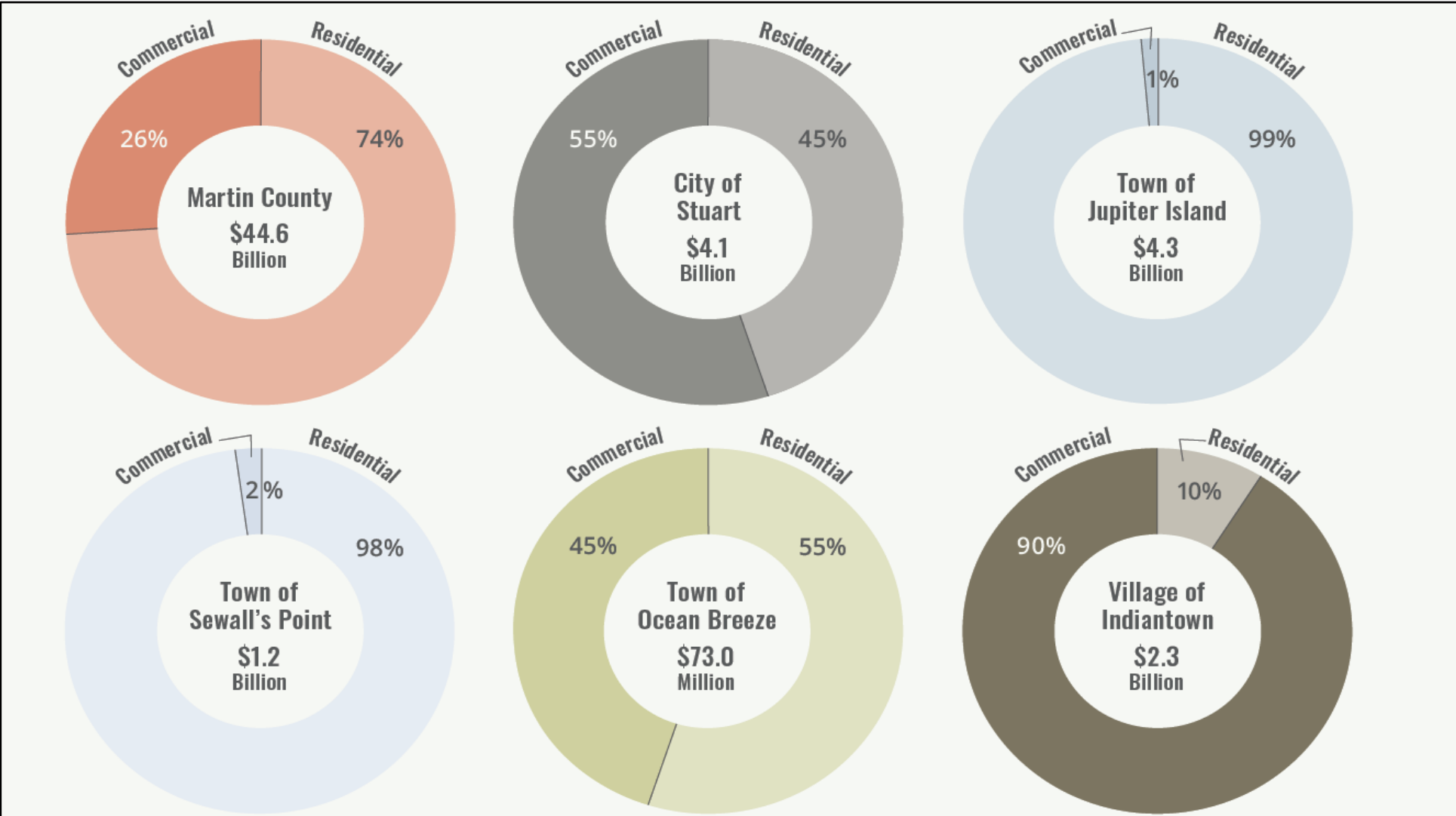
Stuart
Increased 17.81% from 2021

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



Residential includes condominiums
Commercial includes industrial and tangible personal property

Values as of July 1, 2022

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.

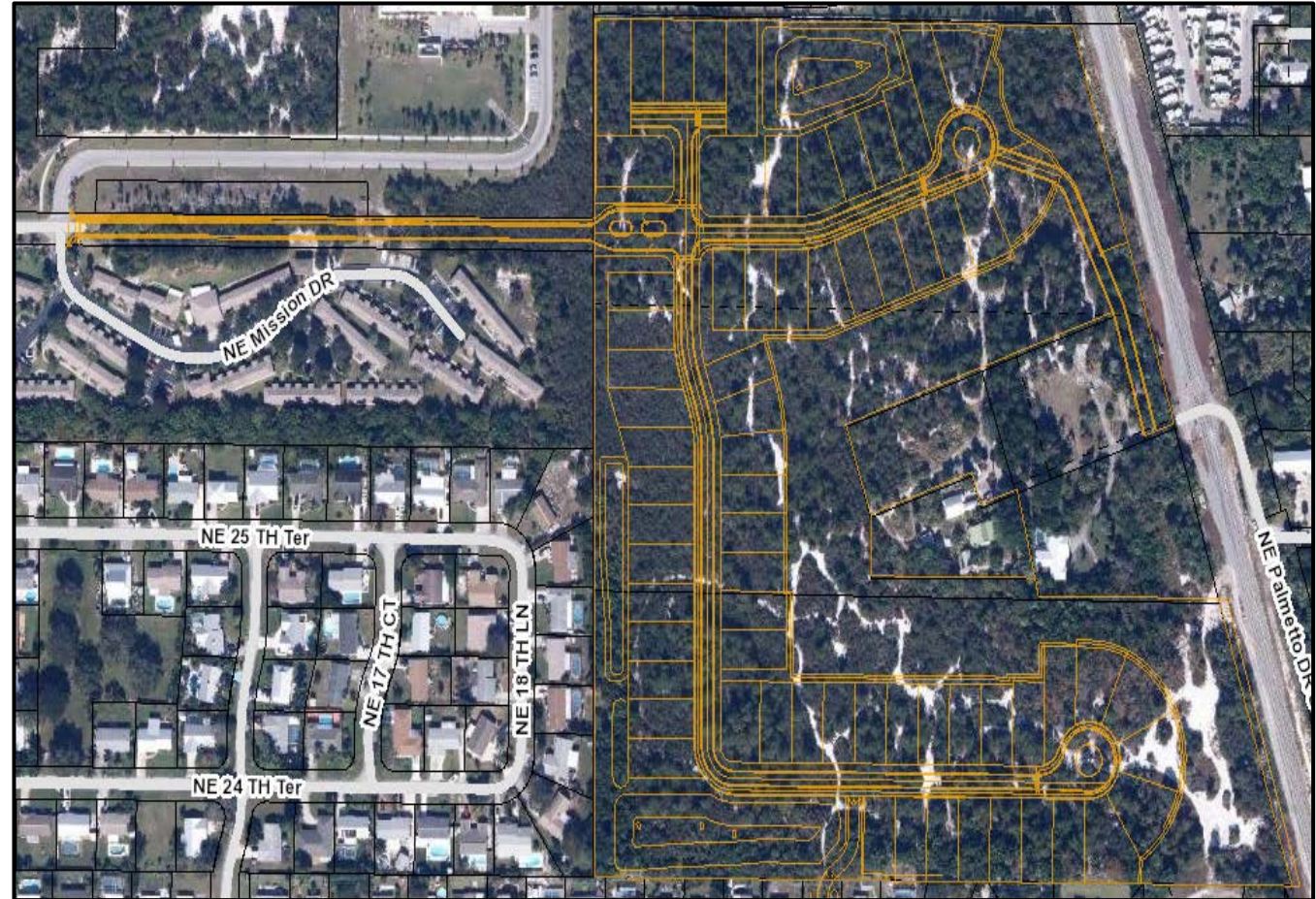
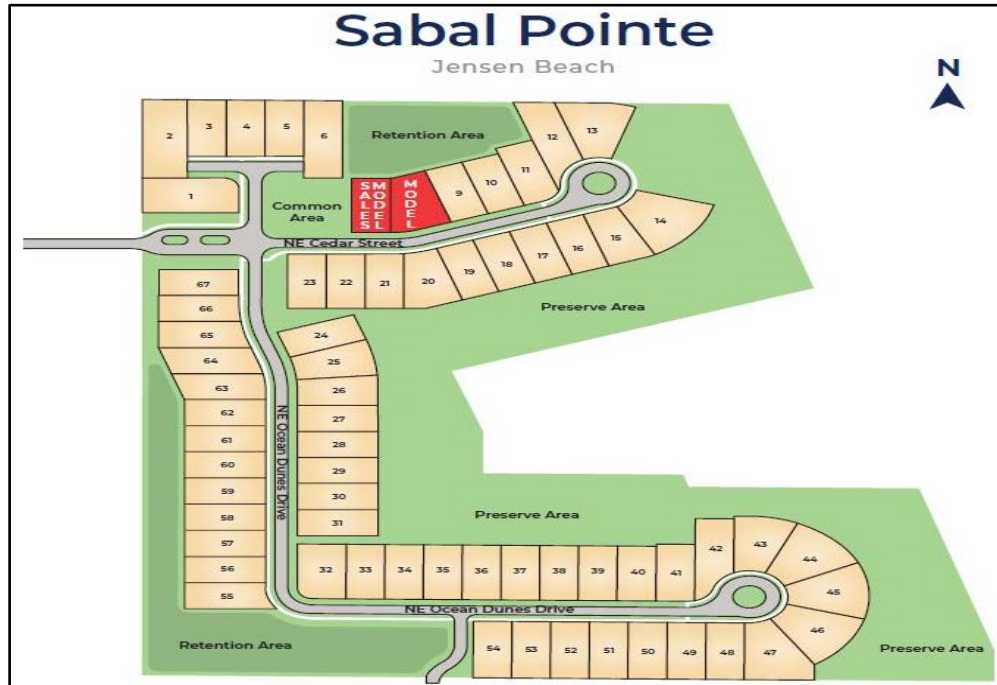
Starting at \$429,990	Approx. Sq. Ft. 1,808 - 1,808	Bedrooms 3	Full Bathrooms 2
	Half Bathrooms 1	Garage 2 car	Stories 2

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: TBA

D·R·HORTON
America's Builder



Sabal Pointe

MARTIN COUNTY PROPERTY APPRAISER



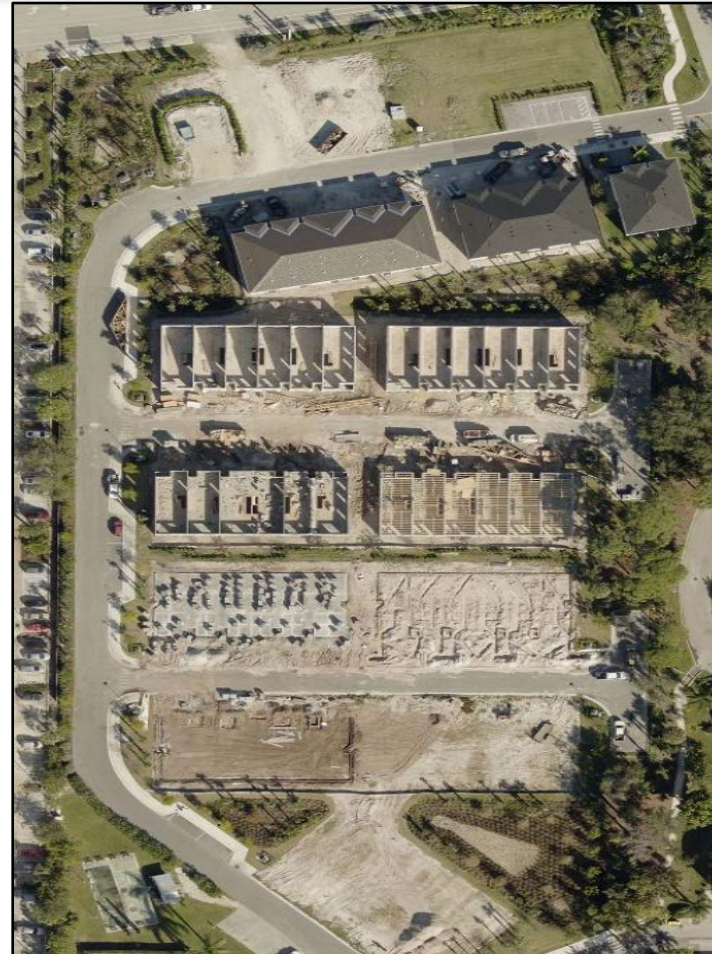
The Preserve At Avonlea

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

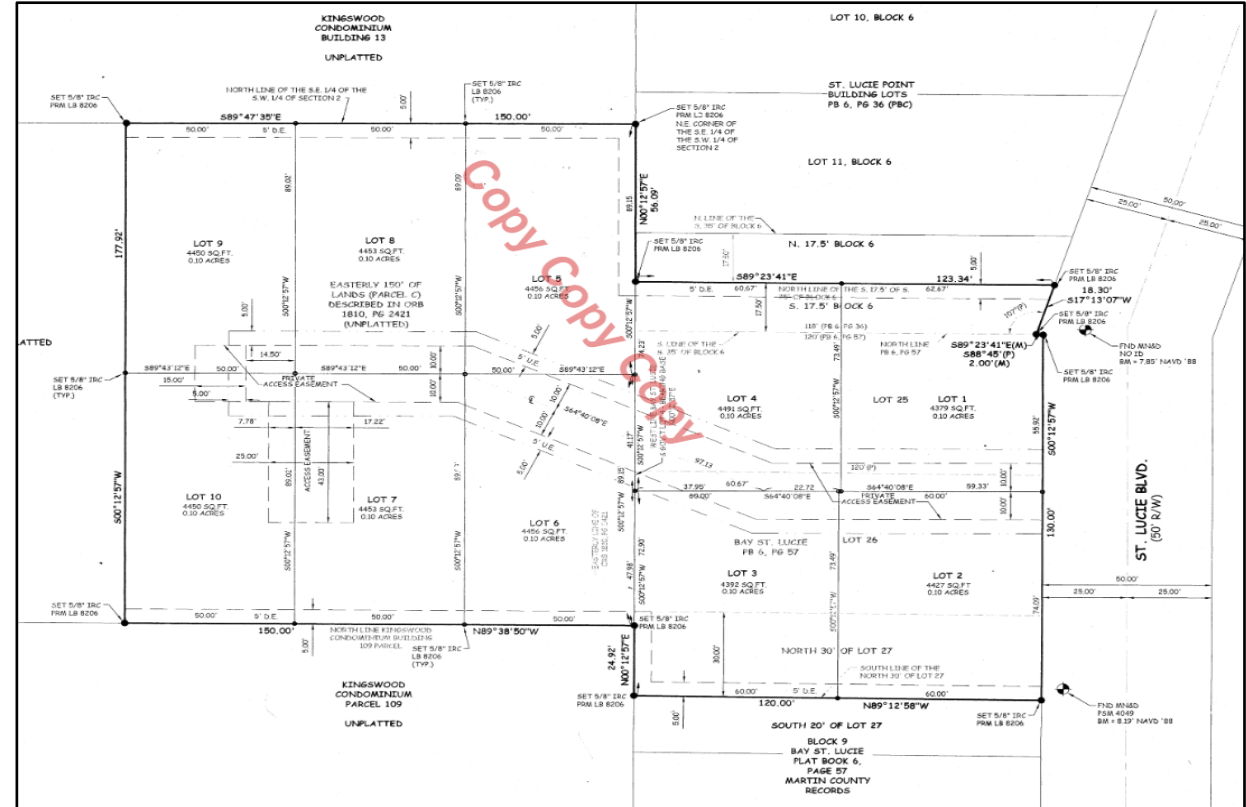
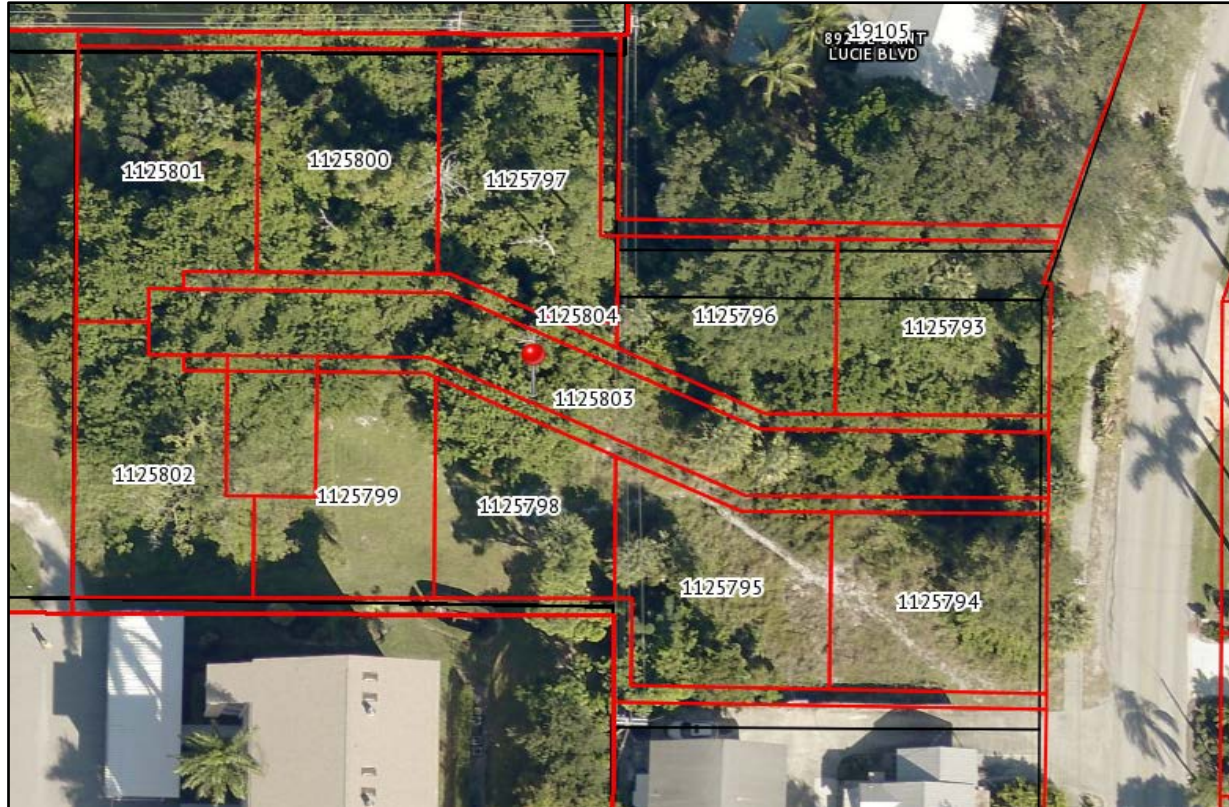
2	3	2.5	1-2
Designs	Bedrooms	Bathrooms	Garage



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.

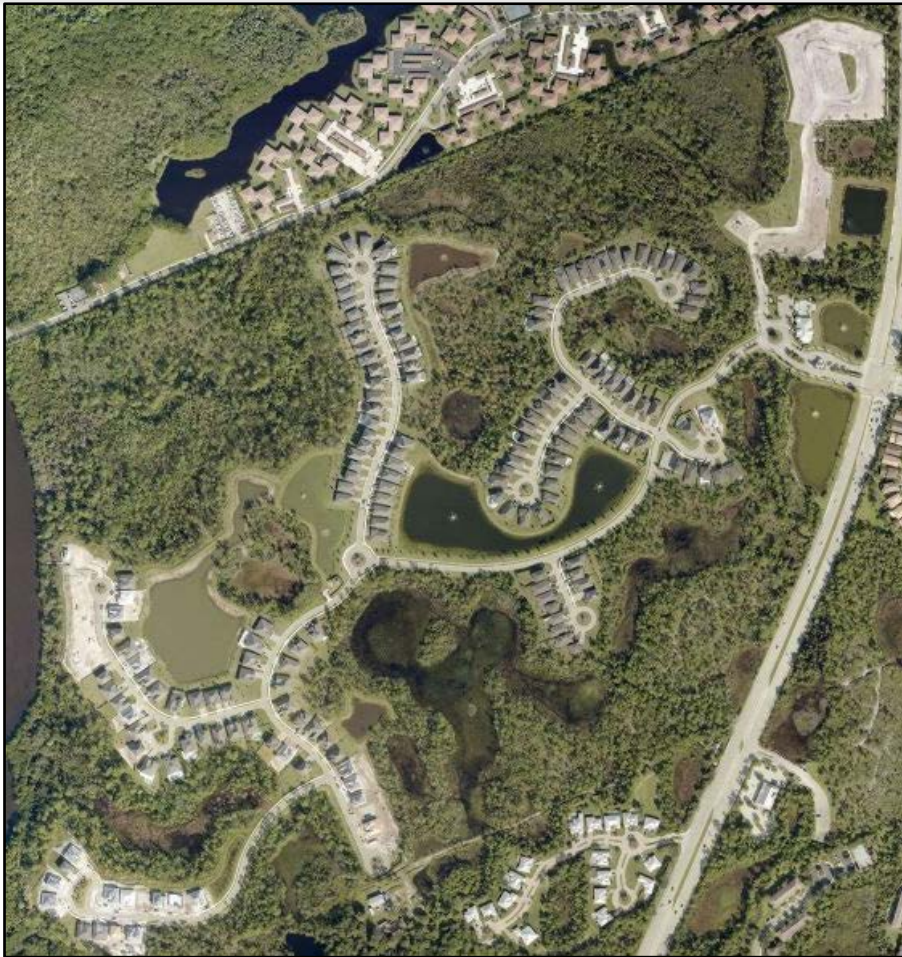
Ocean Cove

MARTIN COUNTY PROPERTY APPRAISER



Tidewater Court

MARTIN COUNTY PROPERTY APPRAISER



Banyan Bay

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 - 2,827 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 - 3,511 Sq. Ft.	\$499,990

Now
STARTING FROM THE
Low \$800s **Sold Out**



MARTIN COUNTY PROPERTY APPRAISER

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

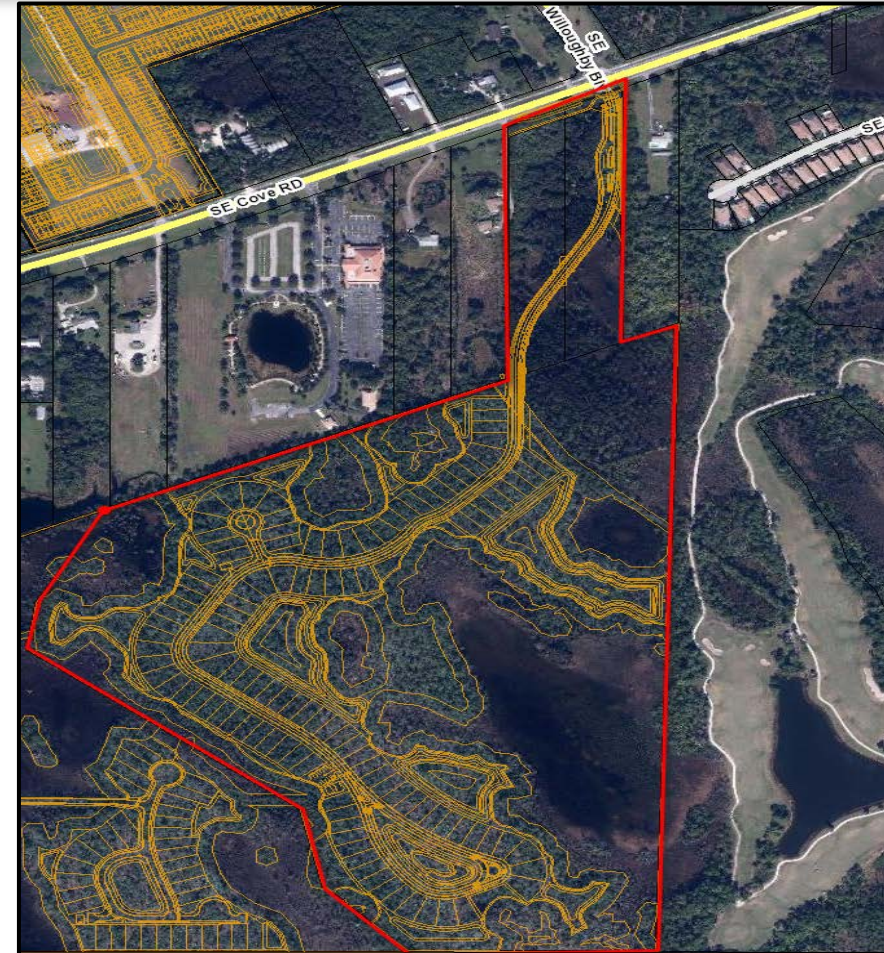


Willow Pointe

MARTIN COUNTY PROPERTY APPRAISER

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

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



Hobe Sound Courtyards


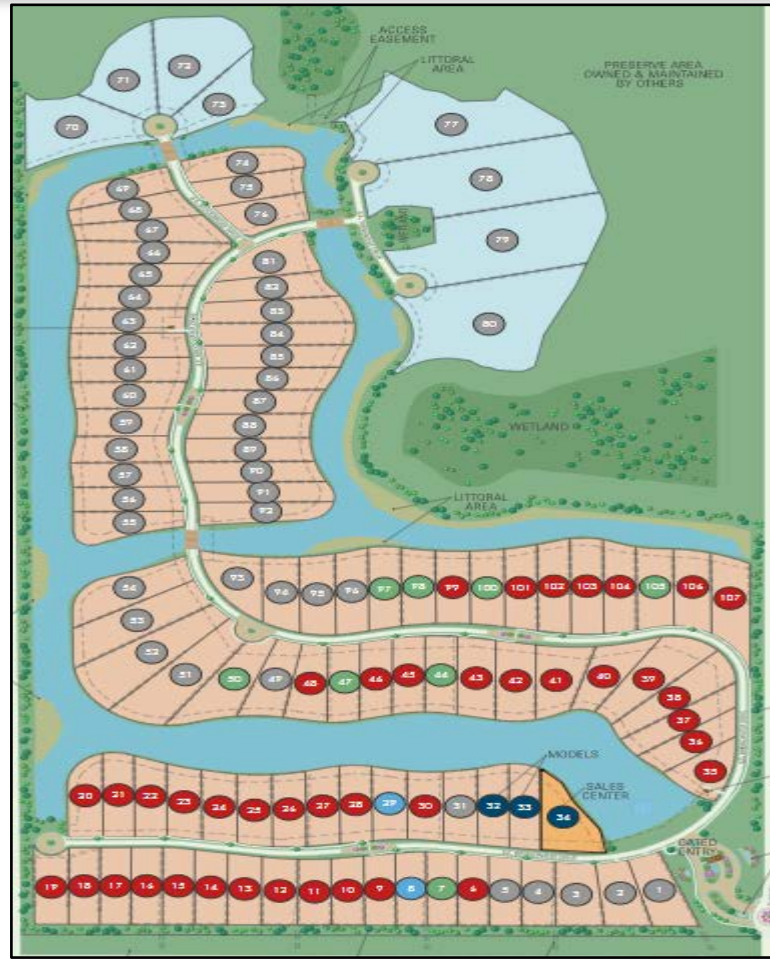
MARTIN COUNTY PROPERTY APPRAISER

Bridgewater **DIVOSTA** **\$1,420,990+**

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

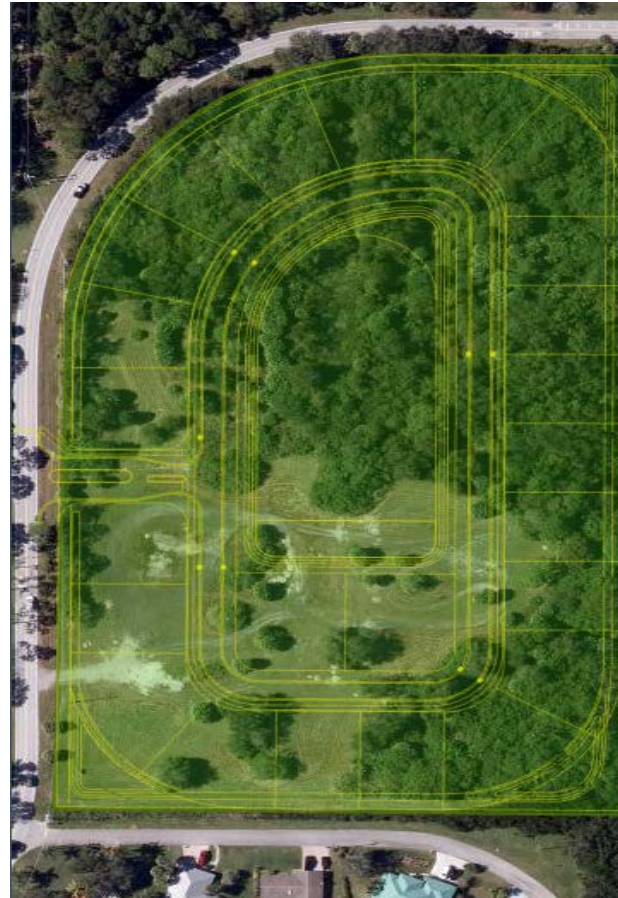
5	4-7	3-7.5	3-4
Designs	Bedrooms	Bathrooms	Garage

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



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.

A scenic aerial view of a large, blue lake surrounded by green grass and trees. The Pentalago logo is at the top, featuring a sun over waves. Below the logo, the text 'Where you want to live' is written in a large, elegant font, followed by 'ACTIVE • NATURAL • RELAXING' in a smaller font. A 'LEARN MORE' button is visible in the lower center. At the bottom, a white banner contains the text: 'Pentalago is South Florida's most anticipated watersports community, offering 5+ acre waterfront lots.'

Multi-Use Trail

29 \$459,000

28 \$495,000

30 \$525,000

5 \$495,000

8 \$545,000

36 \$599,000

37 \$419,000

Future Phase Two

PENTALAGO

www.Pentalago.com

Prices and lot availability subject to change.

A detailed site map of the Pentalago development. The map shows several large waterfront lots, each labeled with a number and a price. Many of the lots are marked 'SOLD!'. The lots are color-coded: green for lots that are still available and red for lots that have been sold. The map also shows a network of roads, a 'Multi-Use Trail' on the right side, and a 'Future Phase Two' area at the bottom. The Pentalago logo and website URL are at the bottom, along with a disclaimer: 'Prices and lot availability subject to change.'

Pentalago

MARTIN COUNTY PROPERTY APPRAISER

Coming Soon
Highpointe



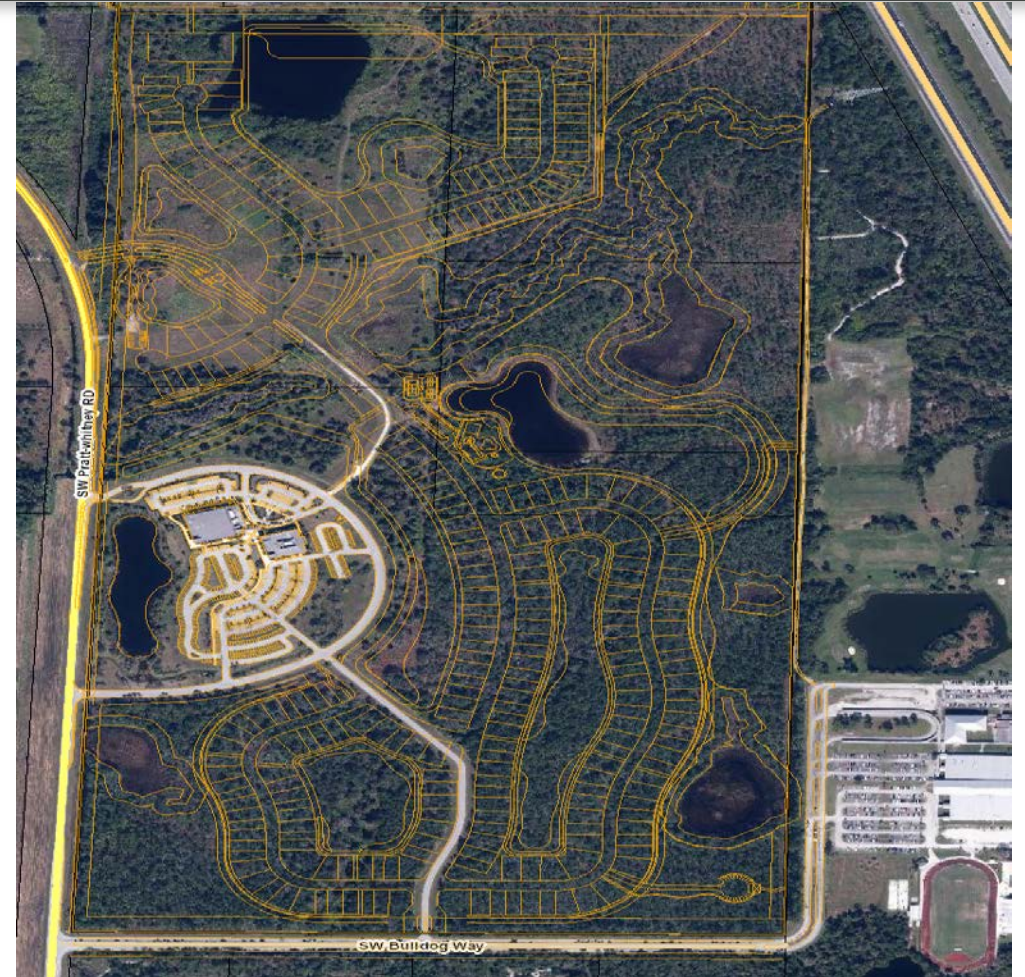
•313 Single Family

\$498,990+

1,850 - 3,820 sqft

Single Family Home

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



Highpointe

MARTIN COUNTY MPO DEVELOPMENT MAP



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

WEBSITE TOOLS & RESOURCES

