



Martin County Property Appraiser
Jenny Fields, CFA



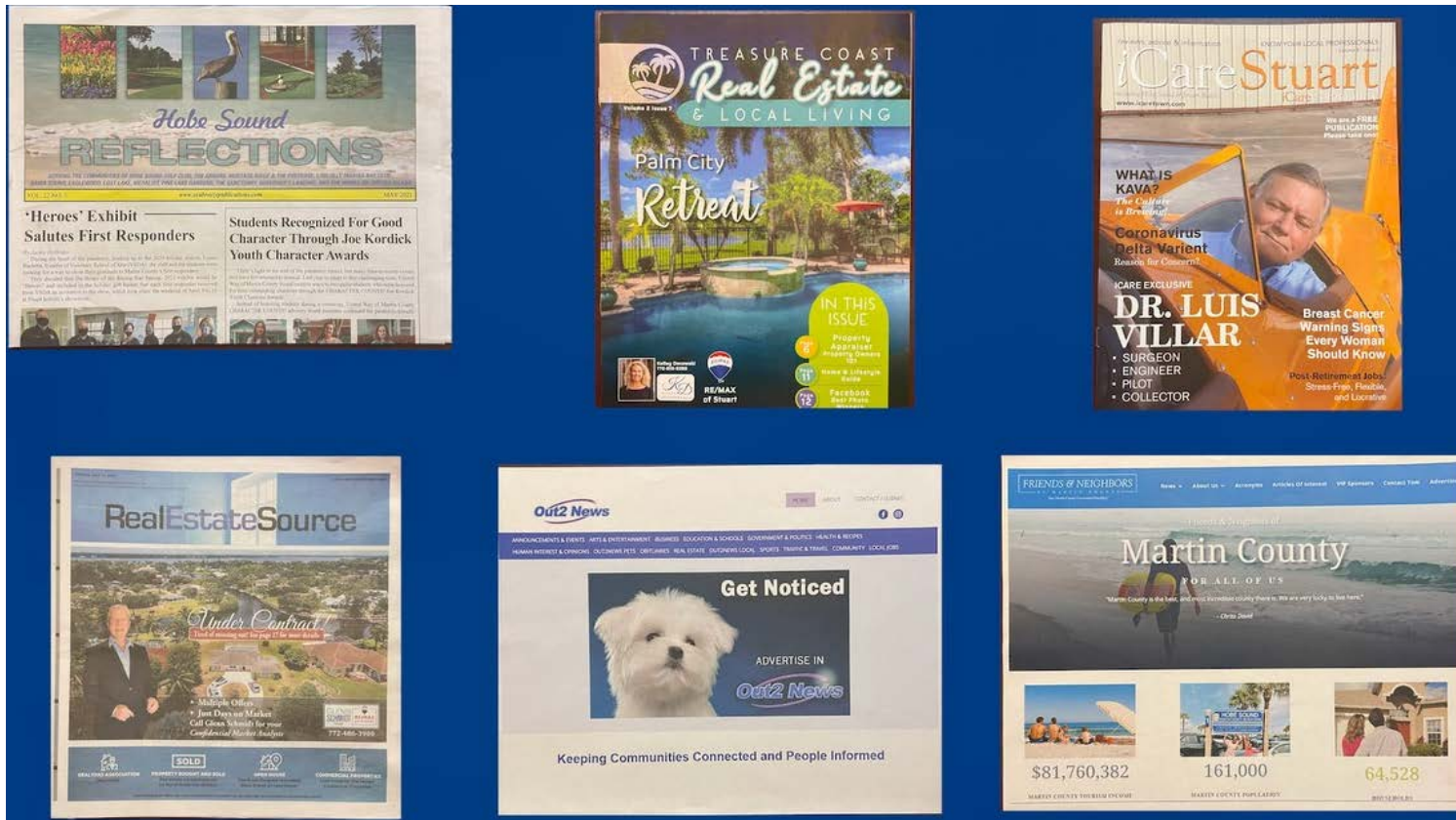
IAAO CERTIFICATE OF EXCELLENCE

- **Awarded the Certificate of Excellence in Assessment Administration (CEAA) by the International Association of Assessing Officers (IAAO).**
- **1 of only 49 out of 13,000 jurisdictions in the United States and Canada to receive this award.**
- **Recognizes jurisdictions that utilize best practices and high standards in their offices. It validates how committed we are to providing the public the very best in public service and support.**



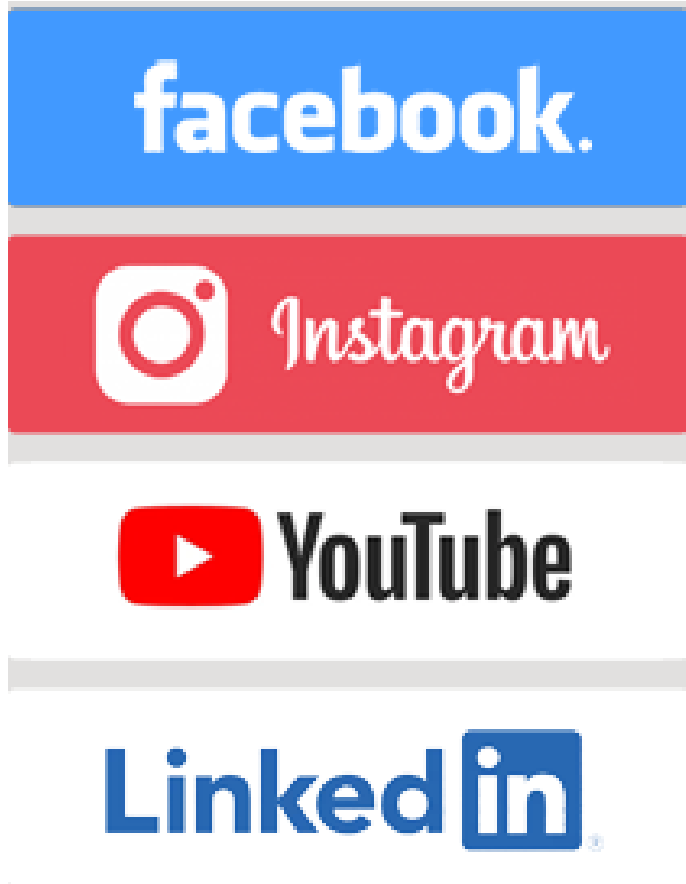
COMMUNITY OUTREACH

Publications



Four
Print &
Two
Digital

COMMUNITY OUTREACH



Social Media

- Follow Us
- Information Daily
- Deadlines
- Constitutional Amd

COMMUNITY OUTREACH

Educational Videos



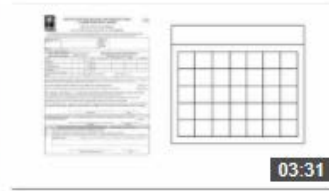
Residential and Commercial New Construction

2 months ago 50 views



Tax Roll

3 months ago 55 views



Agricultural Classification

4 months ago 52 views



Human Resources, Operations, Finance

5 months ago 52 views



Community Outreach

6 months ago 157 views

- PAO YouTube Channel
- Website

COMMUNITY OUTREACH

Community Outreach Calendar

<div> « <div>March 2022</div> » </div>						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		<div>1</div> <div> <div>Deadline to file for Homestead Exemption and Agricultural Classifications</div> <div>iCareCommunity Magazine</div> </div>	<div>2</div> <div> <div>Out2 News</div> </div>	3	<div>4</div> <div> <div>Seabreeze Publications</div> </div>	5
<div>6</div> <div> <div>Friends & Neighbors of Martin County</div> <div>TCPalm Real Estate Source</div> </div>	7	<div>8</div> <div> <div>Blake Library - Homestead Exemption</div> </div>	<div>9</div> <div> <div>Martin County Business Exchange</div> </div>	10	11	12
13	<div>14</div> <div> <div>Florida Association of Cadastral Mappers</div> </div>	<div>15</div> <div> <div>Treasure Coast Real Estate & Local Living Magazine</div> <div>Martin County Republican Women's Club</div> <div>Blake Library - Senior Exemptions</div> </div>	<div>16</div> <div> <div>Re/Max Ultimate Realty</div> </div>	17	18	19
20	21	<div>22</div> <div> <div>Vista Pines Condominium Association</div> </div>	<div>23</div> <div> <div>Real Estate of Florida</div> </div>	24	<div>25</div> <div> <div>Leadership Martin County Alumni, Inc.</div> </div>	26
27	28	29	30	31		

Presentations
 Publications
 Important Dates

Interactive Calendar on Website

- Presentations
- Publications
- Important Dates

COMMUNITY OUTREACH

Presentations

- Realtors
- Homeowners
- Title Companies
- CPA's
- Chamber of Commerce
- Various organizations

3,000

COMMUNITY OUTREACH

Addy Awards



- On Friday, February 25, the Martin County Property Appraiser's Office (MCPAO) was notified of winning seven Gold Addy Awards by the American Advertising Federation and the local Treasure Coast Chapter.
- The MCPAO submitted seven entries into the 2022 competition for its Community Outreach work.
- The purpose of the submissions was to allow a third party to review some of the MCPAO's Community Outreach body of work and gauge how well the Office is doing when messaging and communicating to the public.

HOMESTEAD EXEMPTION

How to Qualify:

Own home on or before
January 1st

Claim the home as your
primary residence

Reside in the home on or before
January 1st

HOMESTEAD EXEMPTION

Required Documents for All Owners Residing in the Home:

Florida Driver's
License (ID Card if
you don't drive)

Voter Card or
Affidavit

Vehicle
Registration

Social Security
Card

HOMESTEAD EXEMPTION

Benefits:

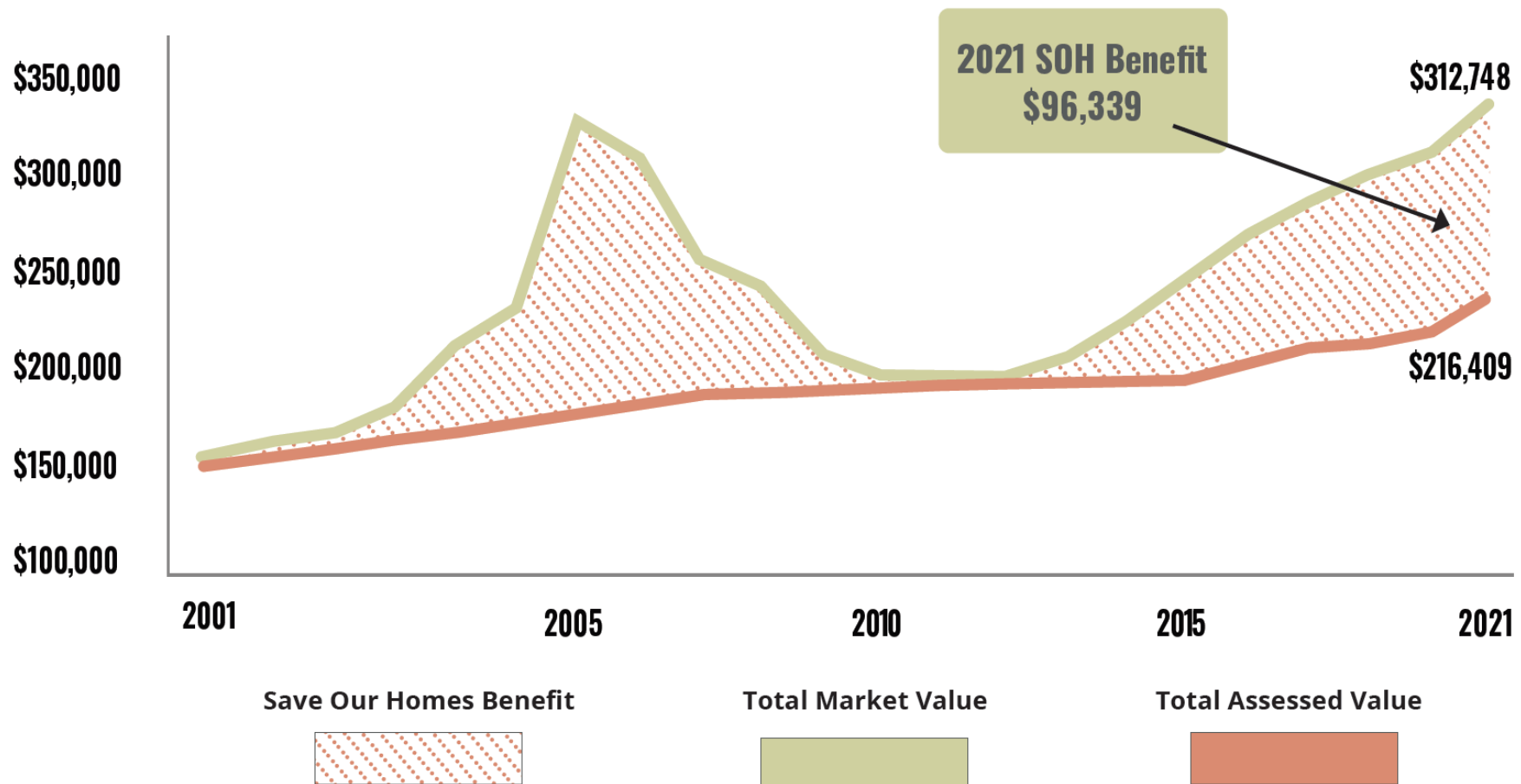
Saves \$400 to
\$700 in taxes

Save our
Homes

Eligible for other
Exemptions

HOMESTEAD EXEMPTION BENEFIT - SOH

Assessed value cannot increase more than 3% per year, or the increase in the consumer price index, whichever is less



HOMESTEAD EXEMPTION

Benefits:

Saves \$400 to
\$700 in taxes

Save our
Homes

Eligible for other
Exemptions

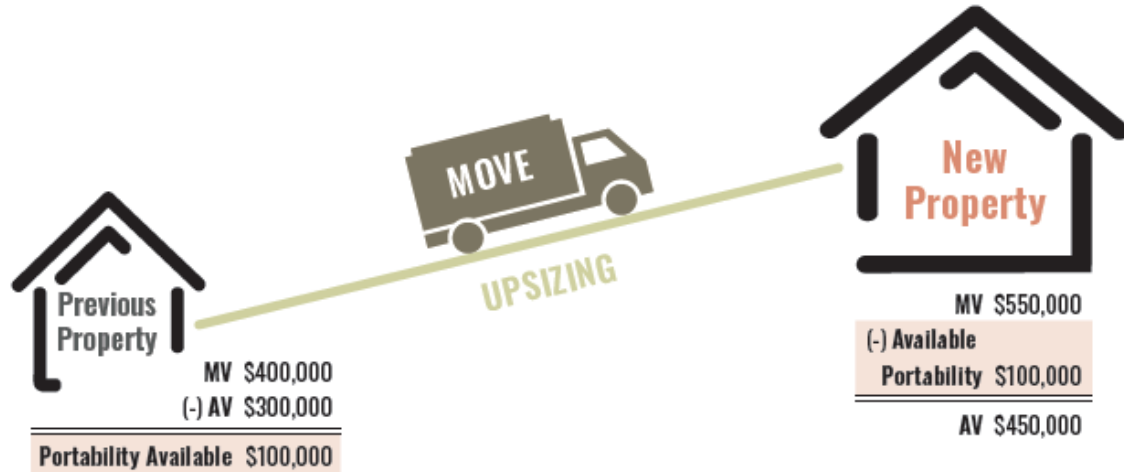
Portability

PORTING THE SAVE OUR HOMES (SOH) BENEFIT

Porting the Save Our Homes (SOH) Benefit

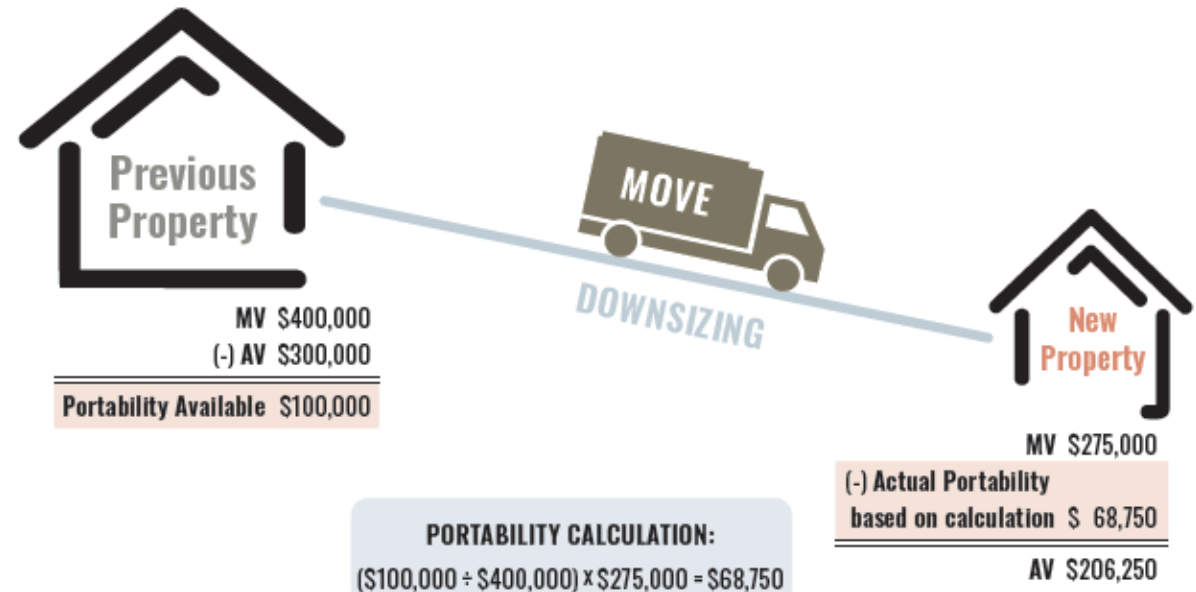
UPSIZING CALCULATION:

Market Value (MV) of the previous property minus (-) Assessed Value (AV)



DOWNSIZING CALCULATION:

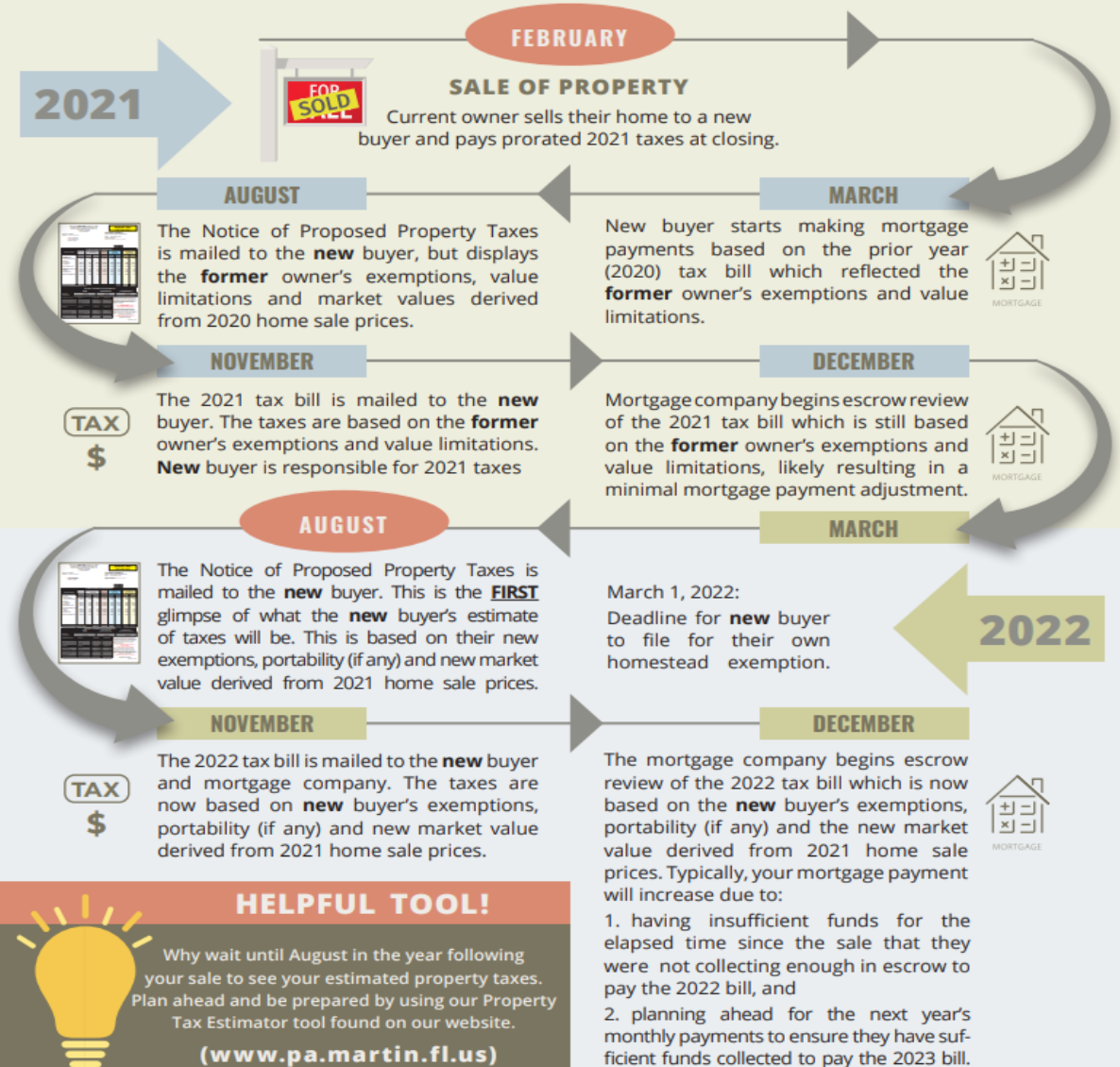
Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.



NEW HOMEBUYER 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.



FUN FACTS

95,809

Real Property
Parcels

3,585

Commercial &
Industrial Parcels
(3.7% of RP
parcels)

12,119

Tangible
Personal
Property
Businesses

49,260

Single Family
Homes

14,744

Residential
Condominium
Units

41

Full & Part Time
Employees

FUN FACTS

17,806

Sqft of A/C Space
Largest House

FUN FACTS



FUN FACTS

17,806

Sqft of A/C Space
Largest House

4,700

Sqft Largest
Residential Pool
(Surface Area)

560

Single-Family
Dwellings
Added to
2022 Tax Roll

FUN FACTS



FUN FACTS

17,806

Sqft of A/C Space
Largest House

4,700

Sqft Largest
Residential Pool
(Surface Area)

\$55 Mil

Highest Single
Family Home Sale
2021

560

Single-Family
Dwellings
Added to
2022 Tax Roll

395

Residential
Pools Added to
2022 Tax Roll

FUN FACTS



FUN FACTS

17,806

Sqft of A/C Space
Largest House

4,700

Sqft Largest
Residential Pool
(Surface Area)

\$55 Mil

Highest Single
Family Home Sale
2021

560

Single-Family
Dwellings
Added to
2022 Tax Roll

395

Residential
Pools Added to
2022 Tax Roll

379

Restaurants

36

Golf Courses

185

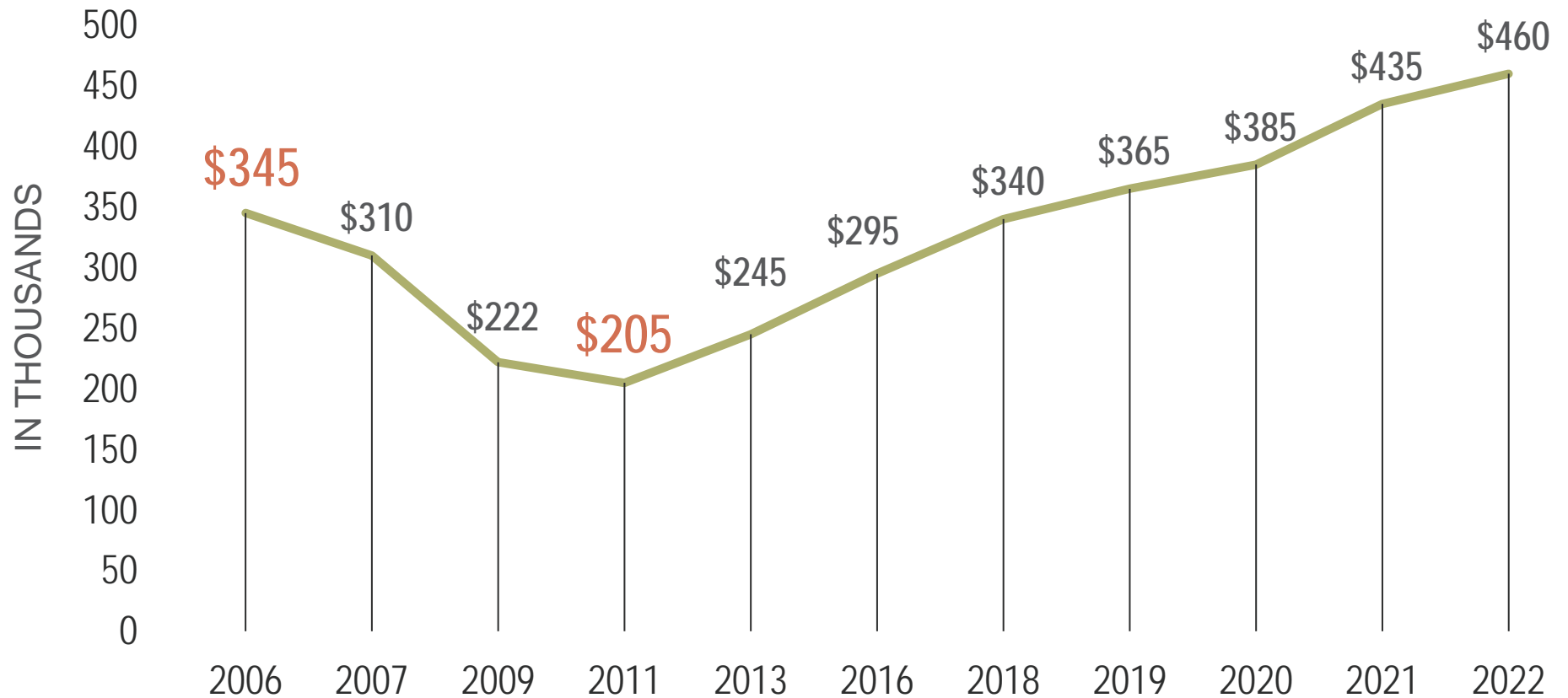
Parks & Conservation Areas

TOP 5 TAXPAYER VALUES

\$2.37 Billion	1. Florida Power & Light Company
\$83 Million	2. Florida Southeast Connection
\$57 Million	3. Treasure Coast-JCP Assoc LTD
\$56 Million	4. Tiger Woods Properties
\$53 Million	5. Florida Gas Transmission Co

MEDIAN SALE PRICE MARTIN COUNTY

SINGLE FAMILY HOMES (ARMS LENGTH)



2006....\$345,000 (Peak)

2007.....\$310,000

2009.....\$222,500

2011.....\$205,000 (Low)

2013.....\$245,000

2016.....\$295,000

2018.....\$340,000

2019.....\$365,000

2020.....\$385,000

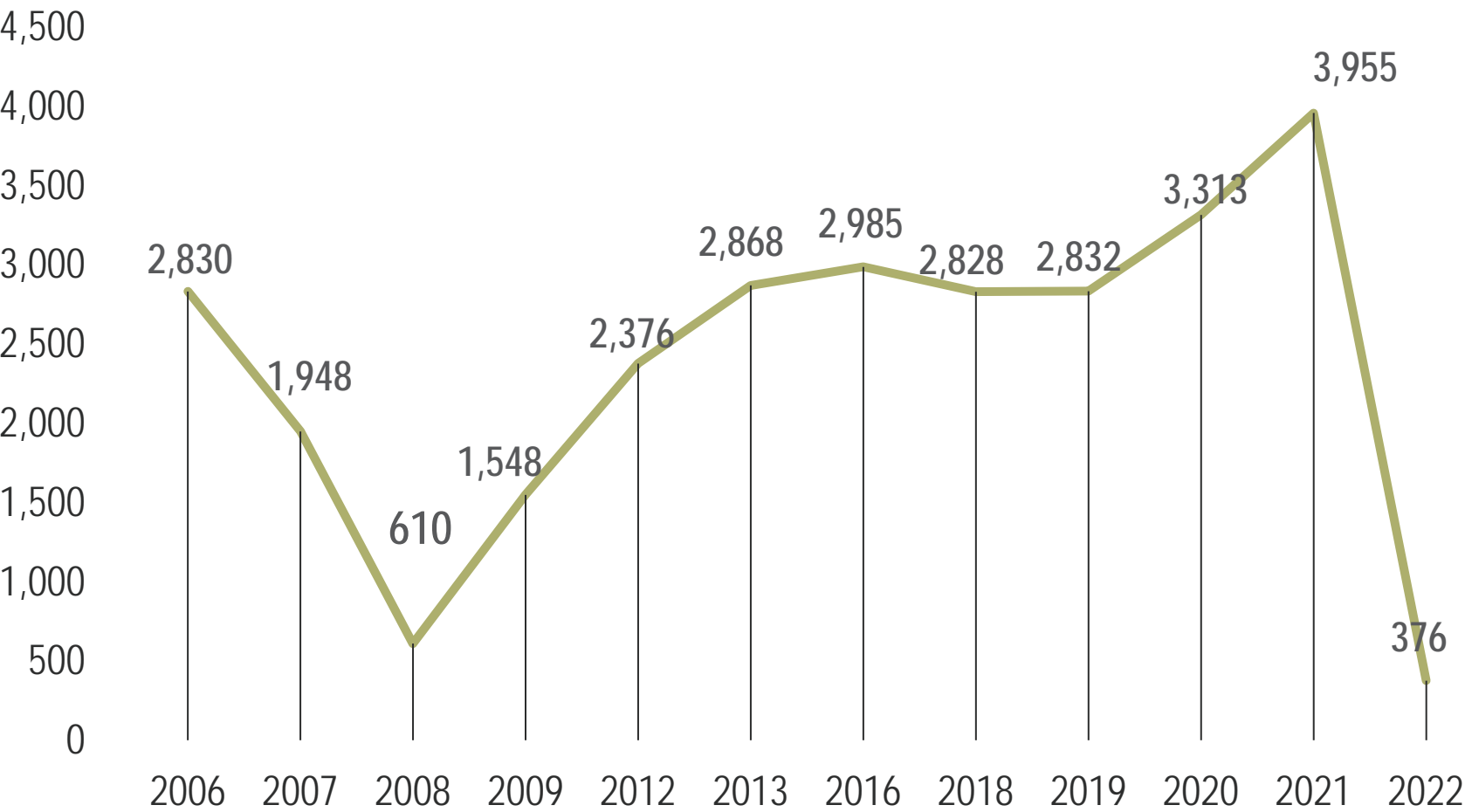
2021.....\$435,000

2022.....\$460,000 (Thru 3/1)

NUMBER OF SALES MARTIN COUNTY

SINGLE FAMILY - ARMS LENGTH

2006.....	2,830
2007.....	1,948
2008.....	610
2009.....	1,548
2012.....	2,376
2013.....	2,868
2016.....	2,985
2018.....	2,828
2019.....	2,832
2020.....	3,313
2021.....	3,955
2022.....	376 (Thru 3/1)



MEDIAN SALE PRICE

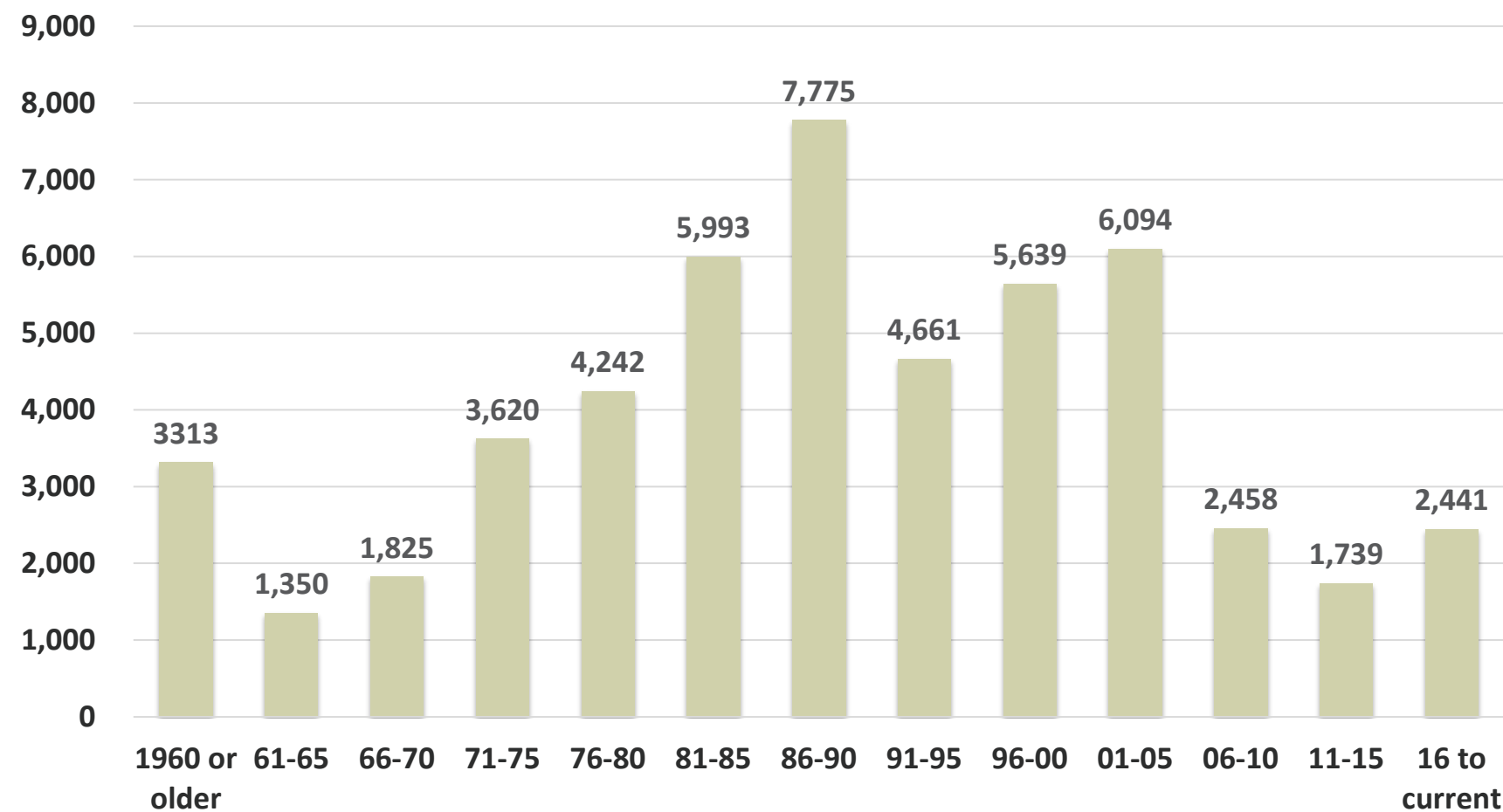
SINGLE FAMILY HOMES



HISTORY OF SINGLE-FAMILY NEW CONSTRUCTION

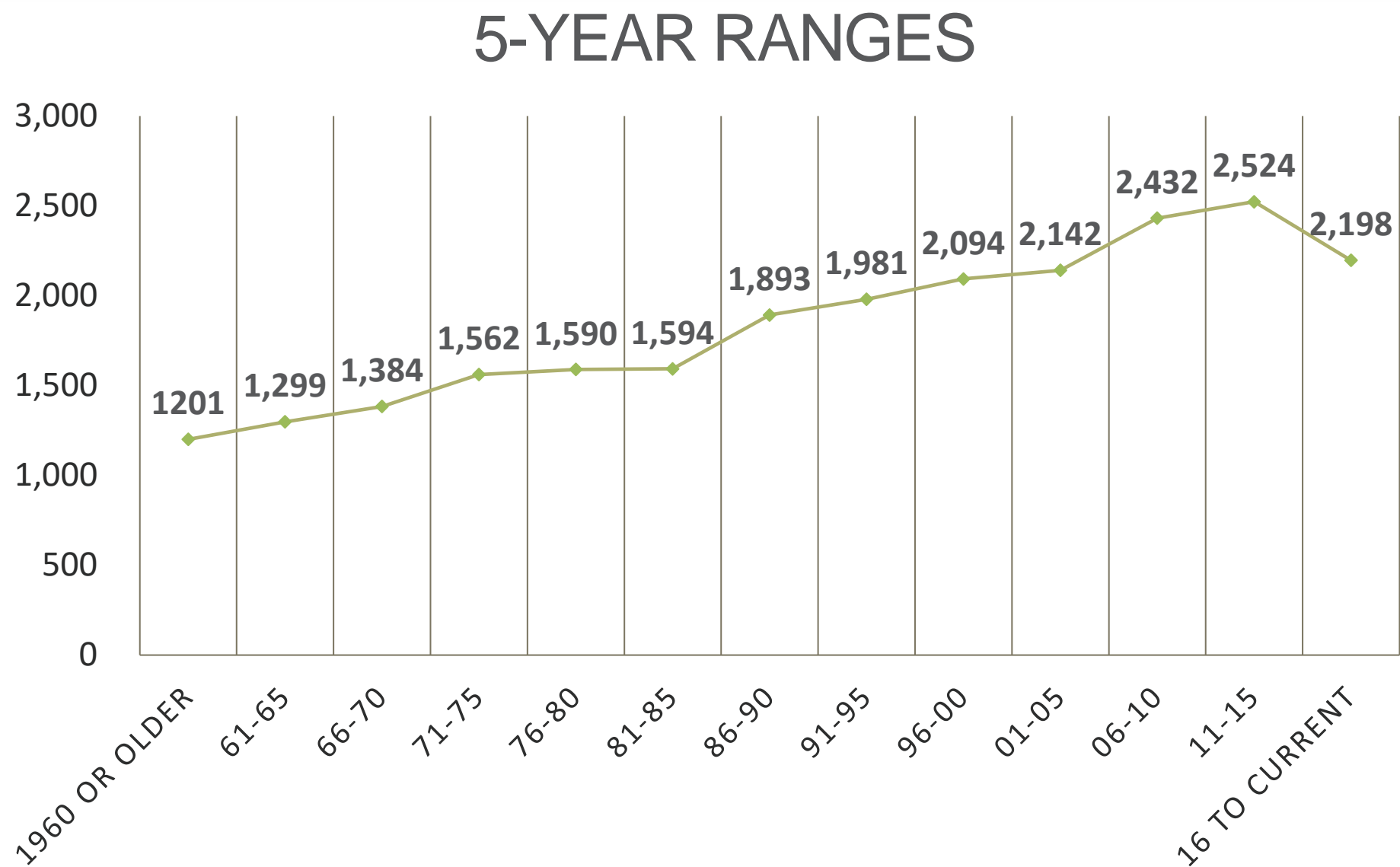
1960/older.....	3,313
61 to 65.....	1,350
66 to 70.....	1,825
71 to 75.....	3,620
76 to 80.....	4,242
81 to 85.....	5,993
86 to 90.....	7,775
91 to 95.....	4,661
96 to 00.....	5,639
01 to 05.....	6,094
06 to 10.....	2,458
11 to 15.....	1,739
16 to current.....	2,441

5-YEAR RANGES



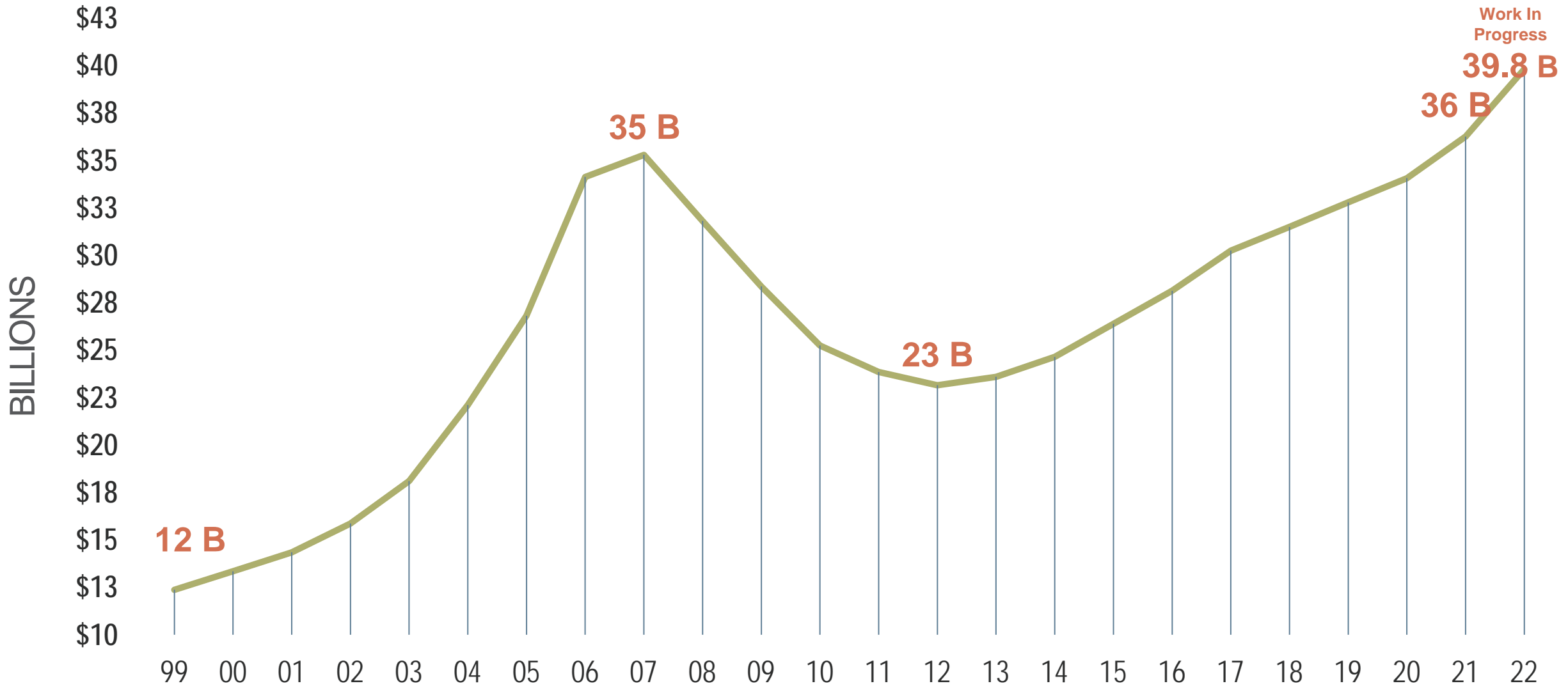
HISTORY OF SINGLE-FAMILY MEDIAN SIZE

1960/older.....	1,201
61 to 65.....	1,299
66 to 70.....	1,384
71 to 75.....	1,562
76 to 80.....	1,590
81 to 85.....	1,594
86 to 90.....	1,893
91 to 95.....	1,981
96 to 00.....	2,094
01 to 05.....	2,142
06 to 10.....	2,432
11 to 15.....	2,524
16 to current.....	2,198



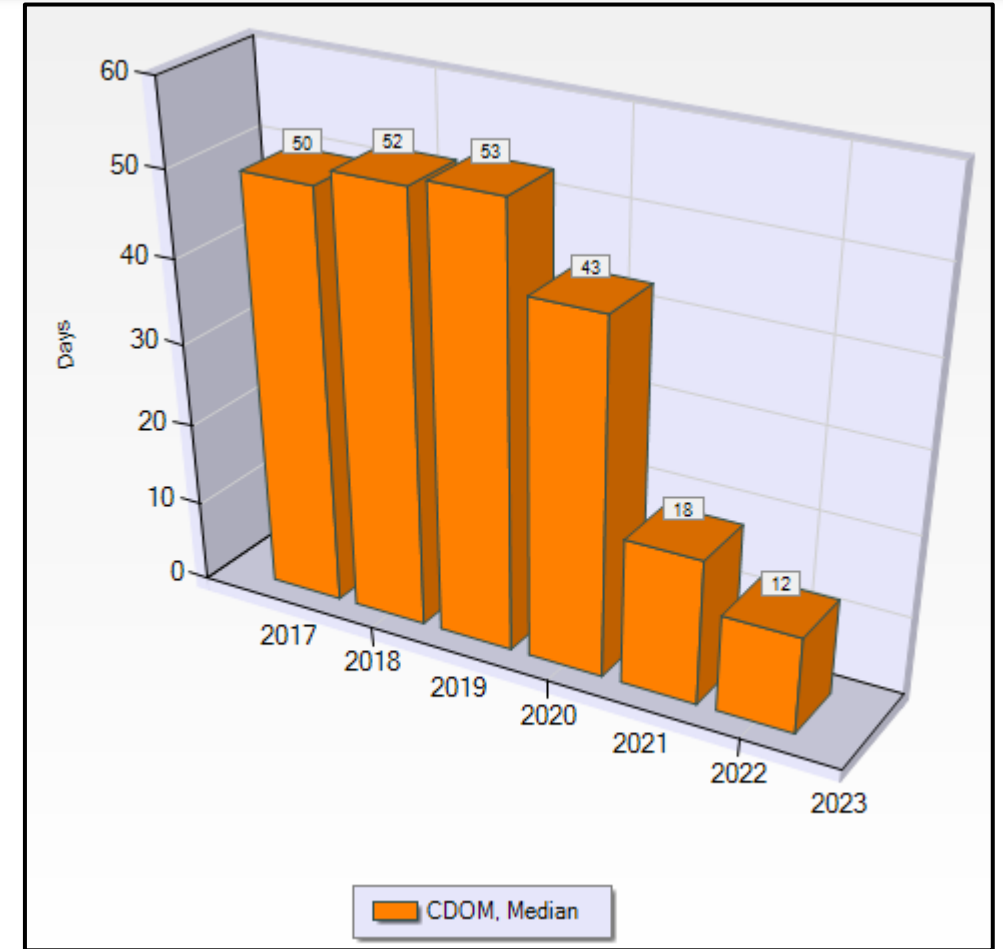
HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



MARTIN COUNTY PROPERTY APPRAISER

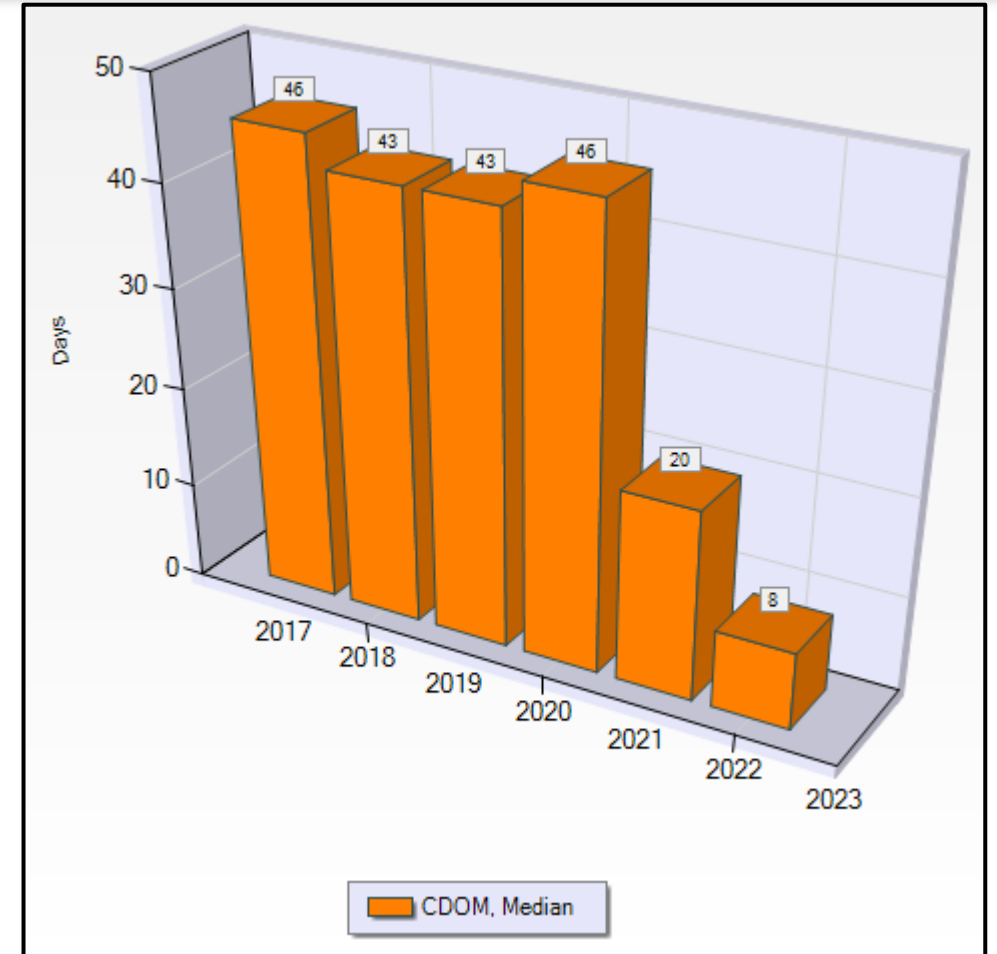
Martin County Single Family Sales				
Year	Sales	Median SP	% Change	% Turnover
2018	2828	\$339,950	4.0%	5.7%
2019	2832	\$365,000	7.4%	5.7%
2020	3313	\$385,000	5.5%	6.7%
2021	3955	\$435,000	13.0%	8.0%



Martin County Single Family Sales

MARTIN COUNTY PROPERTY APPRAISER

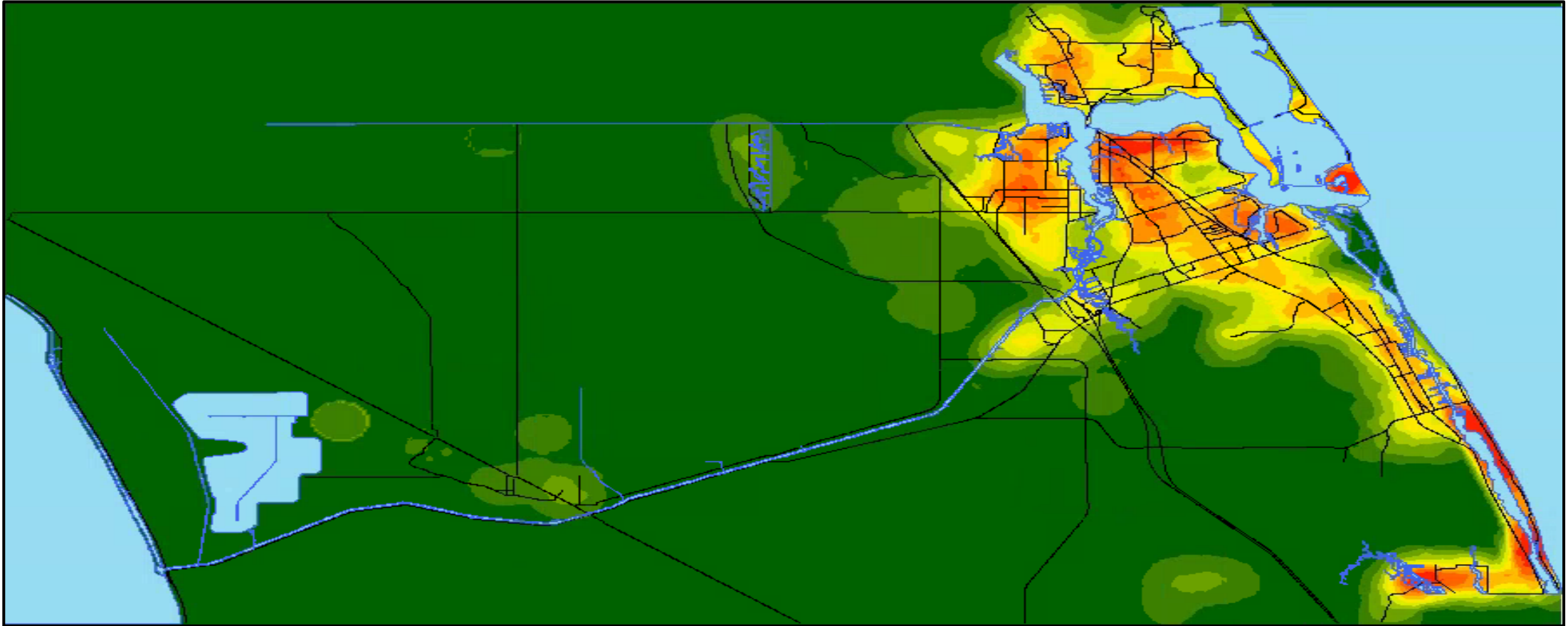
Martin County Condo Sales				
Year	Sales	Median SP	% Change	% Turnover
2018	1160	\$133,000	4.8%	7.7%
2019	944	\$148,750	11.8%	6.3%
2020	1054	\$168,250	13.1%	7.0%
2021	1445	\$180,000	7.0%	9.6%



Martin County Condo Sales

MARTIN COUNTY PROPERTY APPRAISER

Martin County Value Distribution

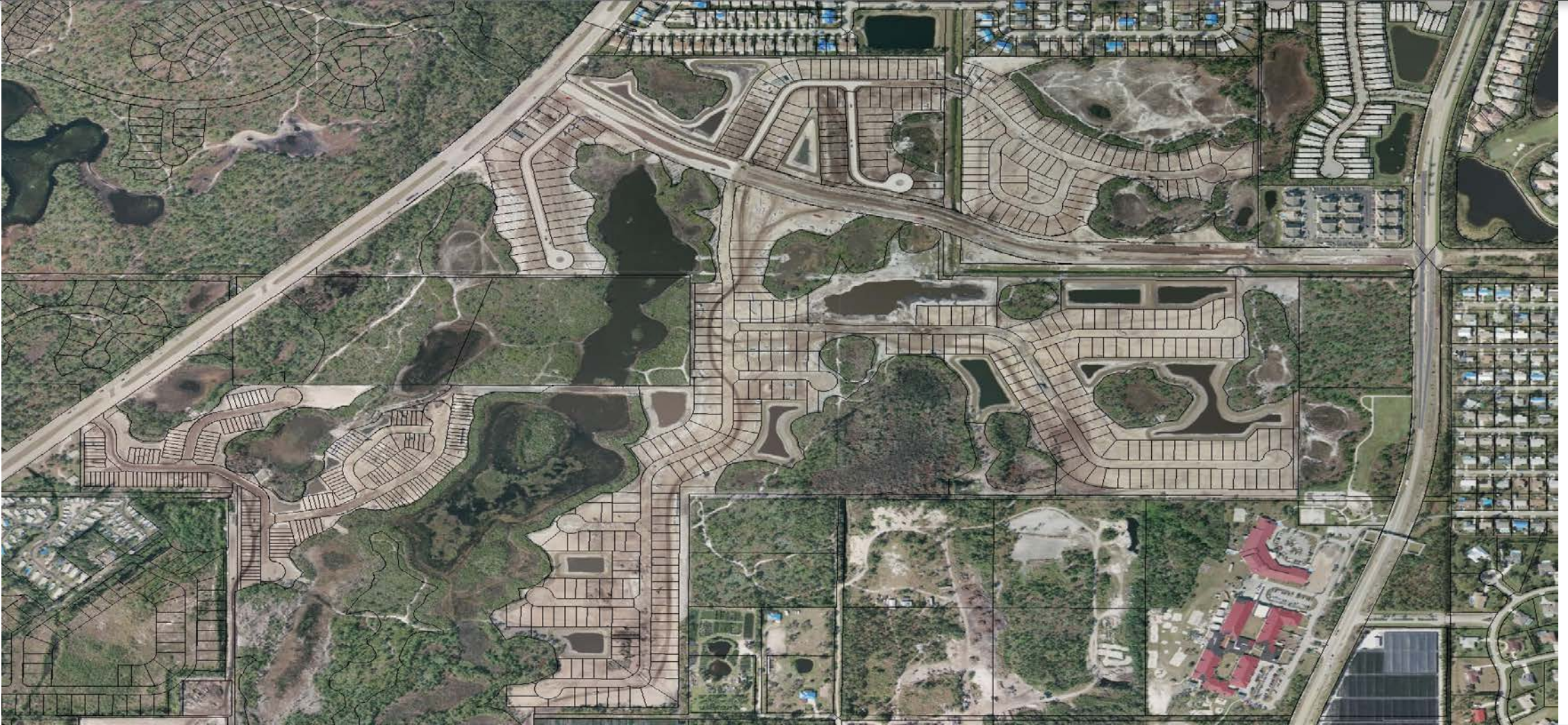


MARTIN COUNTY PROPERTY APPRAISER



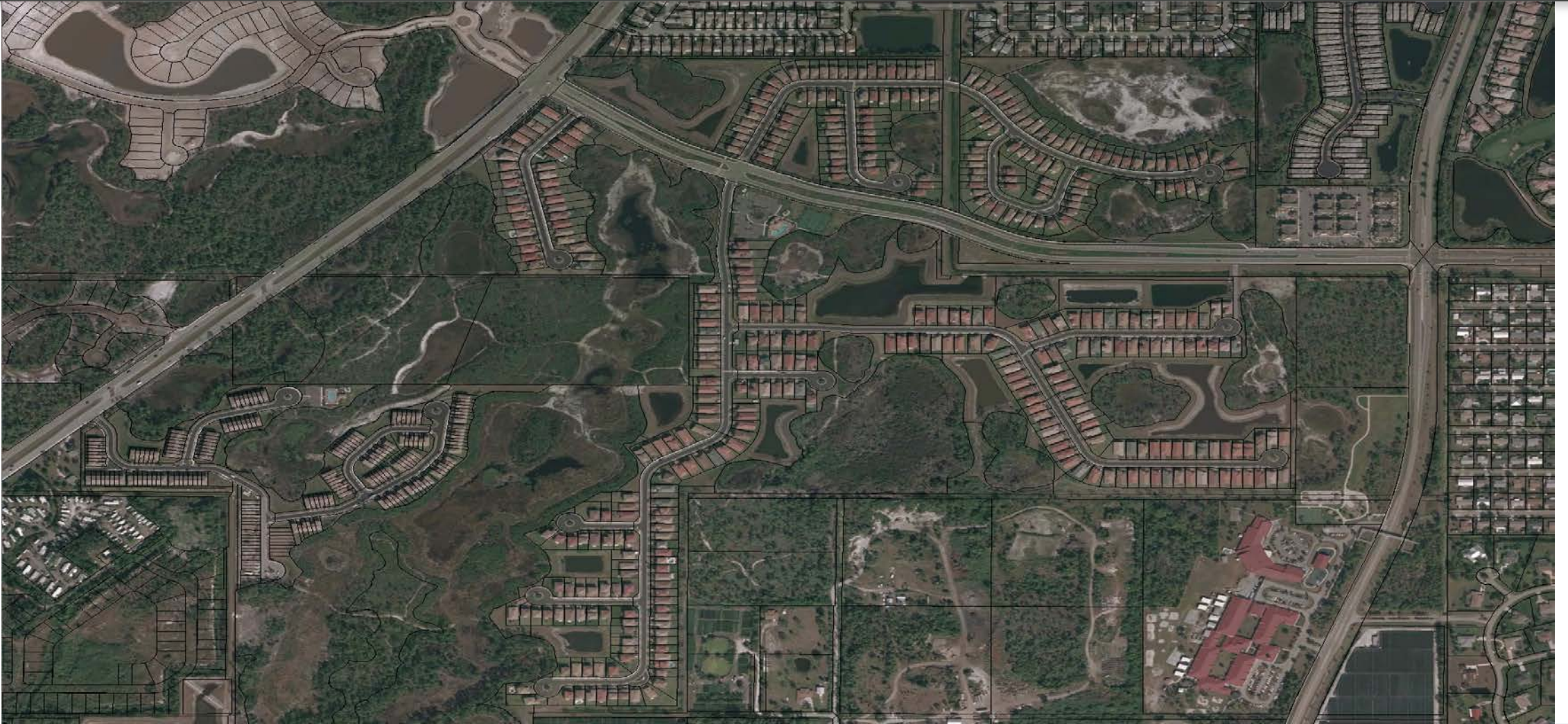
MARTINS CROSSING 2004

MARTIN COUNTY PROPERTY APPRAISER



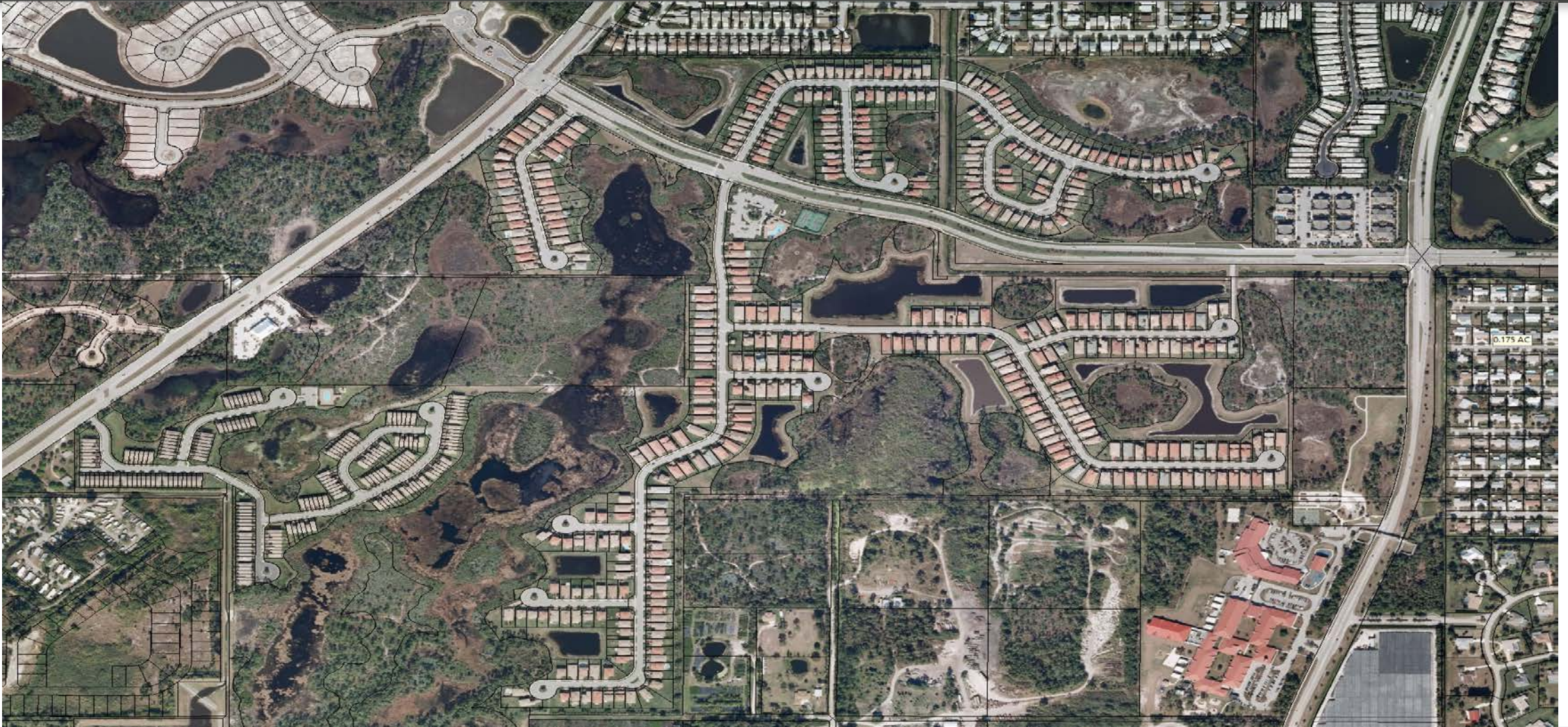
MARTINS CROSSING 2005

MARTIN COUNTY PROPERTY APPRAISER



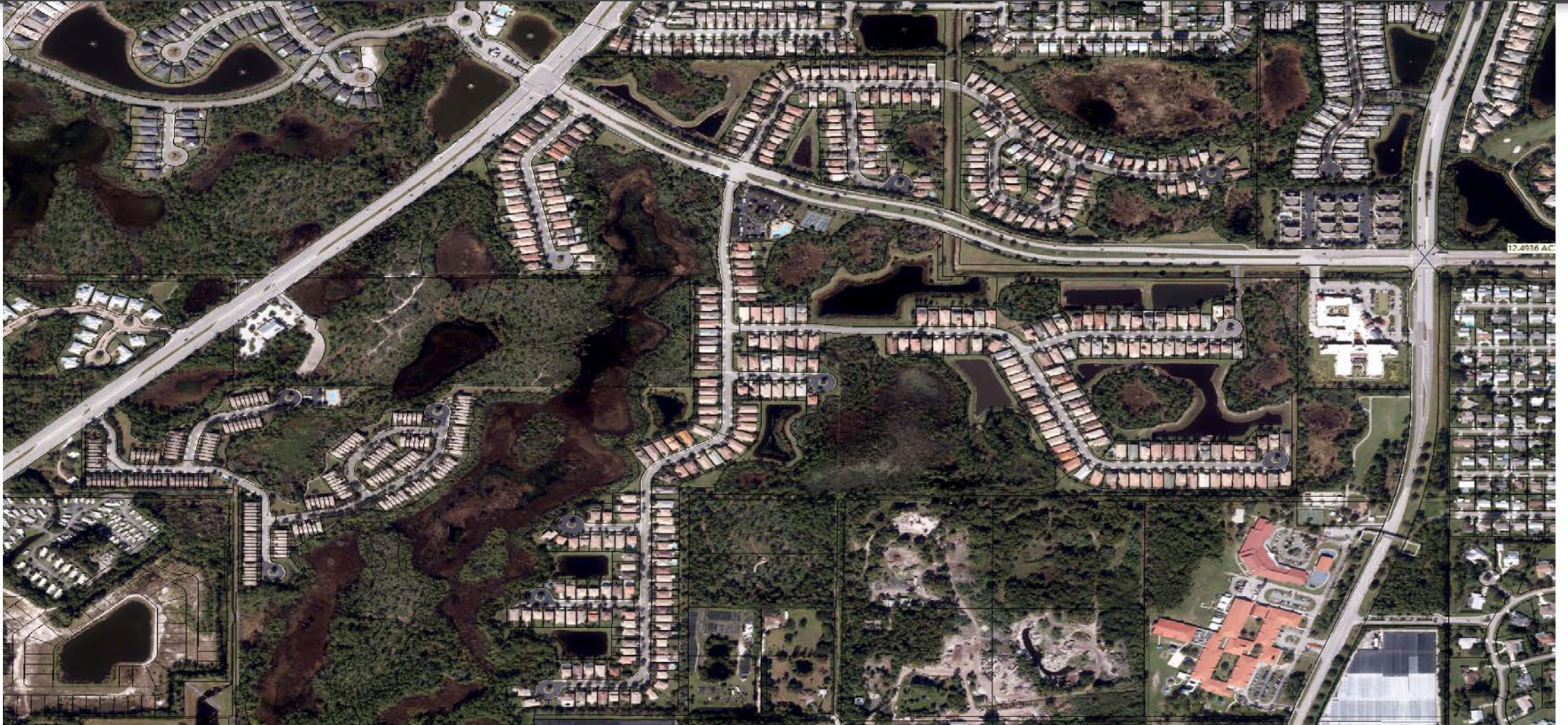
MARTINS CROSSING 2006

MARTIN COUNTY PROPERTY APPRAISER



MARTINS CROSSING 2009

MARTIN COUNTY PROPERTY APPRAISER

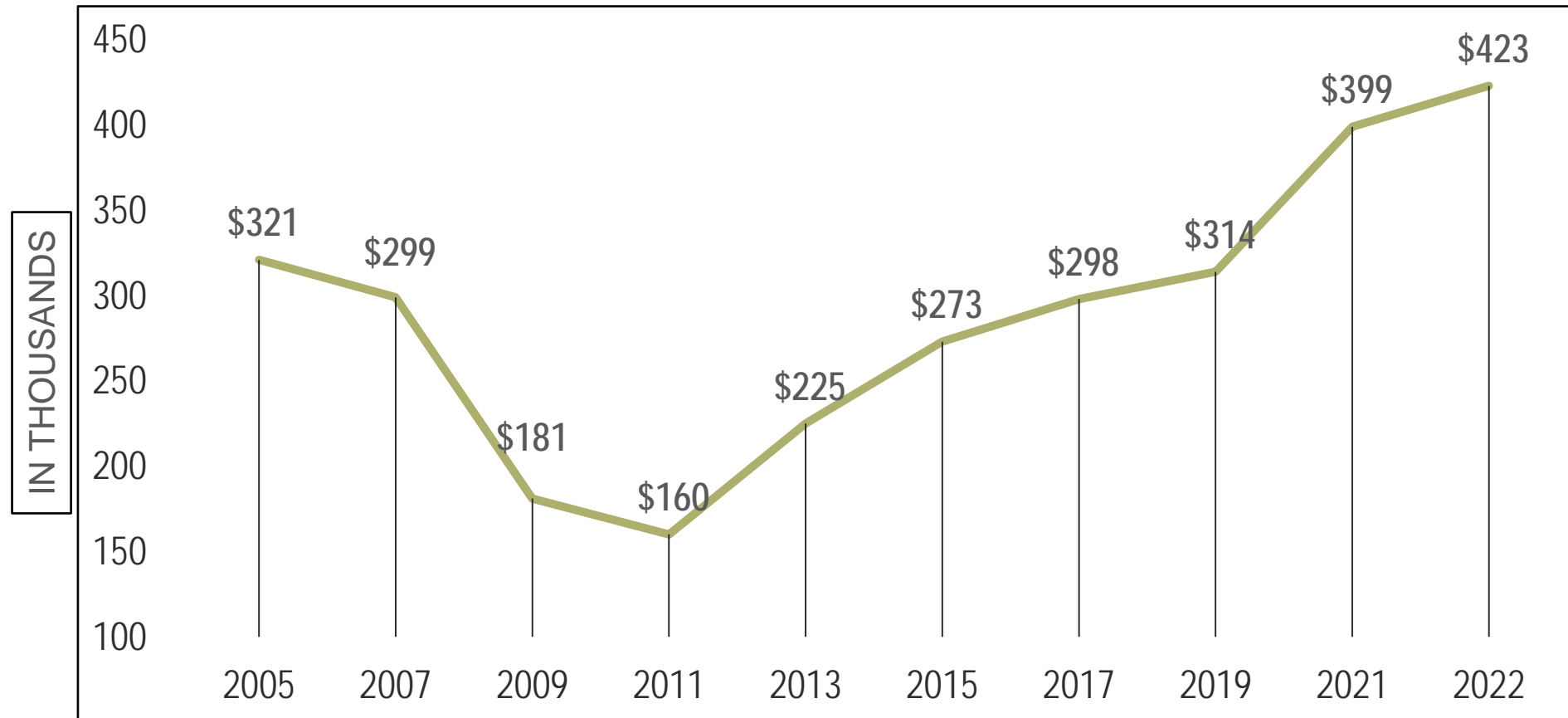


MARTINS CROSSING 2021

MEDIAN SALE PRICE MARTINS CROSSING

2005.....\$320,600
2006.....\$359,300
2007.....\$298,500
2008.....\$235,000
2009.....\$180,500
2010.....\$180,000
2011.....\$160,000
2012.....\$185,000
2013.....\$225,000
2014.....\$253,000
2015.....\$272,500
2016.....\$291,000
2017.....\$297,750
2018.....\$310,000
2019.....\$314,000
2020.....\$337,500
2021.....\$399,000
2022.....\$422,500 (Thru 3/1)

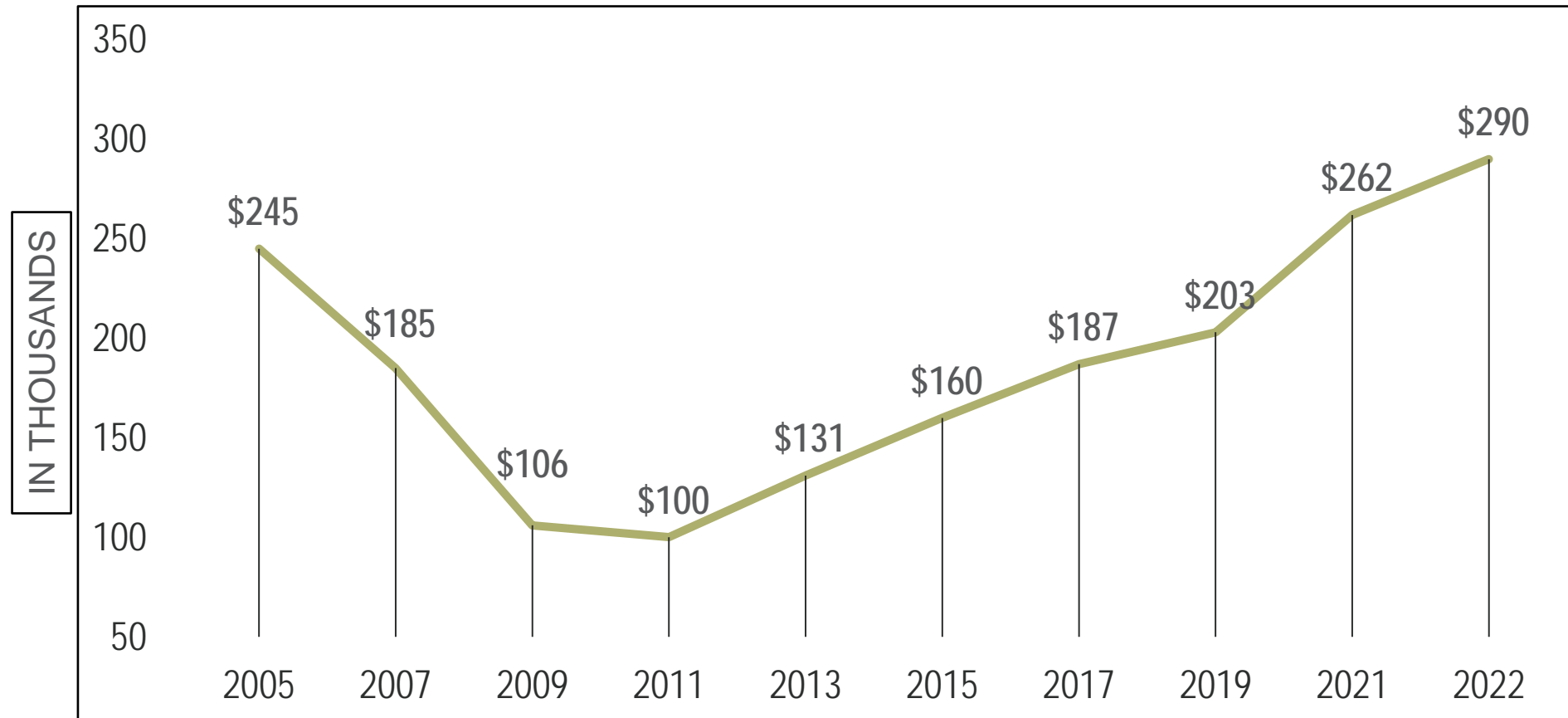
SINGLE FAMILY DETACHED (ARMS LENGTH)



MEDIAN SALE PRICE MARTINS CROSSING

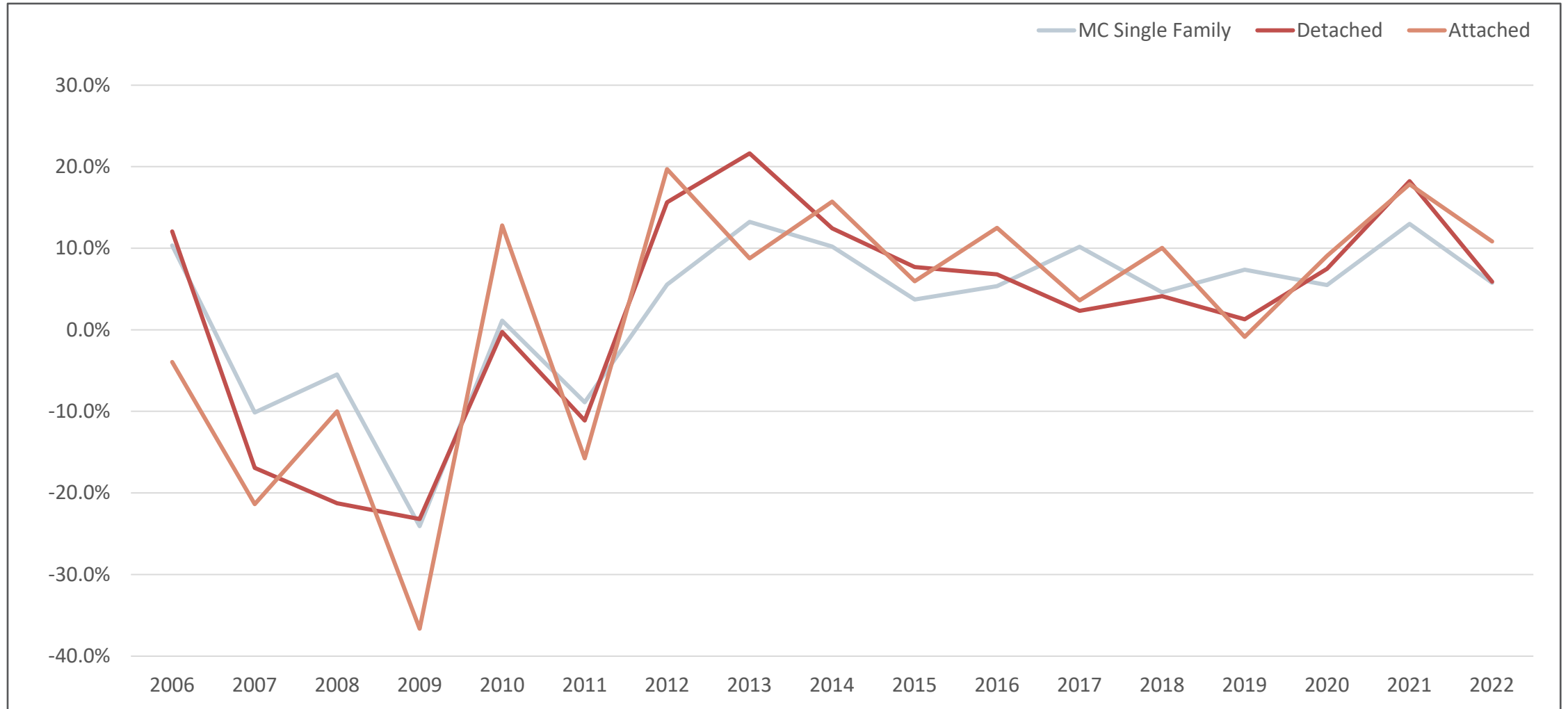
2005.....\$245,000
2006.....\$235,300
2007.....\$185,000
2008.....\$166,500
2009.....\$105,500
2010.....\$119,000
2011.....\$100,250
2012.....\$120,000
2013.....\$130,500
2014.....\$151,000
2015.....\$160,000
2016.....\$180,000
2017.....\$186,500
2018.....\$205,250
2019.....\$203,450
2020.....\$221,900
2021.....\$261,500
2022.....\$289,800 (Thru 3/1)

SINGLE FAMILY ATTACHED(ARMS LENGTH)



MEDIAN SALE PRICE

SINGLE FAMILY HOMES



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.



Pentalago

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
\$409,990

Approx. Sq. Ft.
1,808 - 1,808

Bedrooms
3

Full Bathrooms
2

Half Bathrooms
1

Garage
2 car

Stories
2

[View Community Video](#)

[View Brochure](#)

Osprey Preserve

MARTIN COUNTY PROPERTY APPRAISER



Walk-In Customers Welcome

Ocean Cove



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

\$461,990
Starting At

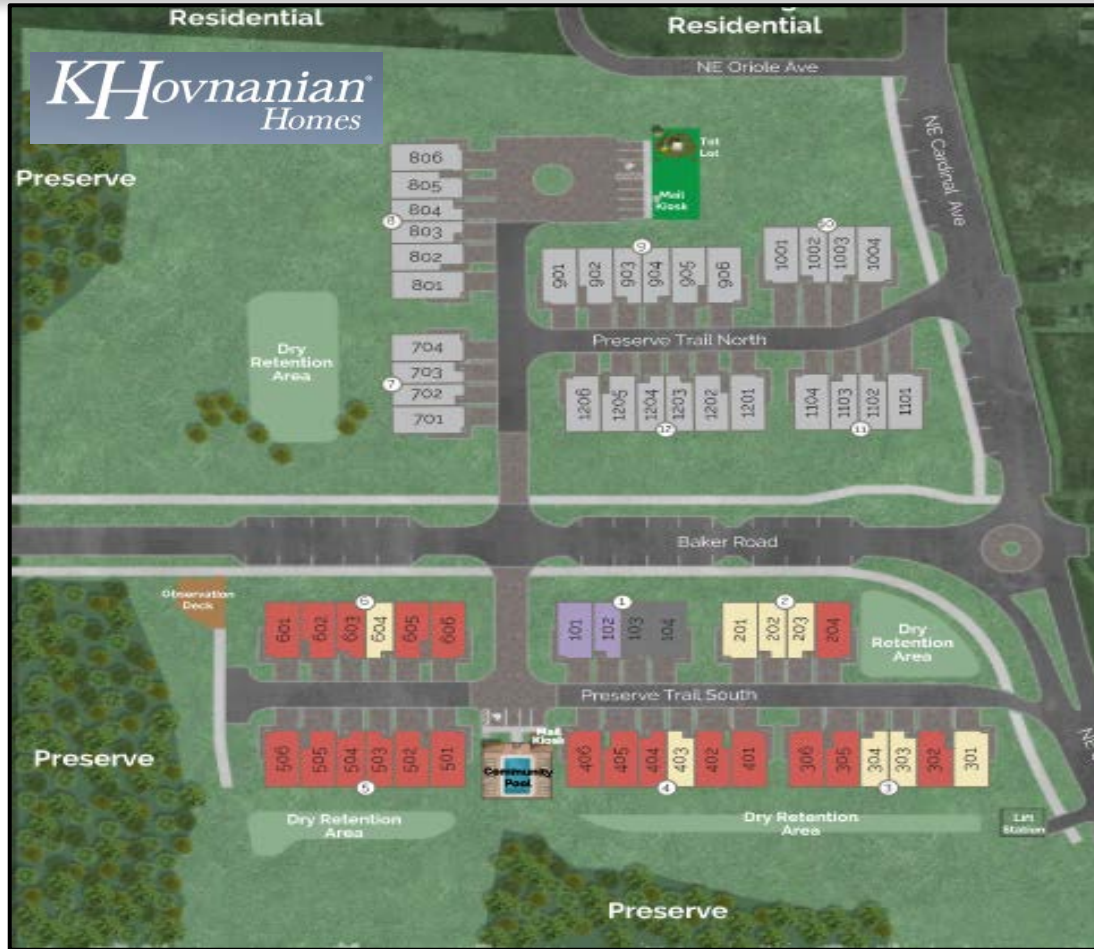
2	3	2.5	1-2
Designs	Bedrooms	Bathrooms	Garage



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



The Preserve At Avonlea

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

Bridgewater

DIVOSTA

\$1,365,990

Starting At

5

Designs

4-7

Bedrooms

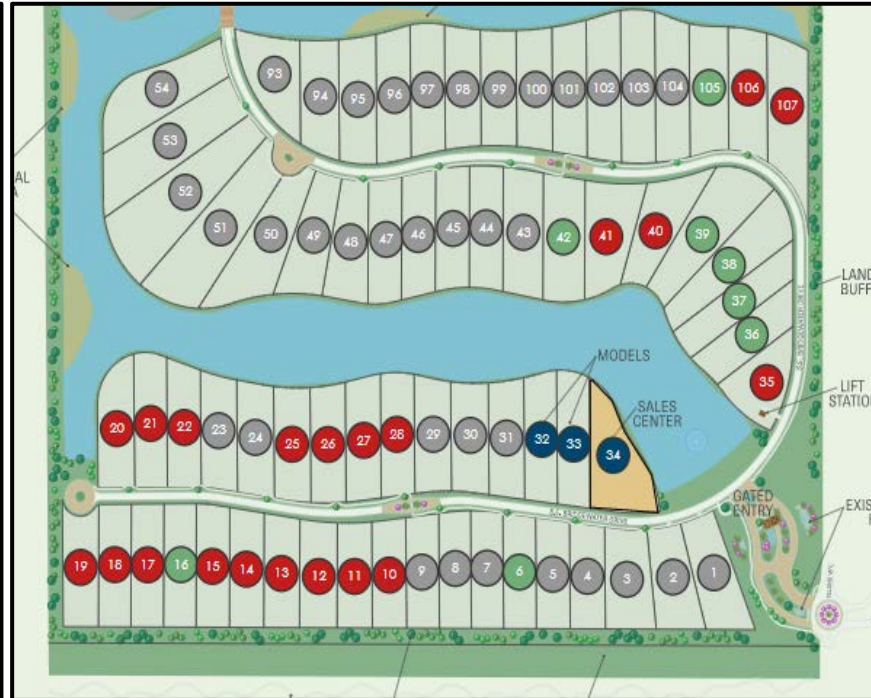
3-7.5

Bathrooms

3-4

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.



Before



After

Bridgewater

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		Ryan Homes

Banyan Bay

MARTIN COUNTY PROPERTY APPRAISER



RIVER HOUSE

STUART · FL

Developer & Designer: Hollub Homes
Architect: Braden & Braden Architects
Landscape Design: Mike Flaugh
Residences: 20 Units
Exclusive Sales Team: Premier Realty Group

DISTINGUISHING DESIGN FEATURES

- Rare riverfront location with breathtaking views in the heart of Downtown Stuart, FL
- 15 unique luxury 3 bedroom 1 3.5 bath units, from 2,768 to 3,947 living sq. ft. with water views and underground 2 car garages with private garage doors for each unit
- 5 unique three bedroom townhomes with private two garages
- Gorgeous Florida inspired designs integrating natural materials and luxurious finishes
- Eco-conscious, tropical landscaping by local landscape designer Michael Flaugh
- Interior design by two-time BASF Best of Show Winner Hollub Homes

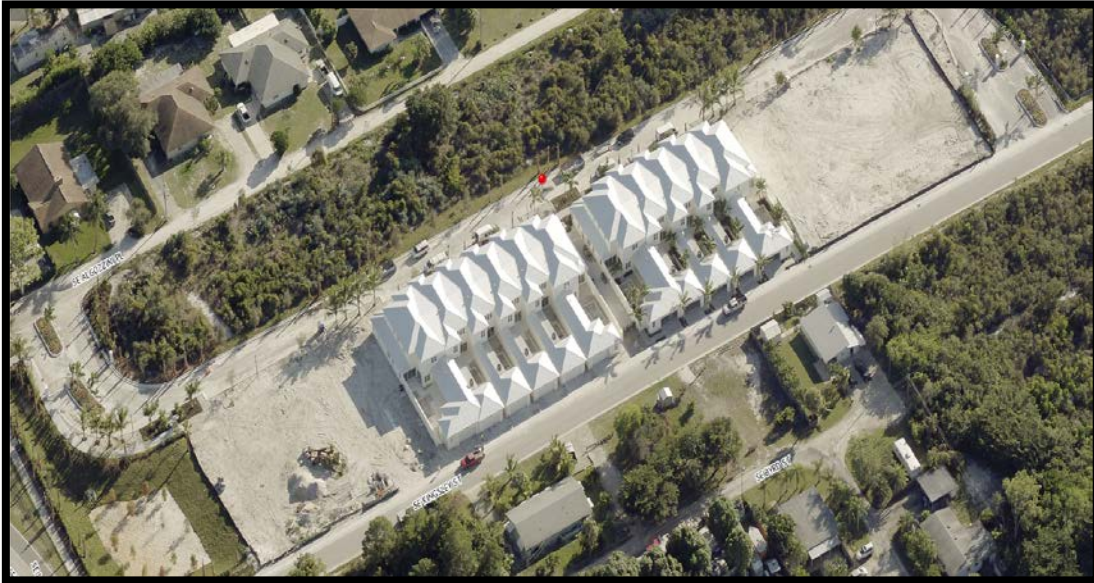
-14/15 Building A Units Sold
-Size range 2517-2865 sqft
-Average SP: \$1,840,628
-Average SPPSF: \$698/SF

-4/5 Townhomes Sold
-Size range 1639-2594 sqft
-Average SP: \$979,775
-Average SPPSF: \$511/SF

River House (Downtown Stuart)

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 \$1,800,000



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

Hobe Sound Courtyards

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

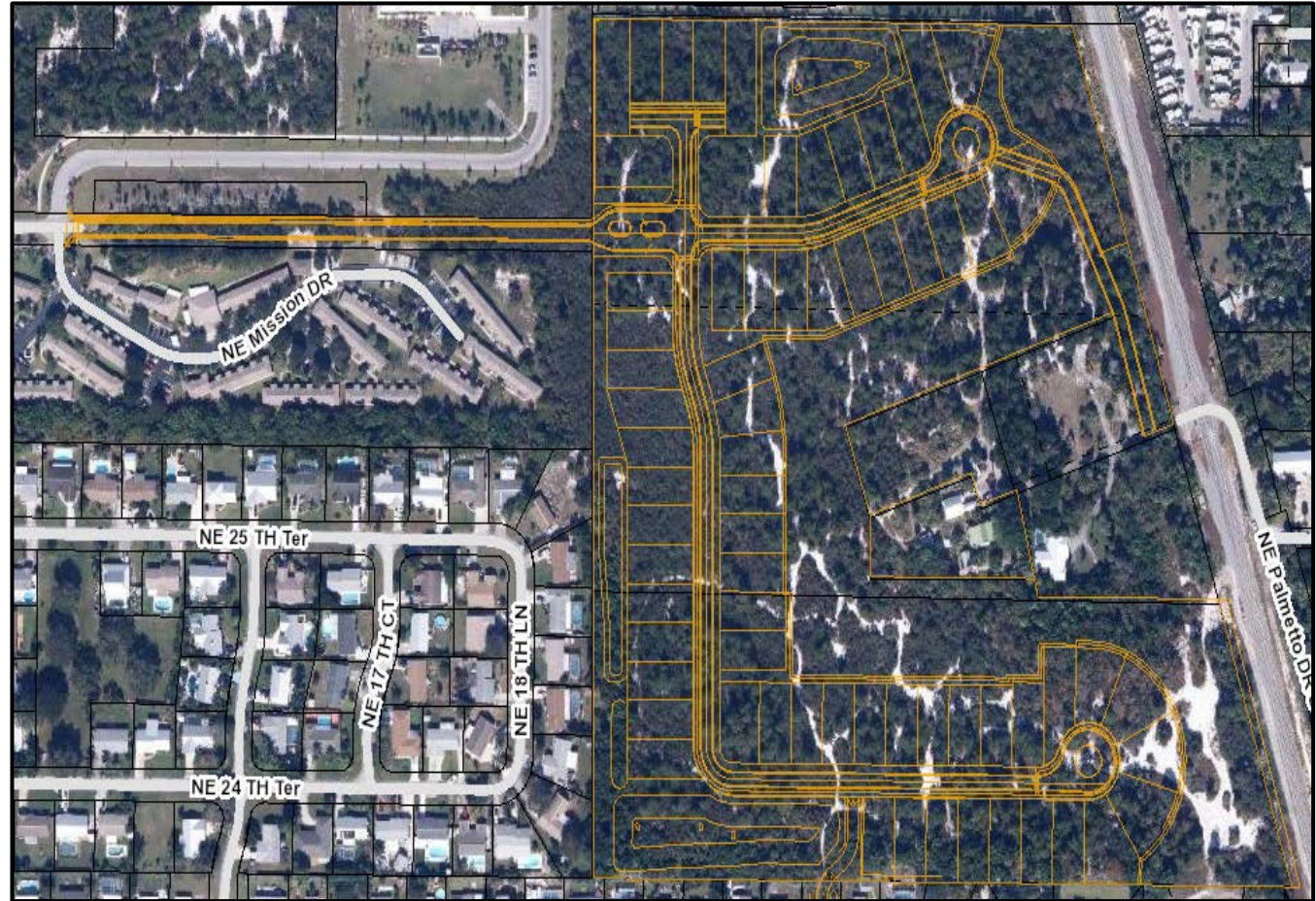


The Preserves at Park Trace

MARTIN COUNTY PROPERTY APPRAISER

- 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

Coming Soon

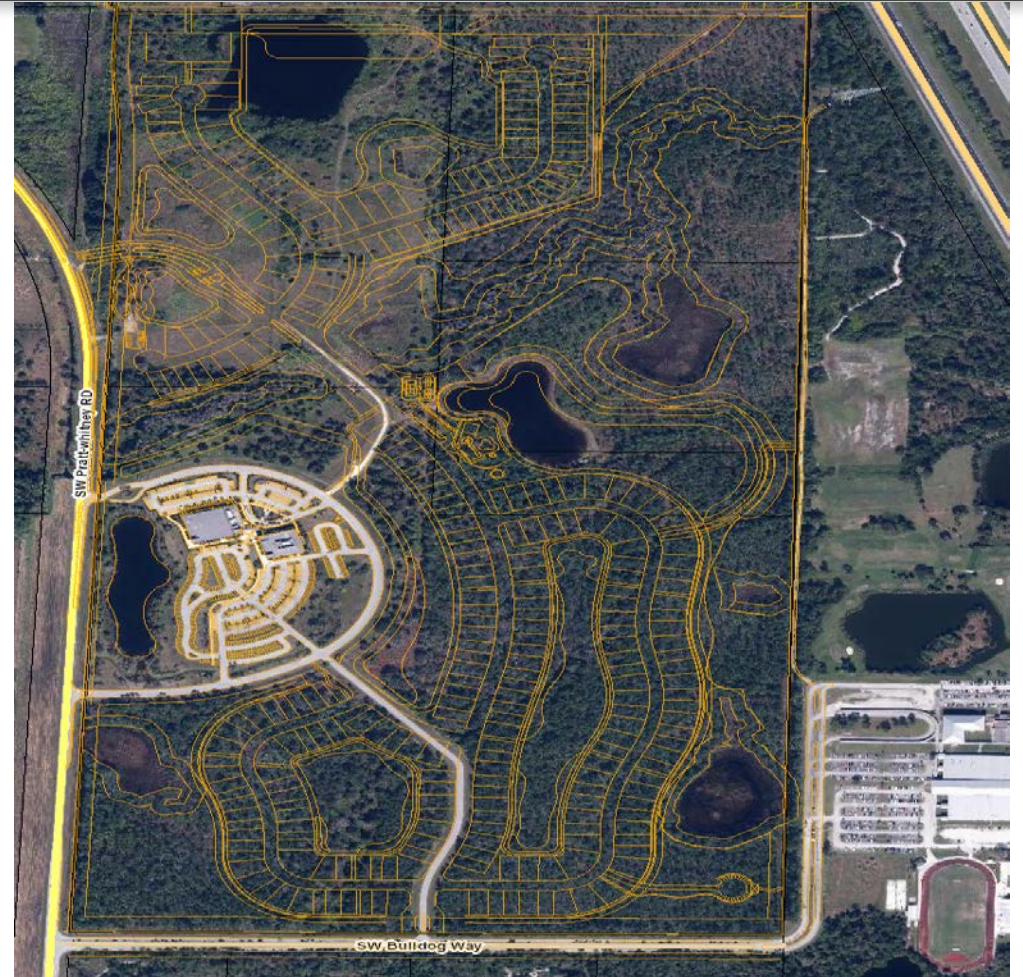
Highpointe



Upper \$400's
Starting At

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

•313 Single Family



Highpointe

- **TIPS FOR SEARCHING REAL PROPERTY AND SALES FROM WEBSITE**
- **TOOLS & RESOURCES ON WEBSITE**
- **PROPERTY TAX ESTIMATOR EXAMPLES**
- **MAP SEARCHES AND FEATURES**

