



Martin County Property Appraiser  
Jenny Fields, CFA

*The  
Meadows*  
At Martin Downs

# INTERACTIVE CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Deadline to file for Homestead Exemption and Agricultural Classification New Homebuyer Timeline	2 March E-Newsletter The Meadows at Martin Downs	3 Limited Income Senior Exemptions Mailing	4
5	6 YMCA of the Treasure Coast Martin County Community Job Fair	7 iCare Community Magazine	8	9	10	11
12	13	14 Income and Expense Questionnaire Mailing	15	16	17	18
19	20	21	22	23 Martin Cares	24	25
26	27	28	29	30	31	

 Presentations  Publications  Mailings  Important Dates  Videos  Community Events

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

# INTERACTIVE CALENDAR

## The Meadows at Martin Downs

### The Meadows At Martin Downs

Property Appraiser Jenny Fields and Chief Deputy Karl Andersson will present to the residents of the Meadows at Martin Downs.

if you'd like to learn more about the Meadows at Martin Downs, visit their website at <https://www.meadows-hoa.com/>

#### Event Information

Event Date	March 2, 2023 5:00 pm
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[Back](#)

# DIGITAL PUBLICATIONS



**Martin County Bar  
Association**



Five  
Print &  
Three  
Digital



## EDUCATIONAL VIDEOS

WATCH MORE >



You will receive the full \$50,000 exemption if your Assessed Value is \$75,000 or greater.



# EDUCATIONAL VIDEOS



[Appraising Commercial and Industrial Properties](#)  
02:48



[GIS /Mapping Department](#)  
02:13  
1 months ago 55 views



[The Ownership Department](#)  
OWNERSHIP DEPARTMENT 02:12  
2 months ago 113 views



[Residential Appraisals](#)  
02:19  
3 months ago 201 views



[Trim Notice](#)  
WHAT IS A TRIM NOTICE? 02:57  
3 months ago 205 views



[Tangible Personal Property](#)  
03:14



[Customer Service Department](#)  
03:02



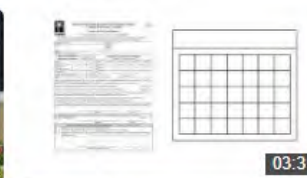
[Exemptions](#)  
03:52  
8 months ago 73 views



[Residential and Commercial New Construction](#)  
Identify Value Add 04:17



[Tax Roll](#)  
04:26  
1 years ago 93 views



[Agricultural Classification](#)  
03:31  
1 years ago 75 views



[Human Resources, Operations, Finance](#)  
03:33  
1 years ago 87 views

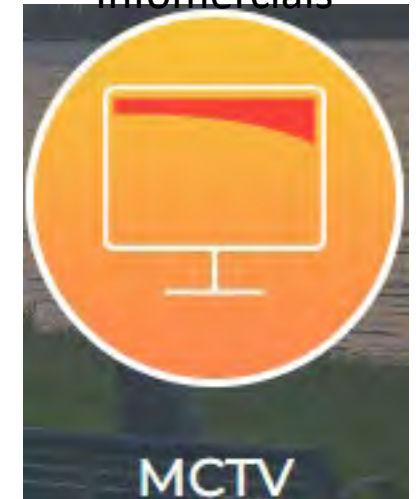


[Community Outreach](#)  
JENNY FIELDS  
02:37



[Commercial and Industrial Appraisals](#)  
COMMERCIAL / INDUSTRIAL TYPES  
02:48  
12 days ago 6 views

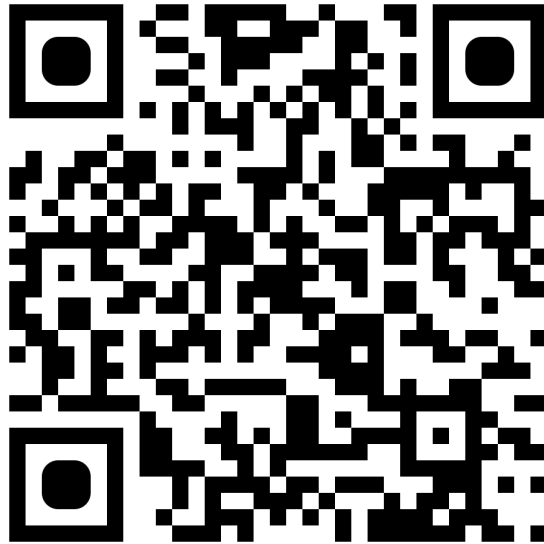
## Infomercials



# SOCIAL MEDIA

facebook.

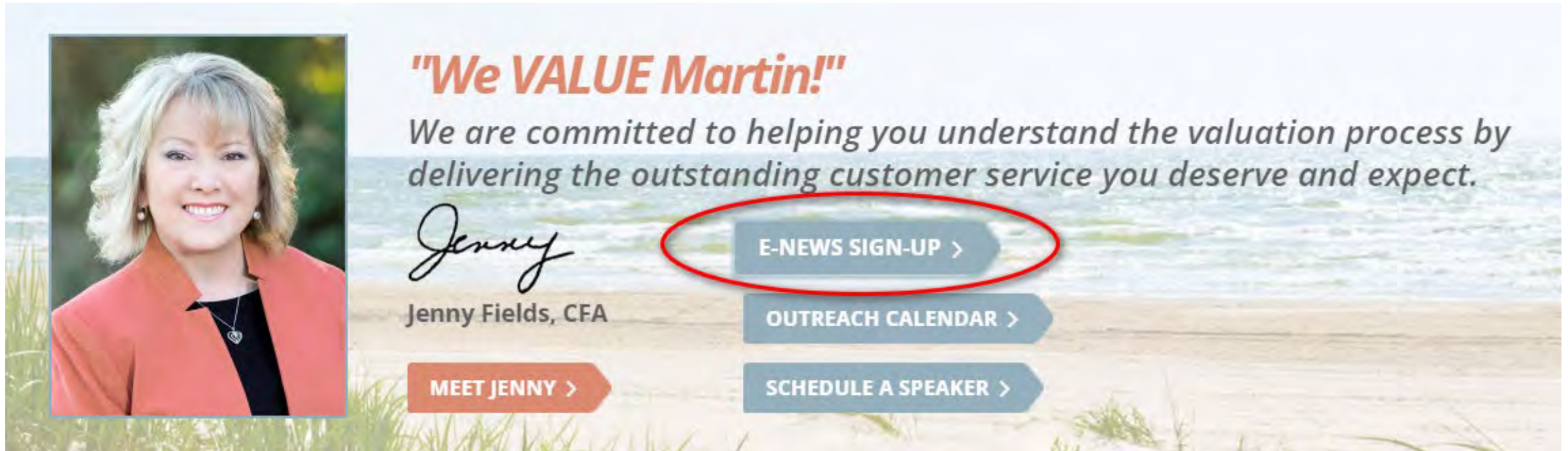
 YouTube



Linked in

 Instagram

# 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*  
Jenny Fields, CFA

[E-NEWS SIGN-UP >](#)

[OUTREACH CALENDAR >](#)

[SCHEDULE A SPEAKER >](#)

[MEET JENNY >](#)

The banner features a portrait of Jenny Fields, CFA, on the left. To her right is a quote in italics. Below the quote is her signature and name. Further right are three blue buttons with white text: 'E-NEWS SIGN-UP >', 'OUTREACH CALENDAR >', and 'SCHEDULE A SPEAKER >'. Below the signature is an orange button with white text: 'MEET JENNY >'. The background of the banner is a beach scene with waves and sand.

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

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

# 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

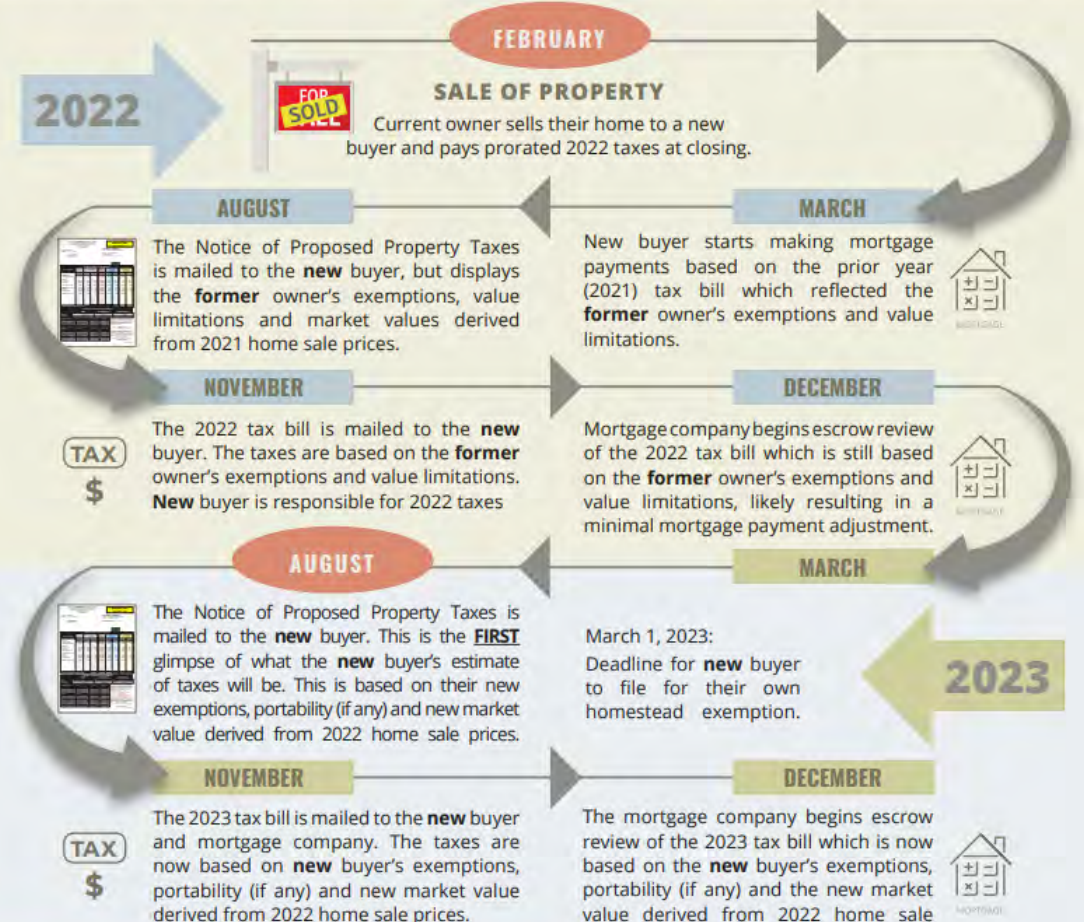
# PORTING THE *SAVE OUR HOMES (SOH) BENEFIT*

# NEW HOME BUYER ANNUAL TIMELINE

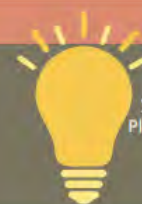


## NEW HOME BUYER TIMELINE -PLAN AHEAD!!

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!

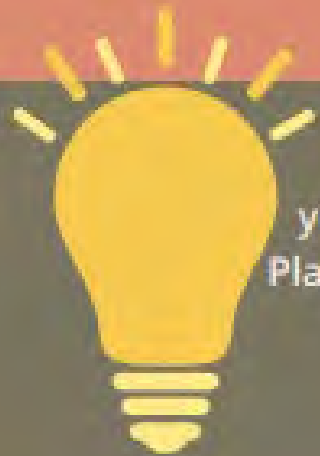


Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website.

([www.pa.martin.fl.us](http://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](http://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*



# Martin County Interesting Facts

# MARTIN COUNTY

**76,083**  
Improved  
Parcels

**20,034**  
Vacant  
Parcels

**543.46**

Land Area  
Square Miles

**96,100+**  
Real Property  
Parcels

**3,500+**  
Commercial &  
Industrial  
Parcels

**12,700+**  
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**

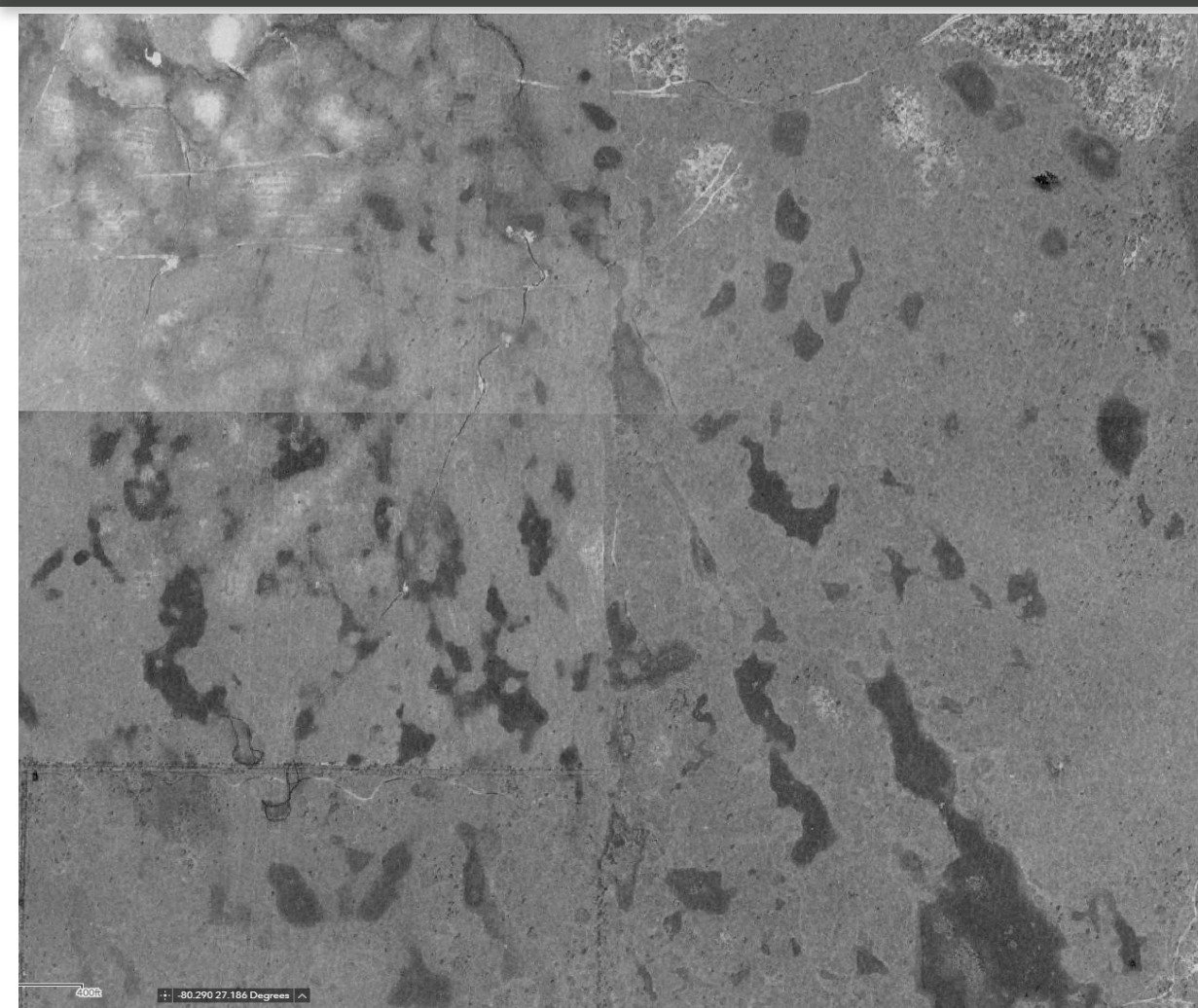
**609 SOUTH BEACH RD, JUPITER ISLAND**



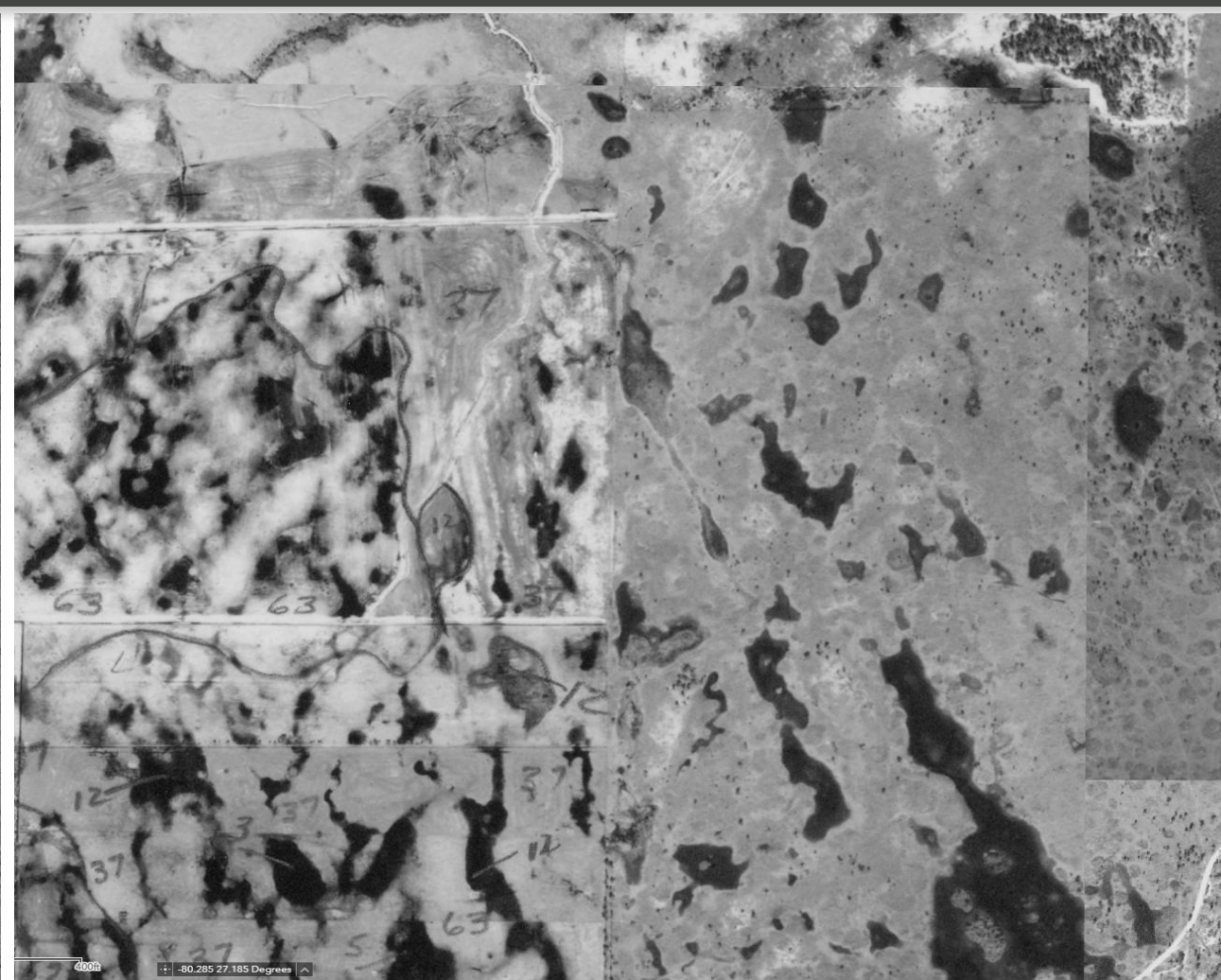


# **The Meadows At Martin Downs**

# MARTIN COUNTY PROPERTY APPRAISER

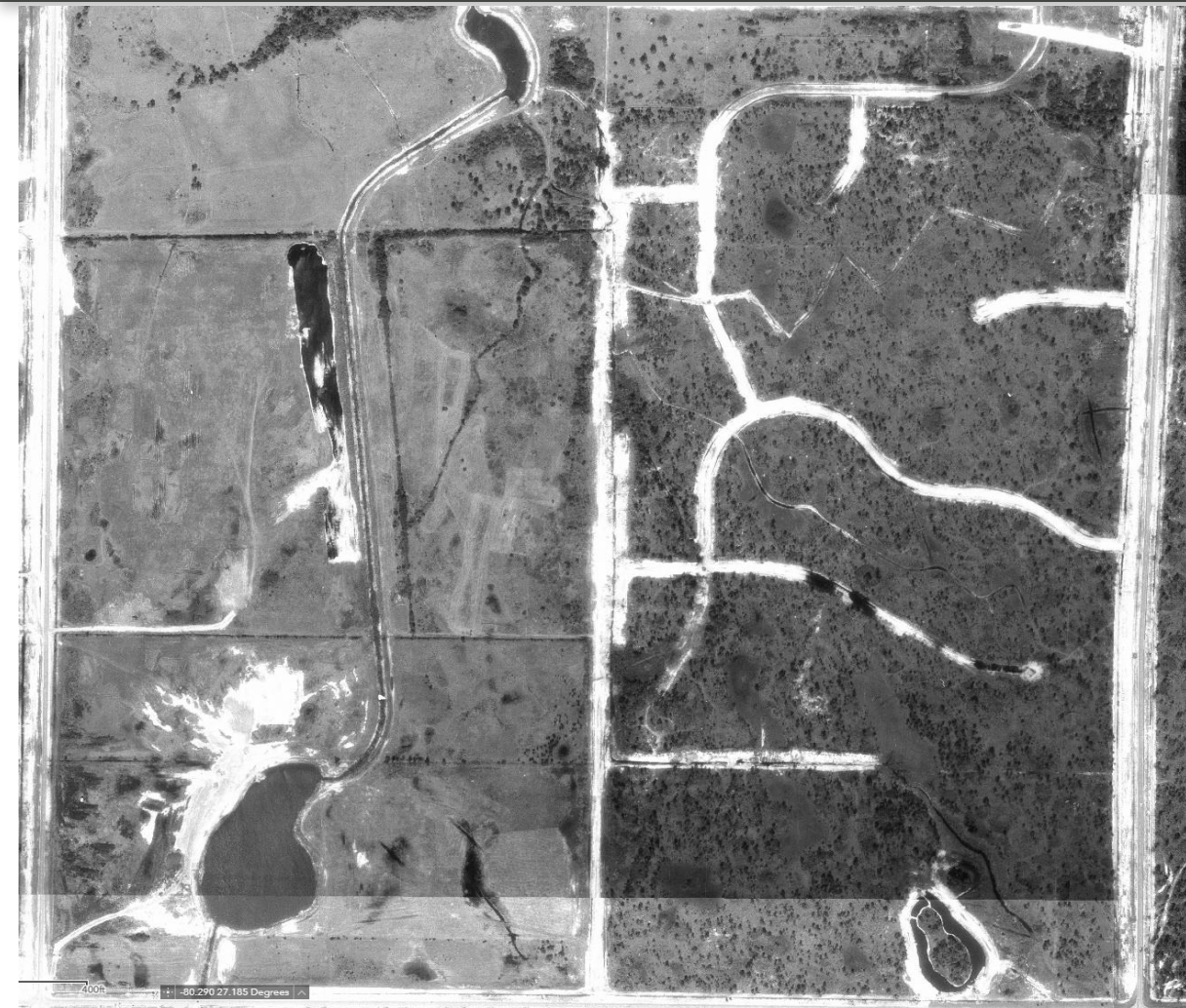


THE MEADOWS/MONARCH 1952



THE MEADOWS/MONARCH 1958

# MARTIN COUNTY PROPERTY APPRAISER



THE MEADOWS/MONARCH 1980

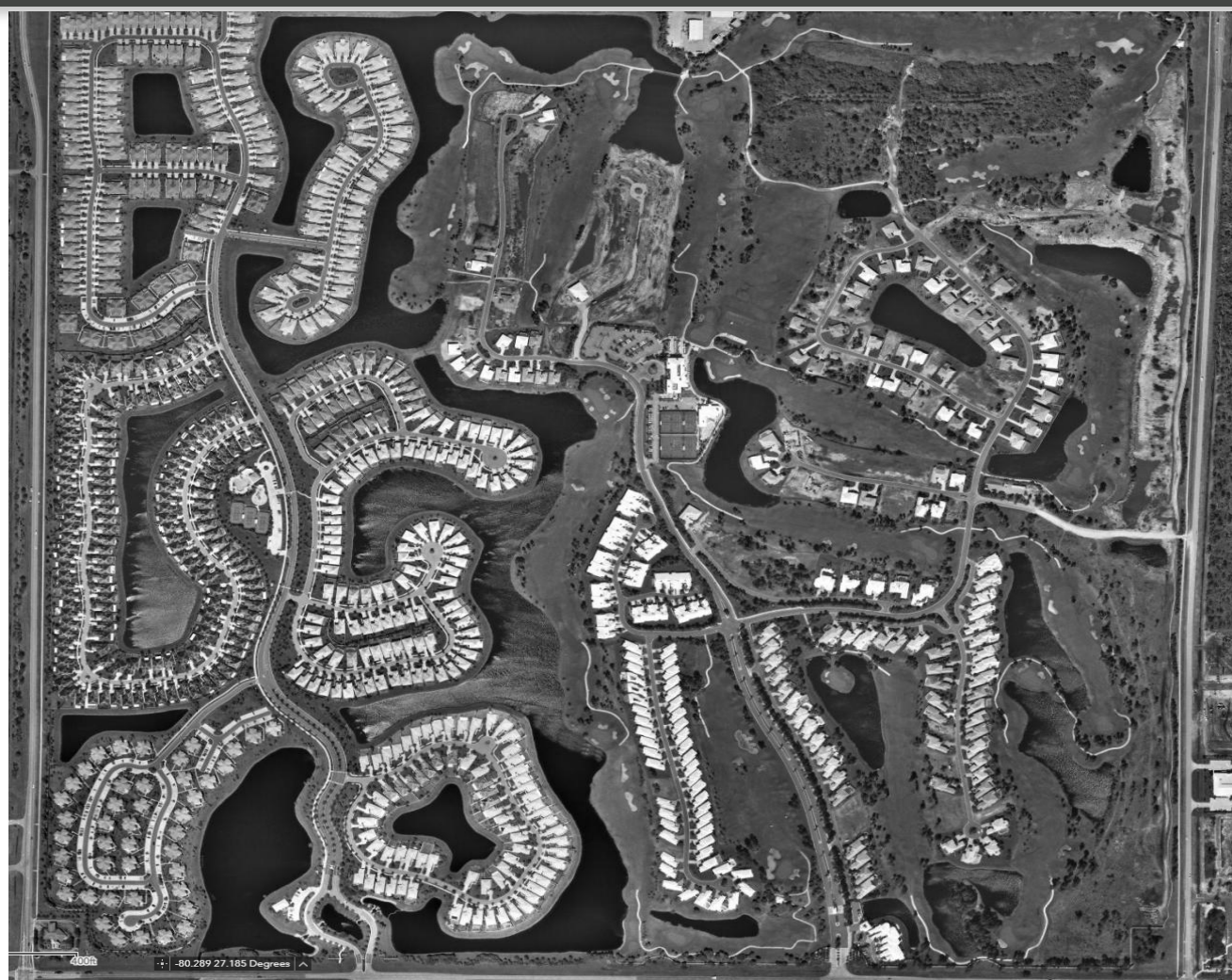


THE MEADOWS/MONARCH 1986

# MARTIN COUNTY PROPERTY APPRAISER



THE MEADOWS/MONARCH 1992



THE MEADOWS/MONARCH 1995

# MARTIN COUNTY PROPERTY APPRAISER



THE MEADOWS 2022



THE MEADOWS – RECENT OBLIQUE IMAGERY

# MARTIN COUNTY PROPERTY APPRAISER



Quad Townhomes – 224

2022 Median Market Value - \$198,090

SFH Attached – 246

2022 Median Market Value - \$286,460

SFH Detached – 362

2022 Median Market Value - \$370,150

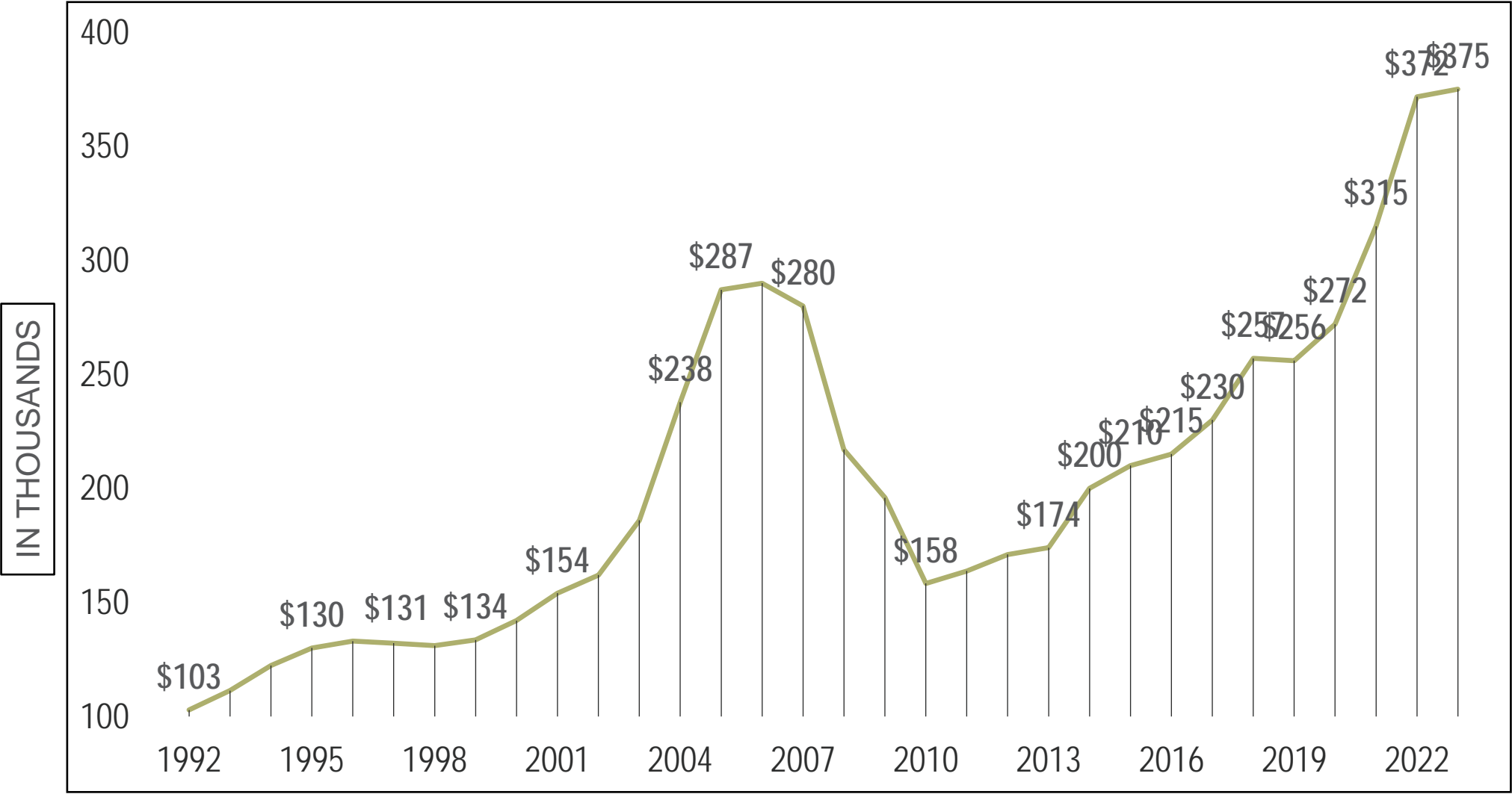
# MEDIAN SALE PRICE TOWNHOMES

Year	Median SP	Sale Count
1991	\$85,900	45
1992	\$82,900	24
1993	\$81,900	27
1994	\$81,700	36
1995	\$83,500	18
1996	\$83,000	22
1997	\$84,900	22
1998	\$85,000	29
1999	\$88,200	26
2000	\$91,500	26
2001	\$99,500	28
2002	\$114,200	24
2003	\$134,500	26
2004	\$175,000	21
2005	\$199,000	21
2006	\$214,000	19
2007	\$166,500	8
2008	\$160,000	5
2009	\$120,050	6
2010	\$104,500	6
2011	\$95,000	16
2012	\$107,450	10
2013	\$115,000	19
2014	\$124,450	16
2015	\$135,400	23
2016	\$140,350	16
2017	\$150,00	15
2018	\$169,500	16
2019	\$175,500	18
2020	\$181,500	23
2021	\$215,000	15
2022	\$313,000	11



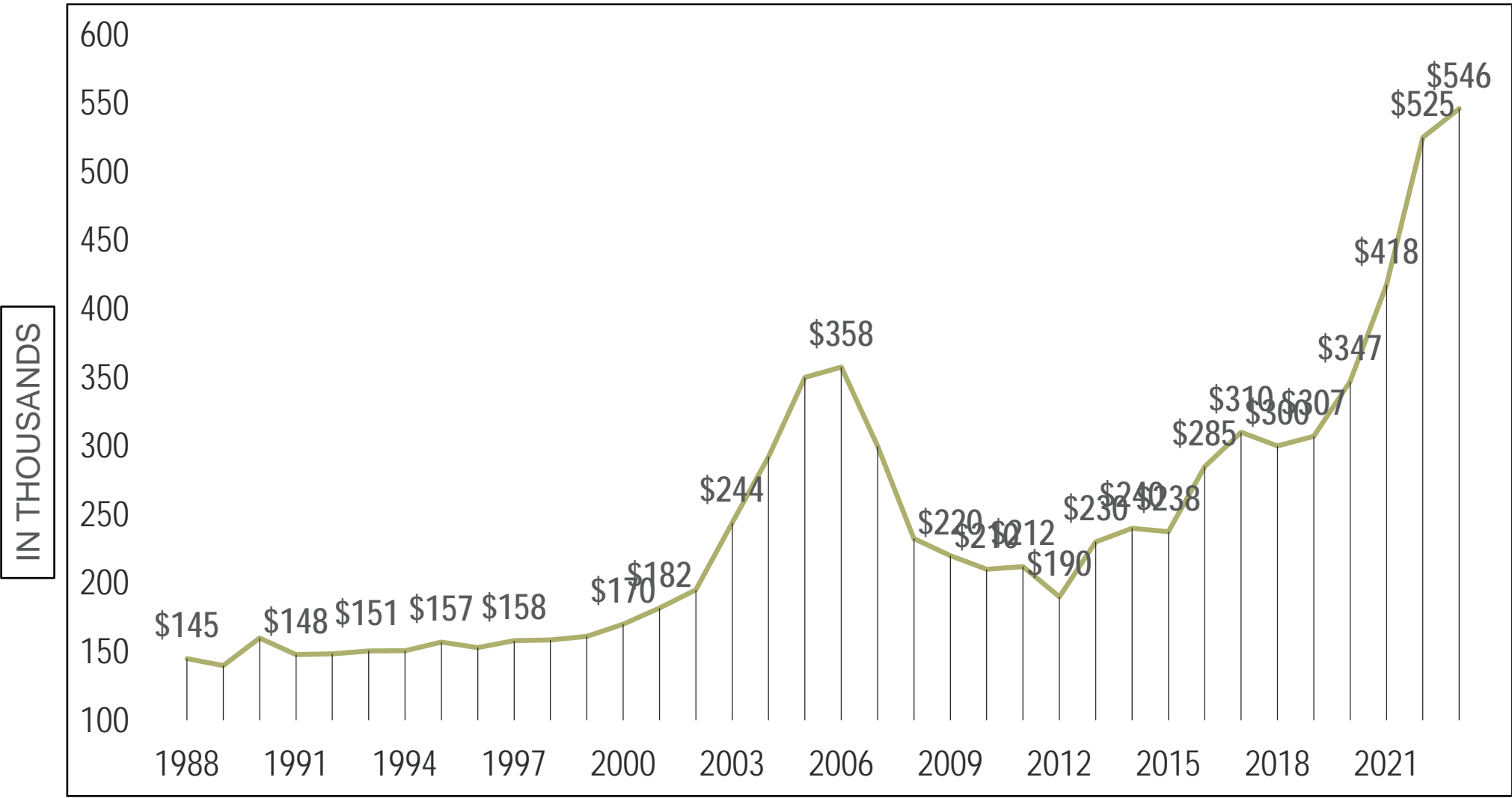
# MEDIAN SALE PRICE ATTACHED

Year	Median SP	Sale Count
1992	\$102,800	61
1993	\$111,300	102
1994	\$122,300	98
1995	\$130,000	12
1996	\$133,000	12
1997	\$132,100	18
1998	\$131,000	25
1999	\$133,500	23
2000	\$142,000	25
2001	\$154,000	16
2002	\$162,000	22
2003	\$186,000	24
2004	\$237,850	28
2005	\$287,100	16
2006	\$290,000	11
2007	\$280,000	7
2008	\$217,000	5
2009	\$195,900	13
2010	\$158,300	10
2011	\$163,750	16
2012	\$171,000	10
2013	\$174,000	25
2014	\$200,000	23
2015	\$210,000	16
2016	\$215,000	19
2017	\$230,000	13
2018	\$257,000	13
2019	\$256,000	13
2020	\$272,000	11
2021	\$315,000	15
2022	\$371,750	10



# MEDIAN SALE PRICE DETACHED

Year	Median SP	Sale Count
1988	\$144,900	35
1989	\$139,900	198
1990	\$159,900	154
1991	\$147,900	47
1992	\$148,400	37
1993	\$150,500	24
1994	\$150,750	24
1995	\$156,900	19
1996	\$153,000	15
1997	\$158,000	33
1998	\$158,500	34
1999	\$161,200	20
2000	\$170,000	43
2001	\$181,750	26
2002	\$195,000	32
2003	\$244,000	29
2004	\$292,200	24
2005	\$350,000	25
2006	\$357,500	15
2007	\$300,000	12
2008	\$232,500	7
2009	\$220,000	18
2010	\$210,000	11
2011	\$212,000	15
2012	\$190,000	24
2013	\$230,000	29
2014	\$240,000	29
2015	\$237,500	24
2016	\$285,000	20
2017	\$310,000	21
2018	\$300,000	15
2019	\$307,000	22
2020	\$347,000	37
2021	\$417,500	28
2022	\$525,000	21



# MEDIAN SALE PRICE

## SINGLE FAMILY HOMES

