



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

« June 2022 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

			1 DreamWorks Real Estate Inc.	2 TPP Filing Reminder Mailing	3 Seabreeze Publications	4 Tangible Personal Property Educational Video
5 TCPalm Real Estate Source	6	7	8	9	10	11
12 Friends & Neighbors of Martin County	13	14 Treasure Coast Real Estate & Local Living Magazine	15	16 Jupiter Tequesta Hobe Sound -Miami Association of Realtors	17	18
19	20	21 Emerald Lakes Townhomes	22	23	24	25
26	27	28	29	30		

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

INTERACTIVE CALENDAR

Emerald Lakes Townhomes



Jenny Fields, Chief Deputy Karl Andersson and Director of Appraisal Services Tyler Steinhauer will present to the residents of Emerald Lakes.

If you'd like to learn more about Emerald Lakes, please visit their website at <https://emeraldlakesth.nabrnetwork.com/>.

Event Information

Event Date	June 21, 2022 6:00 pm
------------	-----------------------

[Back](#)

DIGITAL PUBLICATIONS

Four
Print &
Two
Digital



EDUCATIONAL VIDEOS



[Tax Roll](#)



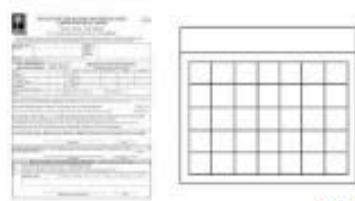
[Customer Service Department](#)



[Exemptions](#)



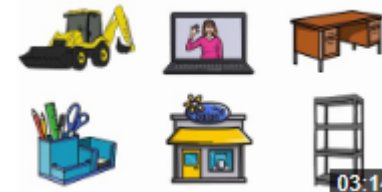
[Community Outreach](#)



[Agricultural Classification](#)



[Human Resources, Operations, Finance](#)



[Tangible Personal Property](#)

20 days ago 32 views



[Residential and Commercial New Construction](#)

SOCIAL MEDIA

facebook.



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 \$400 to
\$700 in taxes

Eligible for other
Exemptions

OTHER COMMON EXEMPTIONS

Widow & Widower: 3,856

Limited Income Senior: 2,162

Disabled Ex-Service Member: 1,253

Total & Permanent Disability: 598

HOMESTEAD EXEMPTION

Benefits

Saves \$400 to
\$700 in taxes

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 \$400 to
\$700 in taxes

Save our
Homes

Eligible for other
Exemptions

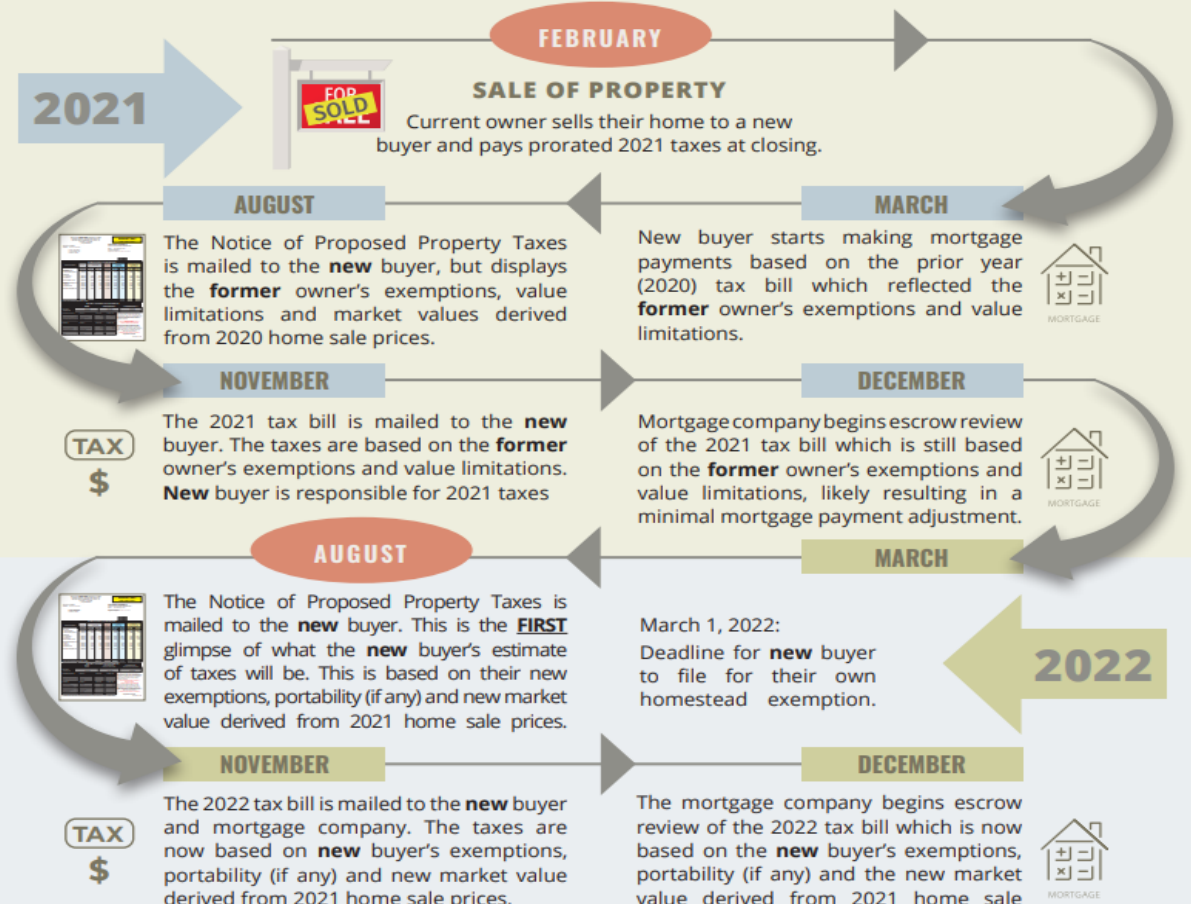
Portability

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

FUN FACTS

75,628
Improved
Parcels

20,211
Vacant
Parcels

543.46

Land Area
Square Miles

95,000+
Real Property
Parcels

49,700+
Single Family Homes

3,500+
Commercial &
Industrial
Parcels

14,700+
Residential
Condominium Units

12,600+
Tangible
Personal
Property
Businesses

41
Full & Part Time
Employees

TOP TOTAL FINISHED AREA

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

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

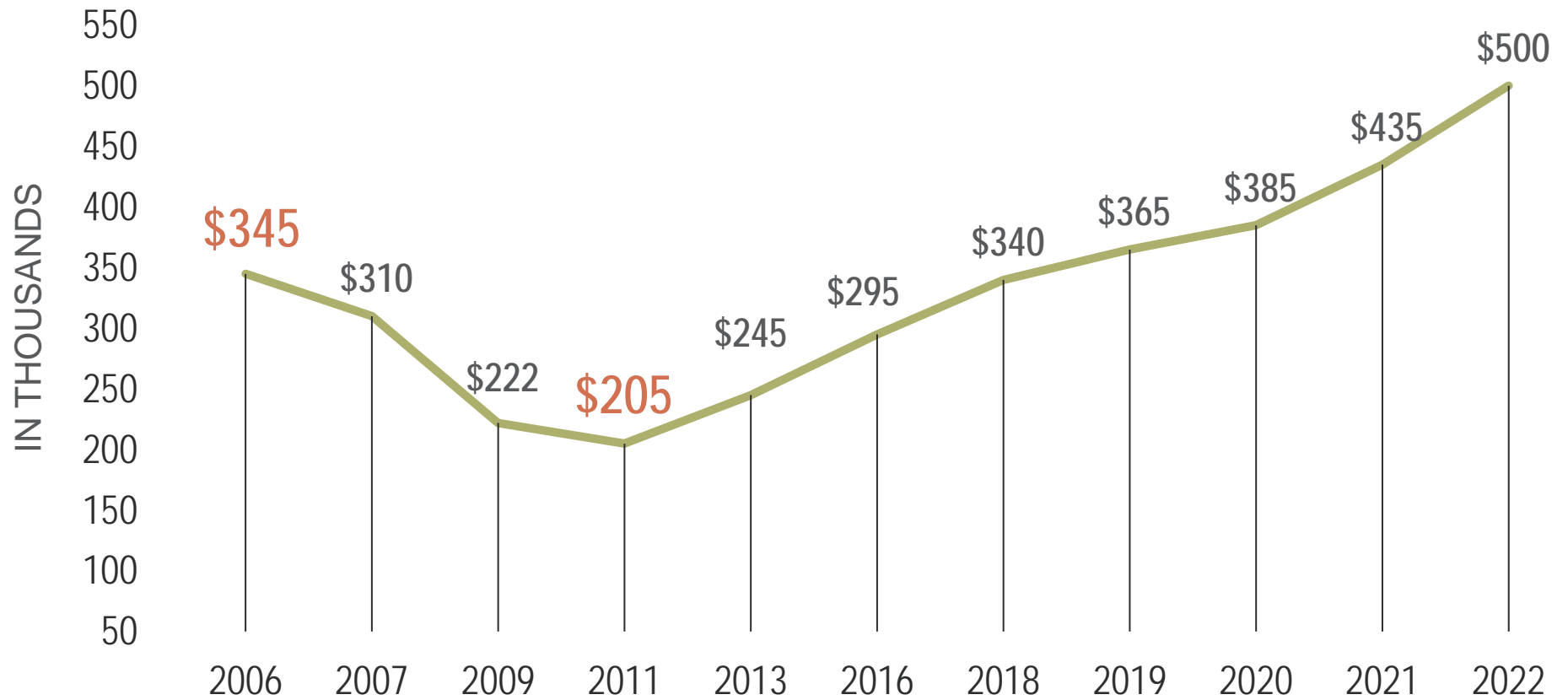
3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND



MEDIAN SALE PRICE MARTIN COUNTY

SINGLE FAMILY HOMES (ARMS LENGTH)



2006....\$345,000

2007.....\$310,000

2009.....\$222,500

2011.....\$205,000

2013.....\$245,000

2016.....\$295,000

2018.....\$340,000

2019.....\$365,000

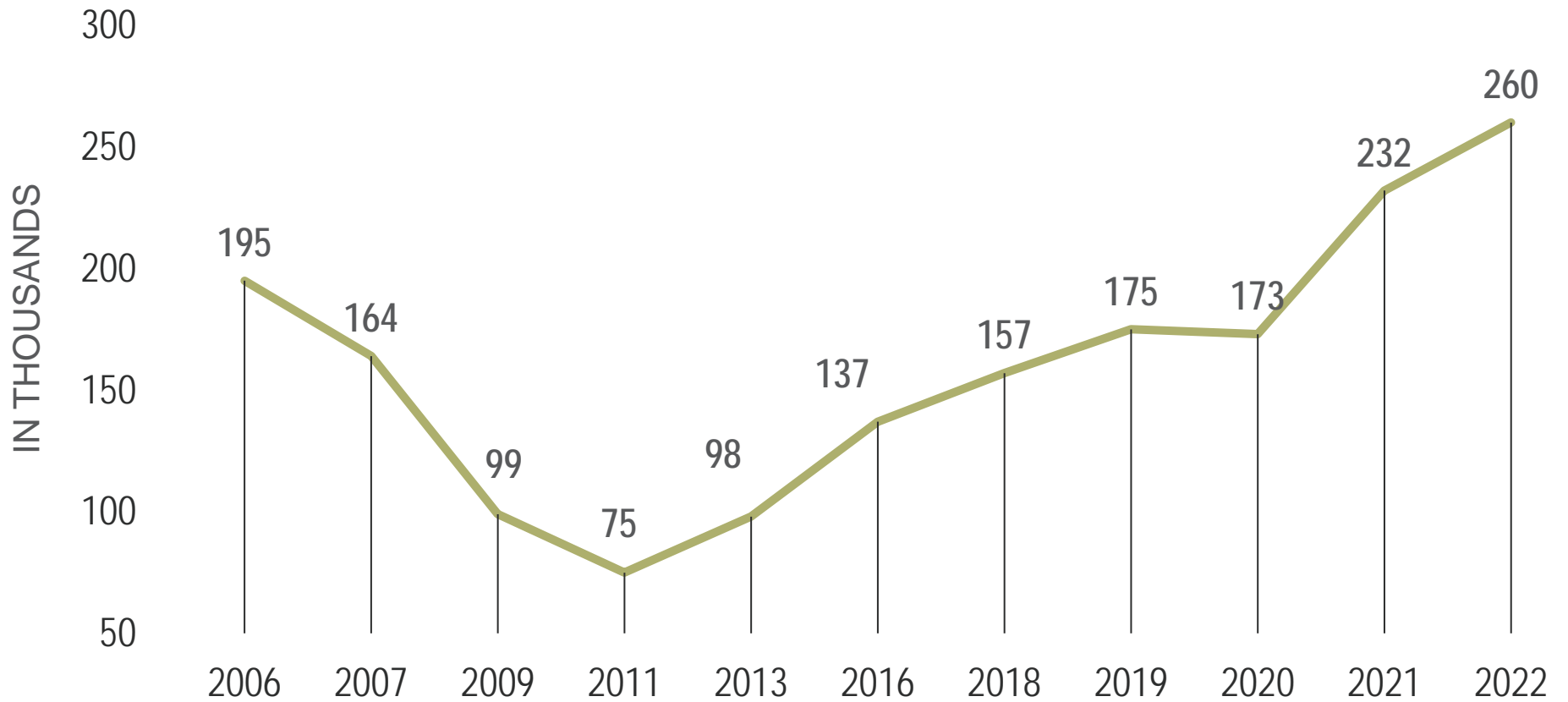
2020.....\$385,000

2021.....\$435,000

2022.....\$500,000 (Thru 5/12)

MEDIAN SALE PRICE EMERALD LAKES

TOWNHOMES (ARMS LENGTH)



2006.....\$195,950

2007.....\$164,500

2009.....\$99,000

2011.....\$75,850

2013.....\$98,650

2016.....\$137,000

2018.....\$157,500

2019.....\$175,000

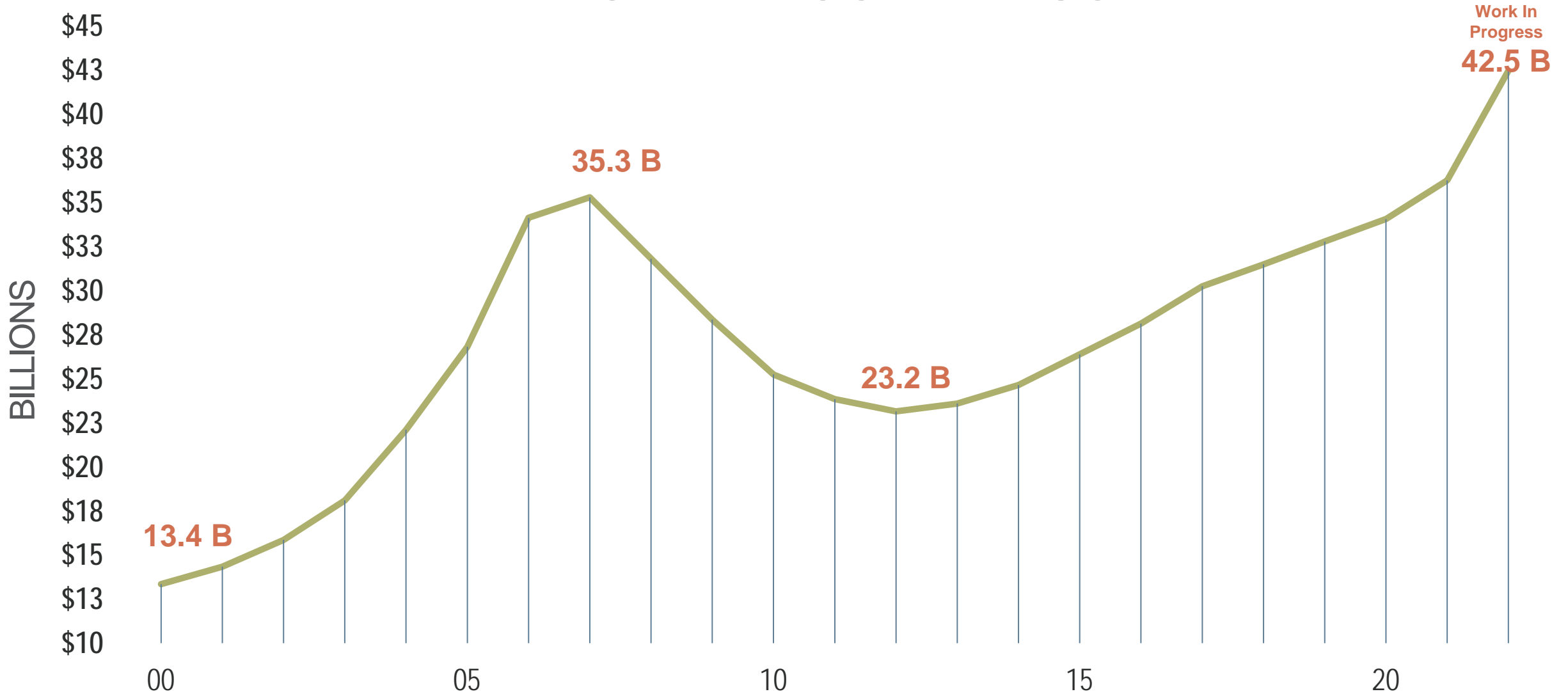
2020.....\$173,000

2021.....\$232,000

2022.....\$260,000 (Thru 5/22)

HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



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

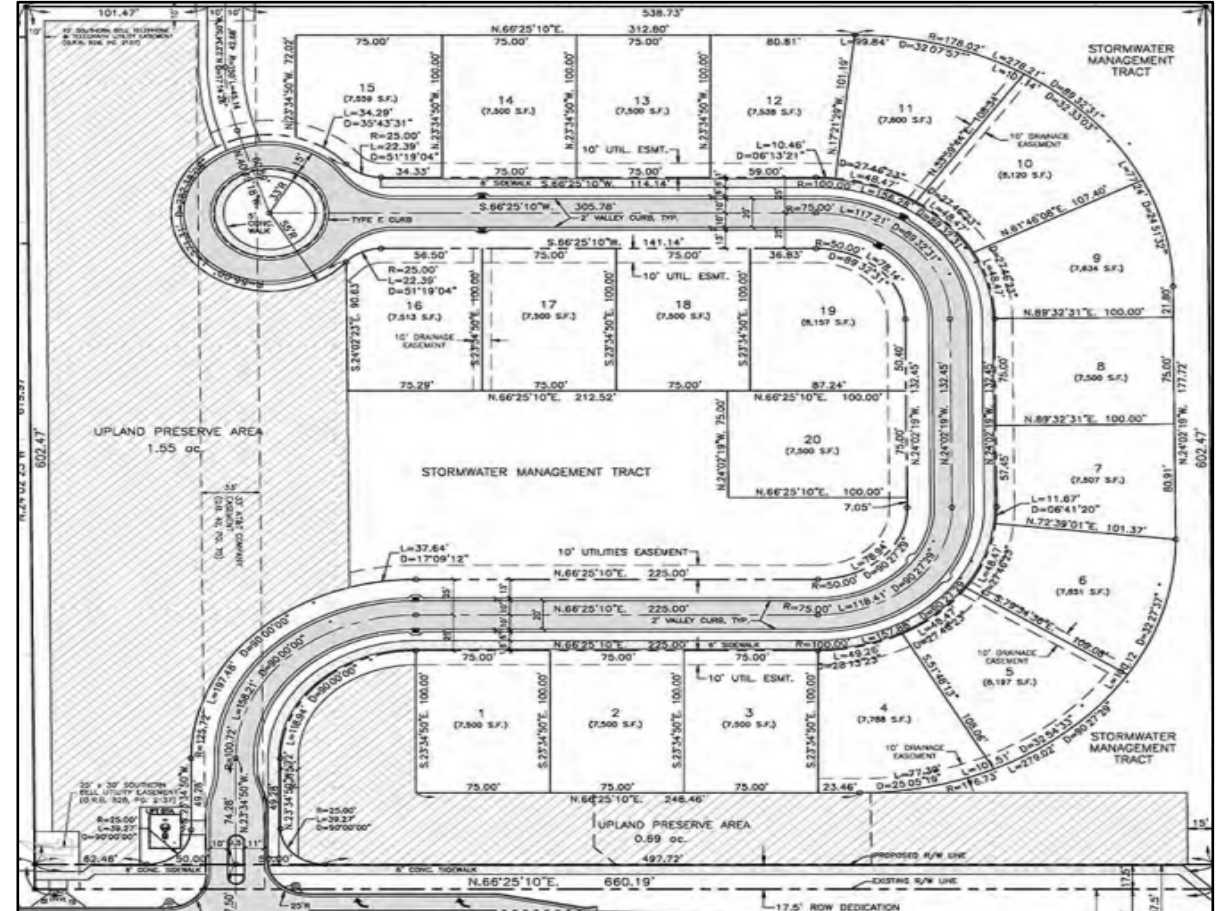
- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: Fall 2022

D·R·HORTON
America's Builder



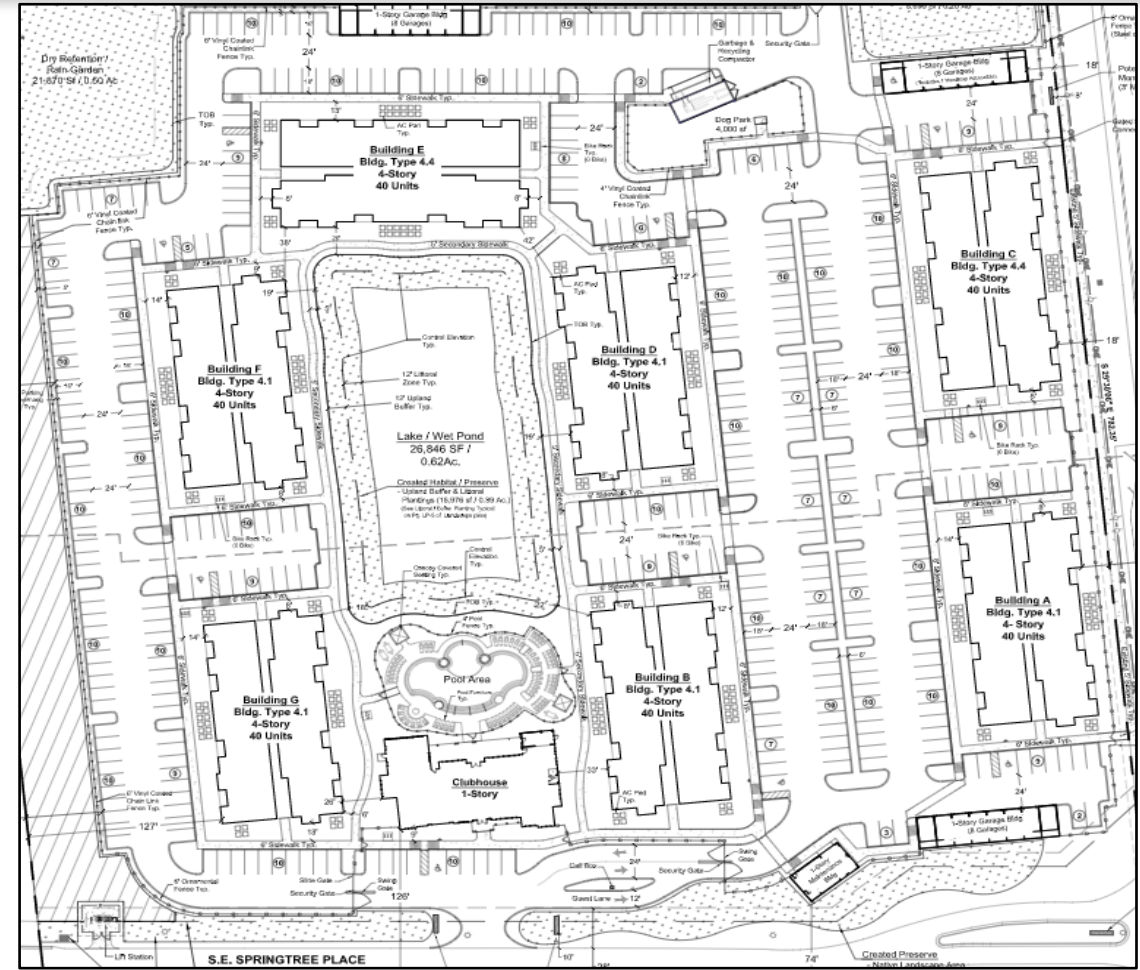
The Preserves at Park Trace

MARTIN COUNTY PROPERTY APPRAISER



Hunter Lake

MARTIN COUNTY PROPERTY APPRAISER



- 
- MARTIN MPO DEVELOPMENT REVIEW
INTERACTIVE MAP ([LINK](#))
 - TOOLS & RESOURCES ON WEBSITE