



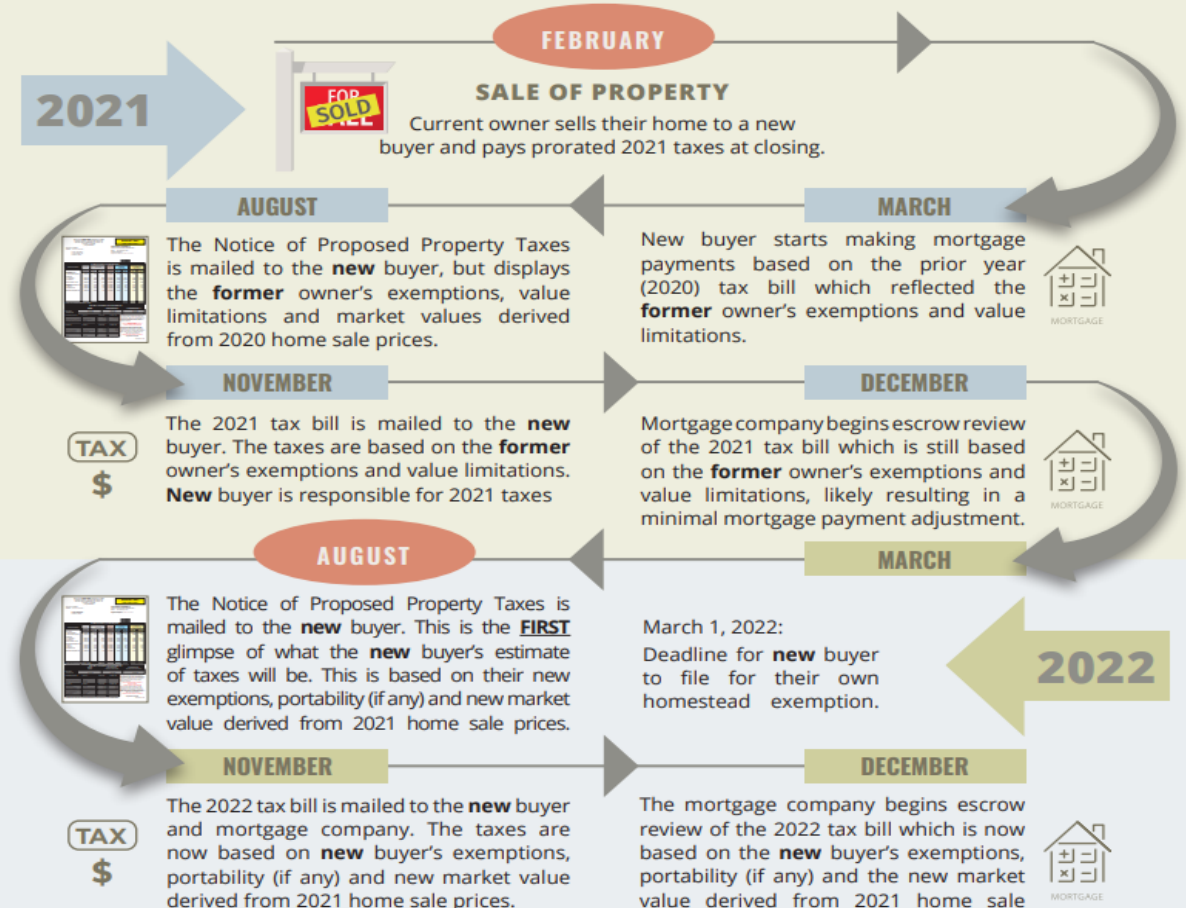
Martin County Property Appraiser  
Jenny Fields, CFA



# 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.



### 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 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 TOOL

## PLAN AHEAD & BE PREPARED

Looking to buy a home

- Help you estimate your taxes

New Owners

- Help you plan your mortgage & tax payments

The screenshot displays the website for the Martin County Property Appraiser, Jenny Fields, CFA. The header includes navigation links for HOME, CONTACT, and a search bar. The main navigation bar lists Searches, Homestead Exemption, Tools & Downloads, Forms, Learn More, News & Announcements, and Our Office. The Tools & Downloads section is expanded, showing a list of links: File Online for Homestead Exemption, 2021 Real Property TRIM Notices, 2021 Tangible Personal Property TRIM Notices, Property Tax Estimator (highlighted with a red circle), Change your Mailing Address, and Data Downloads. The Real Property Search section provides instructions on how to search by Parcel ID, Account Number, Address, or Owner Last Name, and includes a search input field and a SEARCH button. A sidebar on the right features a portrait of Jenny Fields and a commitment statement.

**MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA**

**REAL PROPERTY SEARCH**

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

*TIP: When searching by address, enter street number and street name only. (Enter 555 Main when trying to locate the property at 555 SE Main Street, Stuart, FL. 34994)*

Owner, Address, Parcel ID, Account

**SEARCH** 🔍

**QUICK LINKS**

- File Online for Homestead Exemption
- 2021 Real Property TRIM Notices
- 2021 Tangible Personal Property TRIM Notices
- Property Tax Estimator**
- Change your Mailing Address
- Data Downloads

**REAL PROPERTY SALES SEARCH** ➔

We are committed to helping you understand the valuation process and will take whatever time is needed to explain our procedures. We want to ensure you know who we are and what benefits are available to you. We promise to treat you with respect and understanding, and to deliver the outstanding customer service you deserve and expect.



# HOMESTEAD EXEMPTION



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

Using your mobile device's camera,  
scan this QR Code and visit us on:



## HOMESTEAD & OTHER EXEMPTIONS

### HOMESTEAD EXEMPTION

As a property owner in Florida, homestead exemption is one way to reduce the amount of real estate taxes you pay on your residential property.

In the State of Florida, if you own property and make the property your permanent residence as of January 1st of the tax year, you may qualify for

homestead exemption and save hundreds of dollars. In Martin County, most homeowners save on average \$400-\$600 each year.

Homestead exemption is \$25,000 deducted from your assessed value before the taxes are calculated plus an additional homestead exemption up to \$25,000 applied to the assessed value above \$50,000. The additional exemption does not apply to school taxes. The year after you qualify for homestead exemption, your assessed value cannot increase more than 3% per year, or the increase in the consumer price index, whichever is lower. The increase is not automatic since the assessed value cannot be greater than the market value.

If you move, your homestead exemption does not automatically follow to your new residence.

Online filing is available at [www.pa.martin.fl.us](http://www.pa.martin.fl.us)

# 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

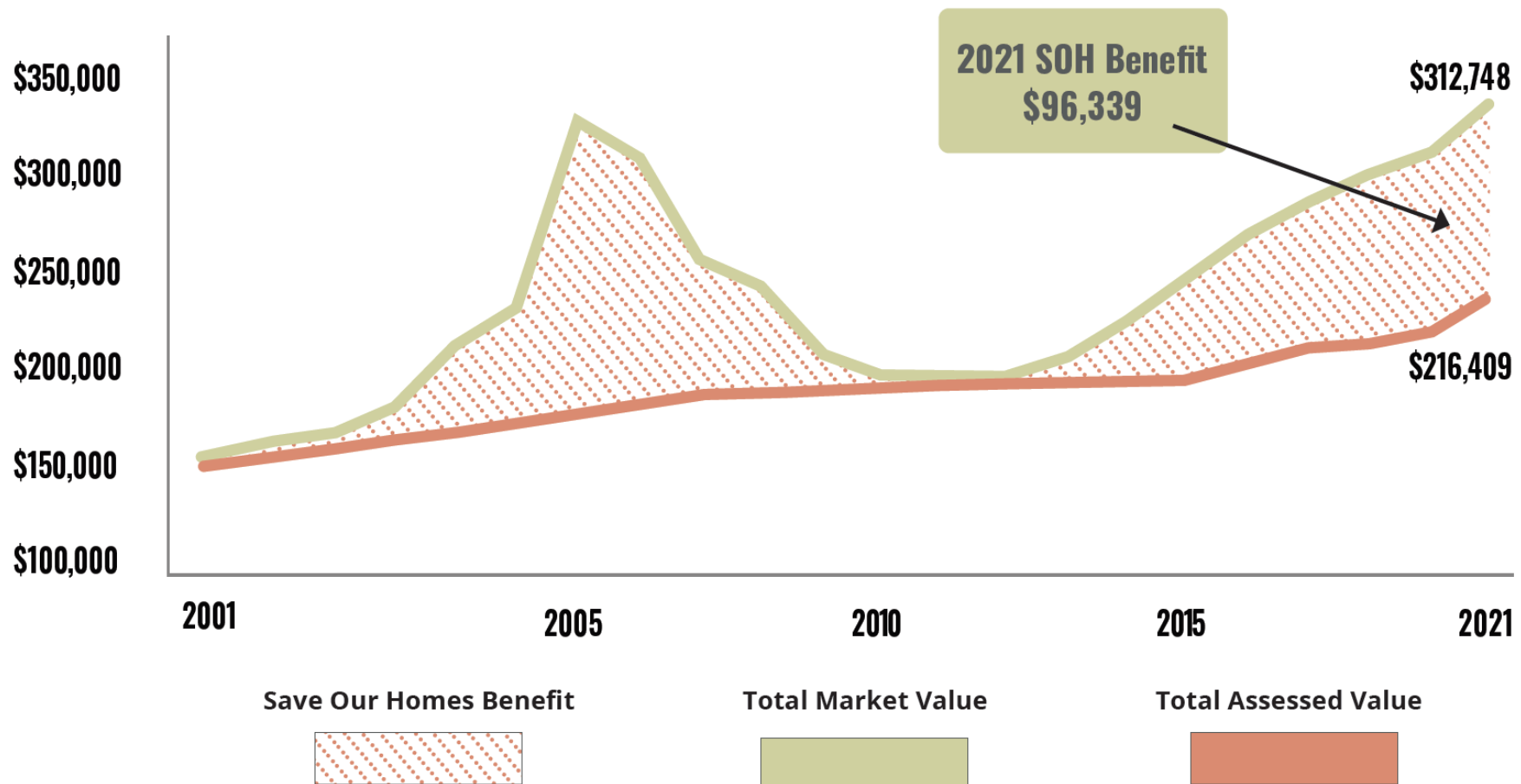
# HOMESTEAD EXEMPTION BENEFIT

The homestead exemption is up to \$50,000 off assessed value, which saves on average \$400-\$600 per year.

ASSESSED VALUE RANGE	EXEMPTION BENEFIT
VALUE \$1 - \$50,000	Receive original \$25,000 exemption and NO additional exemption
VALUE \$50,000 - \$75,000	Receive original \$25,000 exemption plus additional exemption equal to the assessed value over \$50,000 (ex. Value \$60,000, receive original \$25,000 exemption and \$10,000 of additional \$25,000). Additional exemption does not apply to school taxes.
VALUE \$75,000 AND UP	Receive original \$25,000 exemption plus the full \$25,000 additional exemption. Additional exemption does not apply to school taxes.

# HOMESTEAD EXEMPTION BENEFIT - SOH

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





# PORTING THE SAVE OUR HOMES (SOH) BENEFIT

## Porting the Save Our Homes (SOH) Benefit

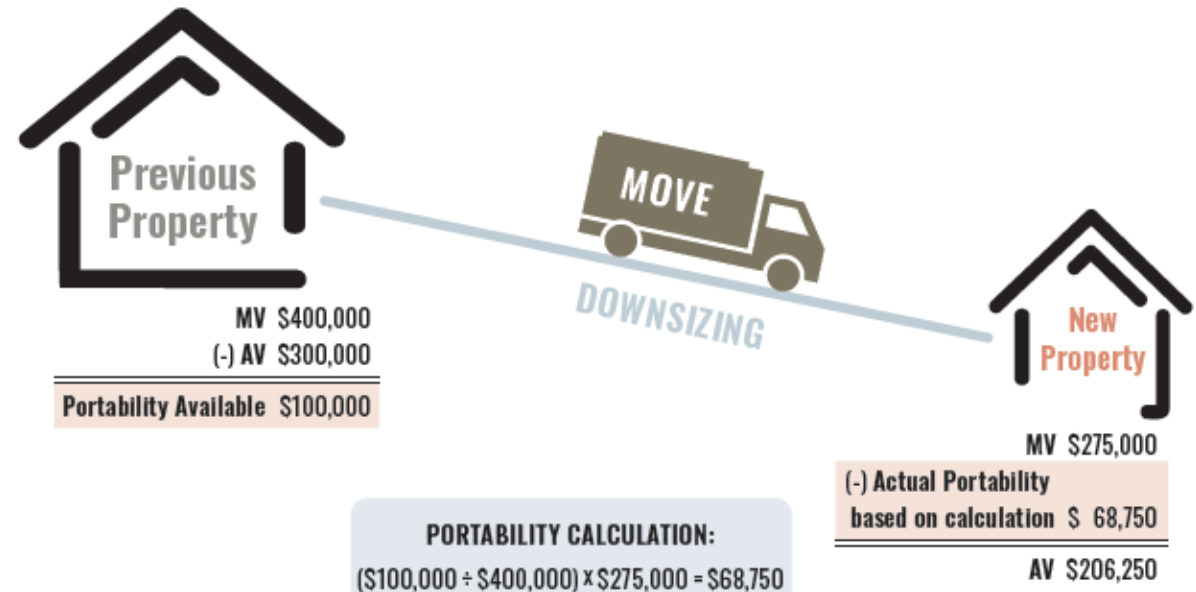
### UPSIZING CALCULATION:

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.



# FUN FACTS

**95,697**

Real Property  
Parcels

**3,585**

Commercial &  
Industrial Parcels  
(3.7% of RP  
parcels)

**10,741**

Tangible  
Personal  
Property  
Businesses

**49,260**

Single Family  
Homes

**14,744**

Residential  
Condominium  
Units

**41**

Full & Part Time  
Employees

**11**

Plats/Phases

**0.6% (577)**

Increase in Real Estate Parcels

**468**

New Buildings Constructed

**393**

New Single-Family Homes

# FUN FACTS

**4,374**

Mobile  
Homes  
Owning Land

**17,806**

Sqft of A/C Space  
Largest House



# FUN FACTS



# FUN FACTS

**4,374**

Manufactured/  
Mobile Homes  
Owning Land

**4,700**

Sqft Largest  
Residential Pool  
(Surface Area)

**17,806**

Sqft of A/C Space  
Largest House



# FUN FACTS





# FUN FACTS

**4,374**

Manufactured/  
Mobile Homes  
Owning Land

**4,700**

Sqft Largest  
Residential Pool  
(Surface Area)

**17,806**

Sqft of A/C Space  
Largest House

**\$55 Mil**

Highest  
Single Family  
Home Sale  
2021

# FUN FACTS



# FUN FACTS

**4,374**

Manufactured/  
Mobile Homes  
Owning Land

**4,700**

Sqft Largest  
Residential Pool  
(Surface Area)

**361**

Restaurants

**36**

Golf Courses

**17,806**

Sqft of A/C Space  
Largest House

**\$55 Mil**

Highest  
Single Family  
Home Sale  
2021

**185**

Parks &  
Conservation Areas



# UNUSUAL AGRICULTURAL ANIMALS

Zonkey



Ayam  
Cemani



"Buffy"  
The  
buffalo



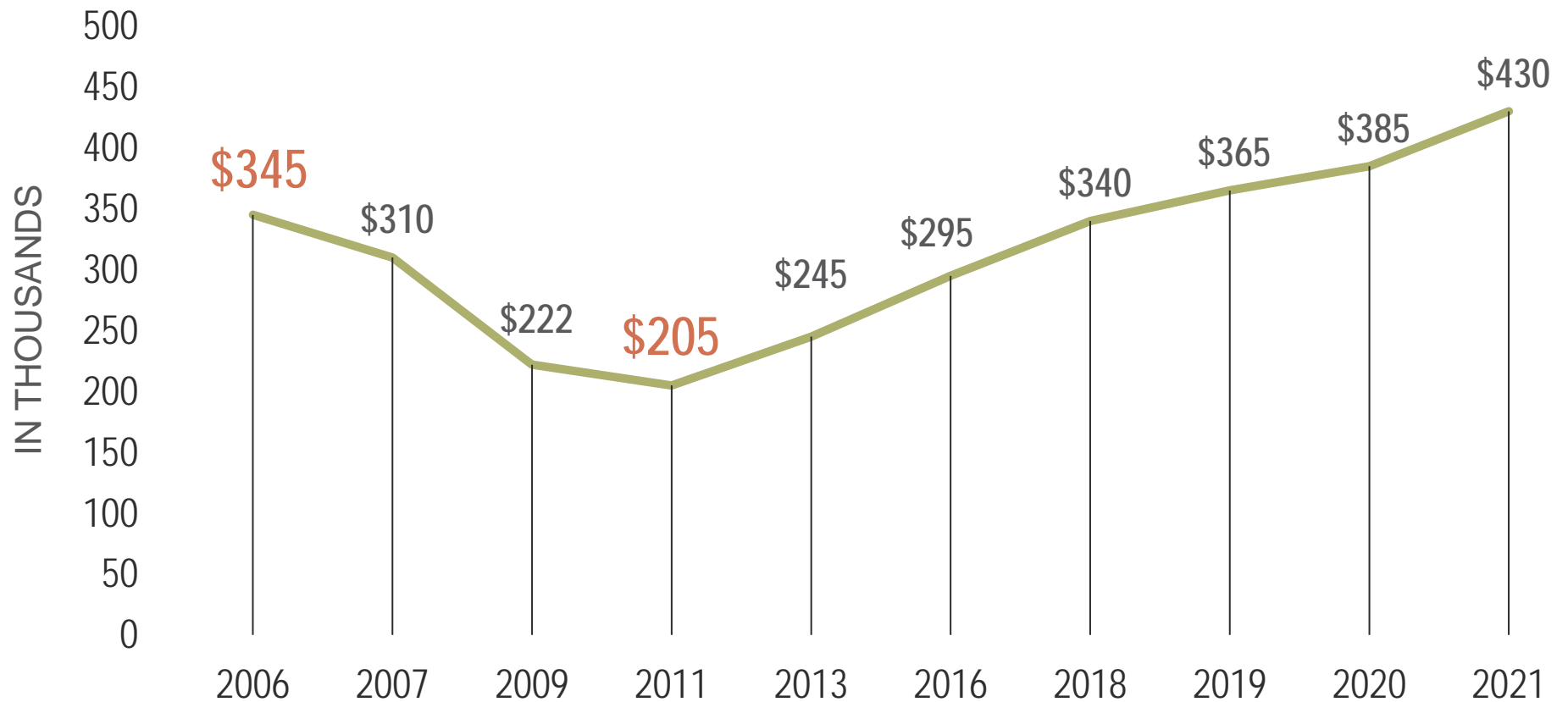
Wooly  
Cow

# 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

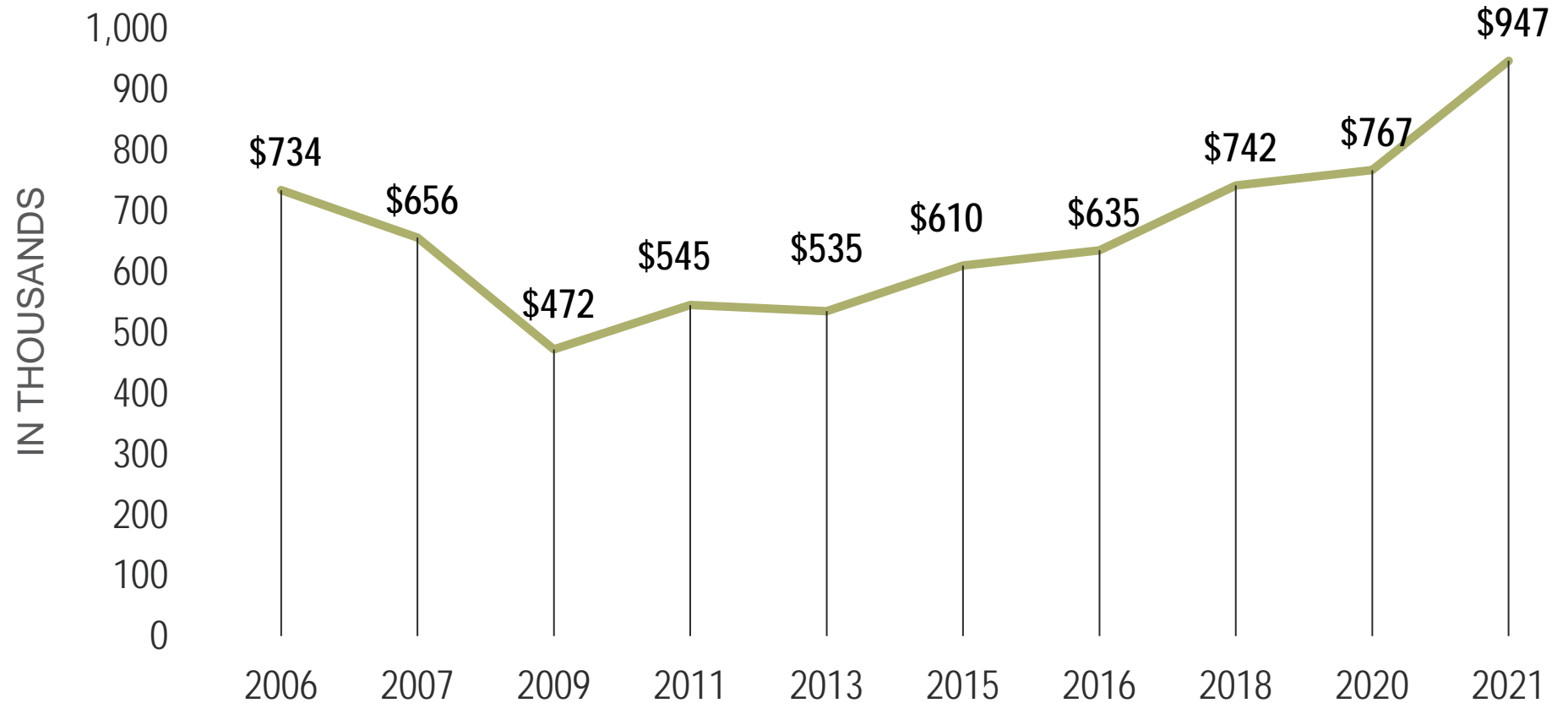
2020.....\$385,000

2021.....\$430,000(Thru Nov)



# MEDIAN SALE PRICE SEWALL'S POINT

## SINGLE FAMILY HOMES (ARMS LENGTH)

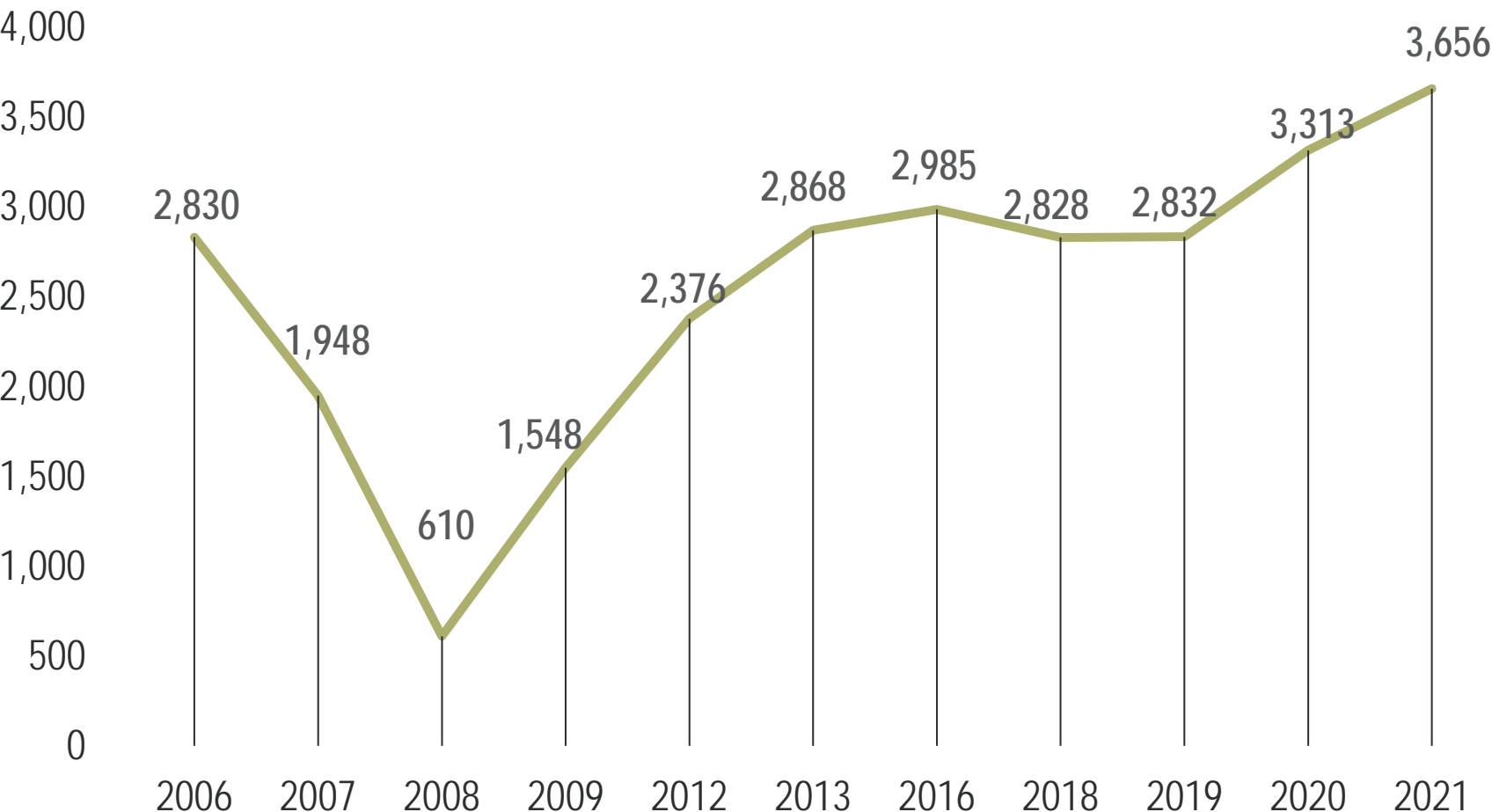


2006....\$734,500  
2007.....\$656,000  
2009.....\$472,500  
2011.....\$545,000  
2013.....\$535,000  
2015.....\$610,000  
2016.....\$635,000  
2018.....\$742,450  
2020.....\$767,500  
2021.....\$947,500(Thru Nov)

# NUMBER OF SALES MARTIN COUNTY

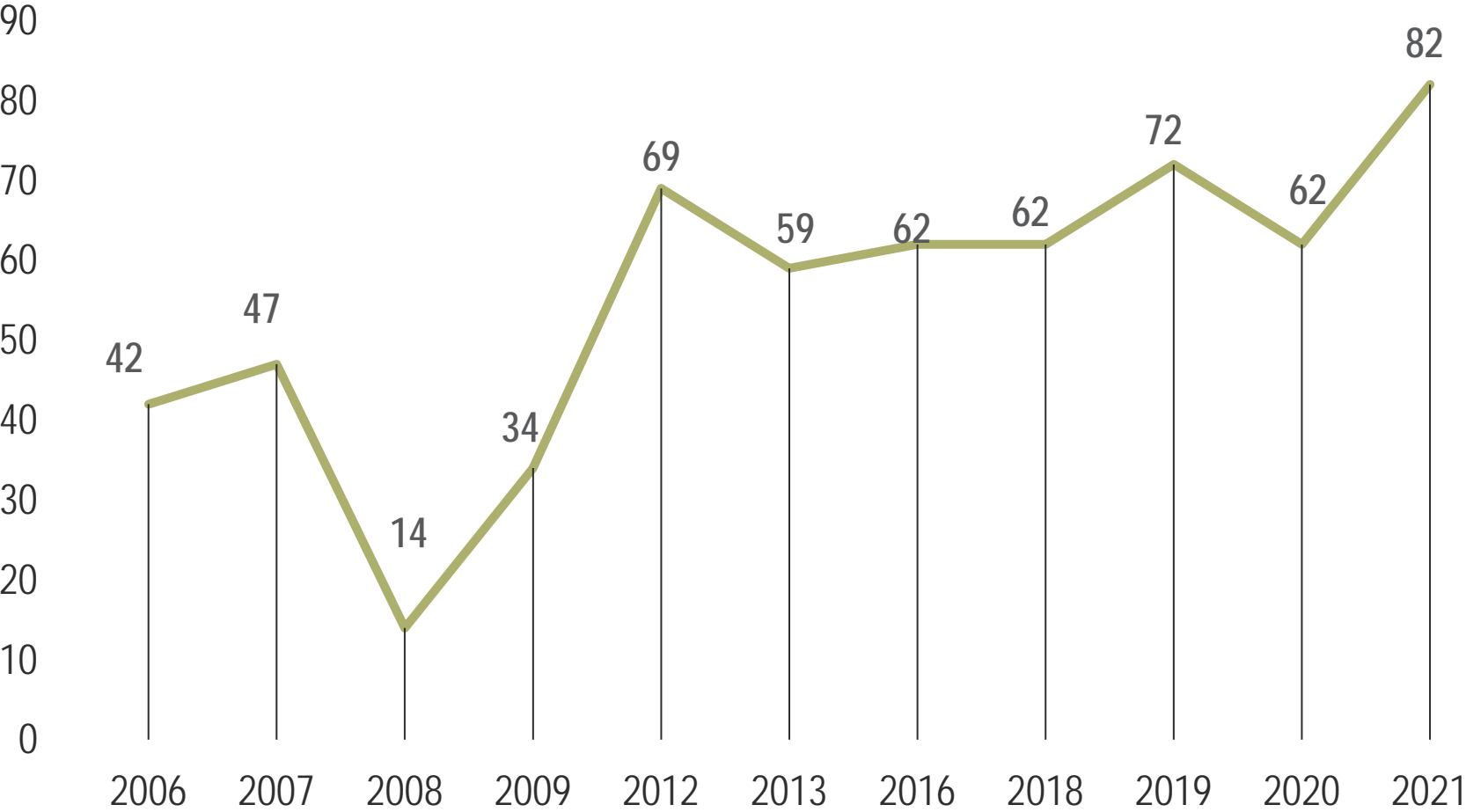
## SINGLE FAMILY - ARMS LENGTH

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.....	3,656(Thru Nov)



# NUMBER OF SALES SEWALL'S POINT

## SINGLE FAMILY - ARMS LENGTH

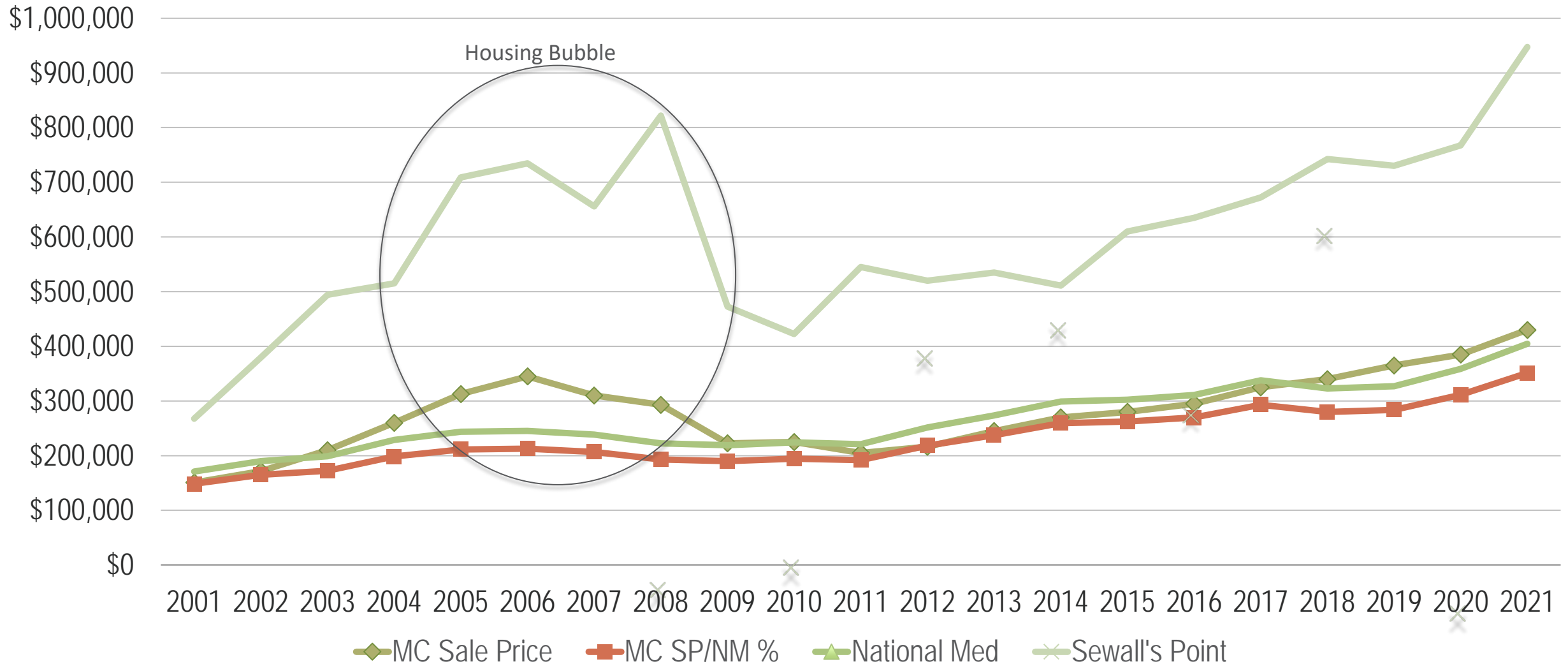


2006	42
2007	47
2008	14
2009	34
2012	69
2013	59
2016	62
2018	62
2019	72
2020	62
2021	82(Thru Nov)



# MEDIAN SALE PRICE

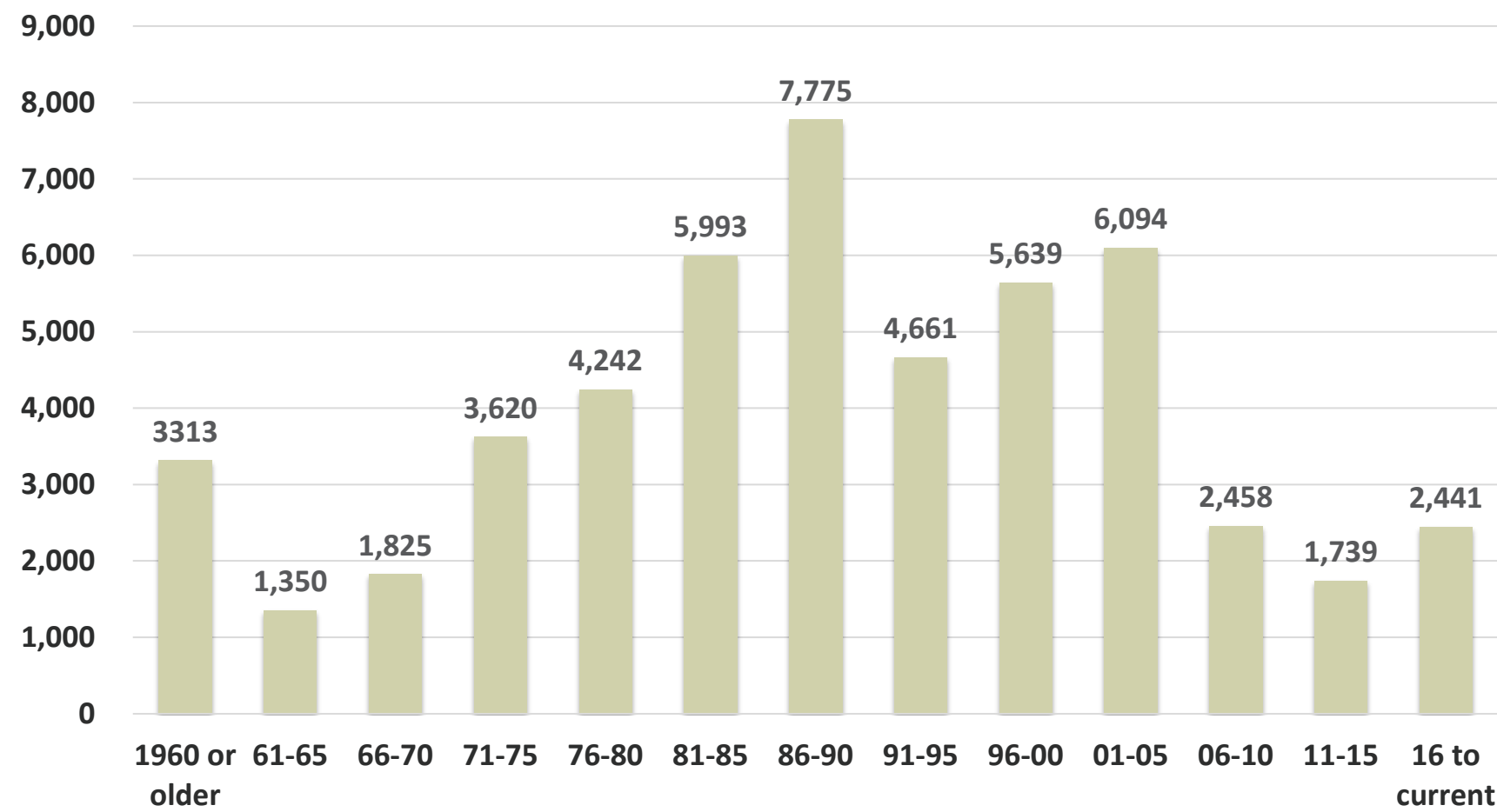
## SINGLE FAMILY HOMES



# HISTORY OF SINGLE-FAMILY NEW CONSTRUCTION

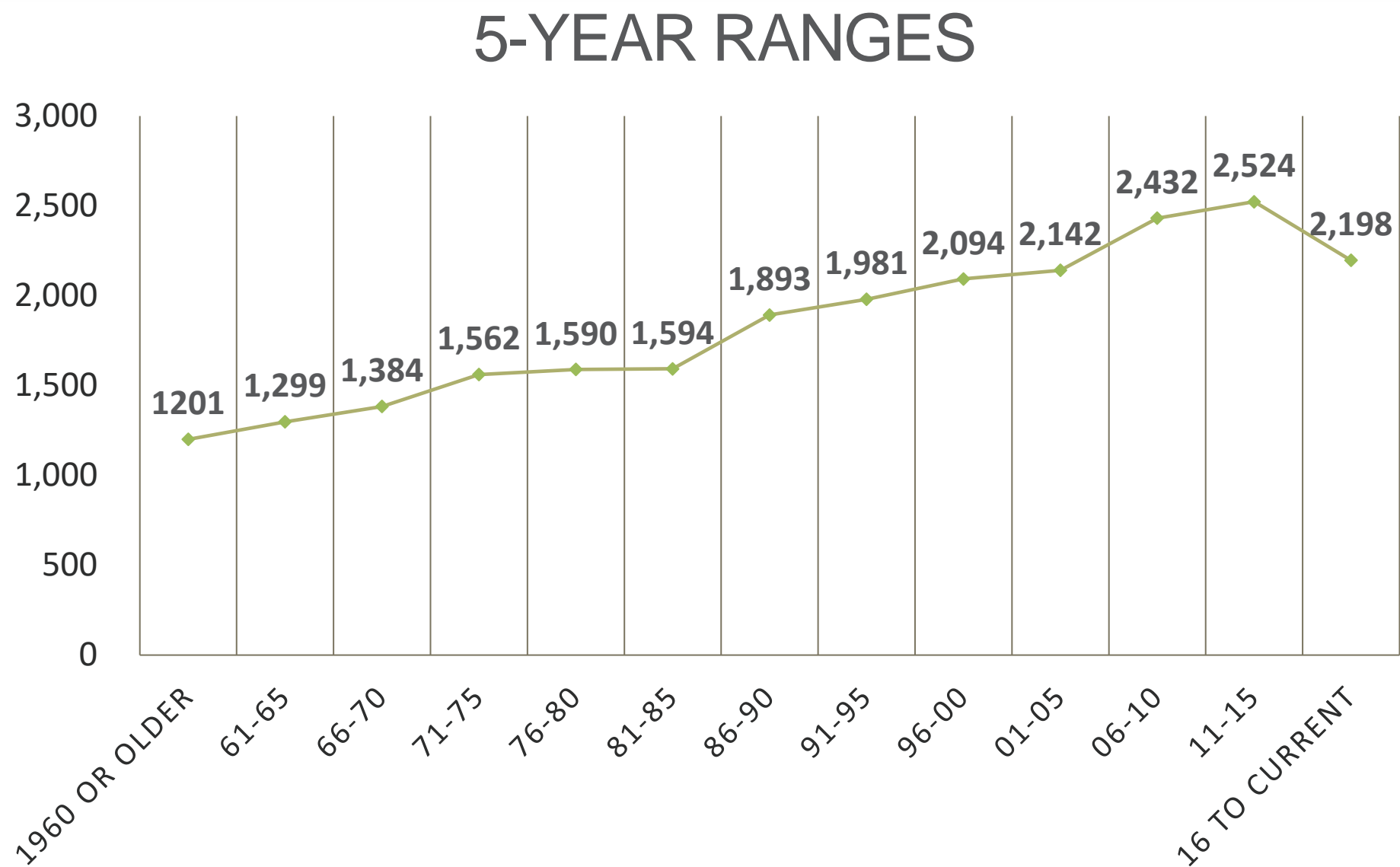
1960/older.....	3,313
61 to 65.....	1,350
66 to 70.....	1,825
71 to 75.....	3,620
76 to 80.....	4,242
81 to 85.....	5,993
86 to 90.....	7,775
91 to 95.....	4,661
96 to 00.....	5,639
01 to 05.....	6,094
06 to 10.....	2,458
11 to 15.....	1,739
16 to current.....	2,441

## 5-YEAR RANGES



# HISTORY OF SINGLE-FAMILY MEDIAN SIZE

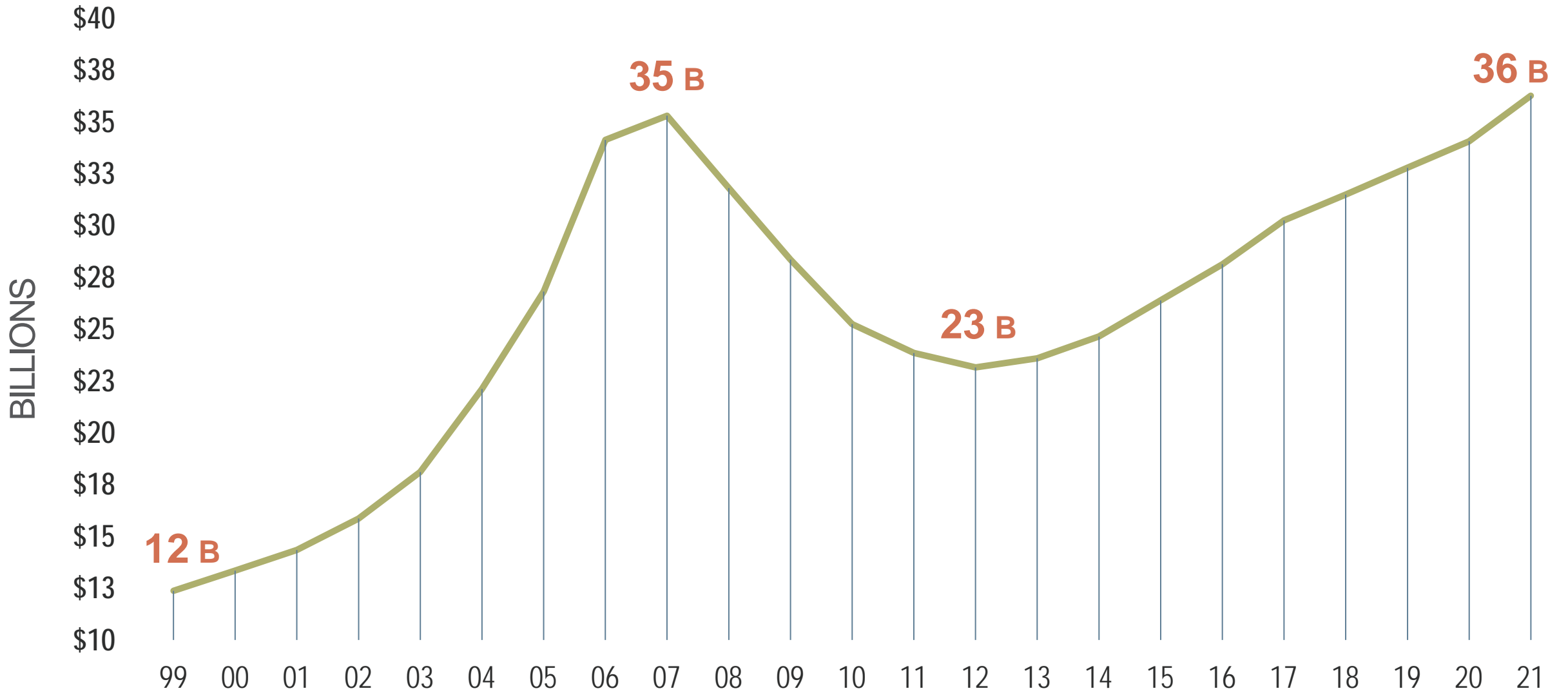
1960/older.....	1,201
61 to 65.....	1,299
66 to 70.....	1,384
71 to 75.....	1,562
76 to 80.....	1,590
81 to 85.....	1,594
86 to 90.....	1,893
91 to 95.....	1,981
96 to 00.....	2,094
01 to 05.....	2,142
06 to 10.....	2,432
11 to 15.....	2,524
16 to current.....	2,198



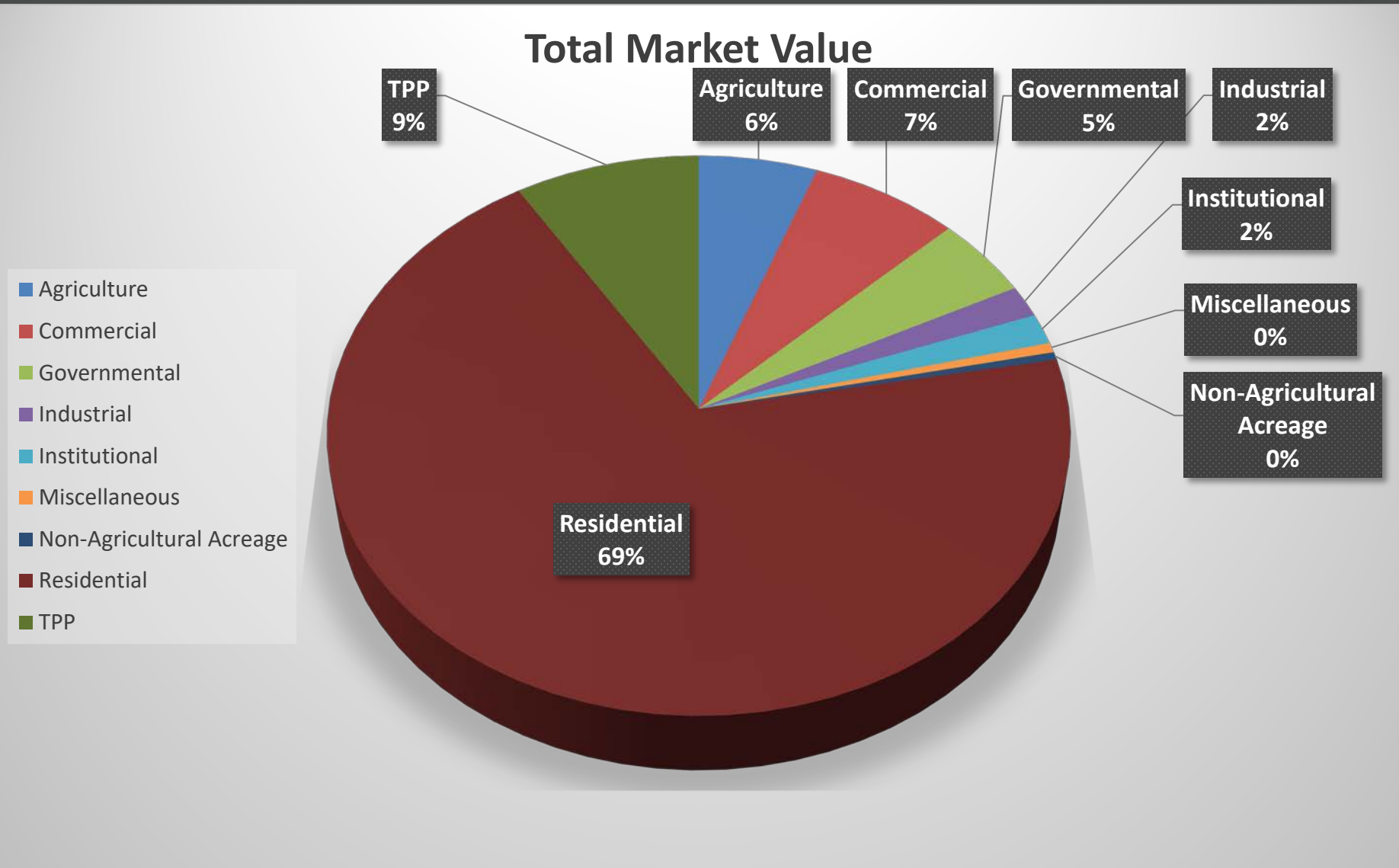


# HISTORY OF MARKET VALUES

## YEAR TO YEAR COMPARISON



# COUNTY WIDE VALUE BY CATEGORY



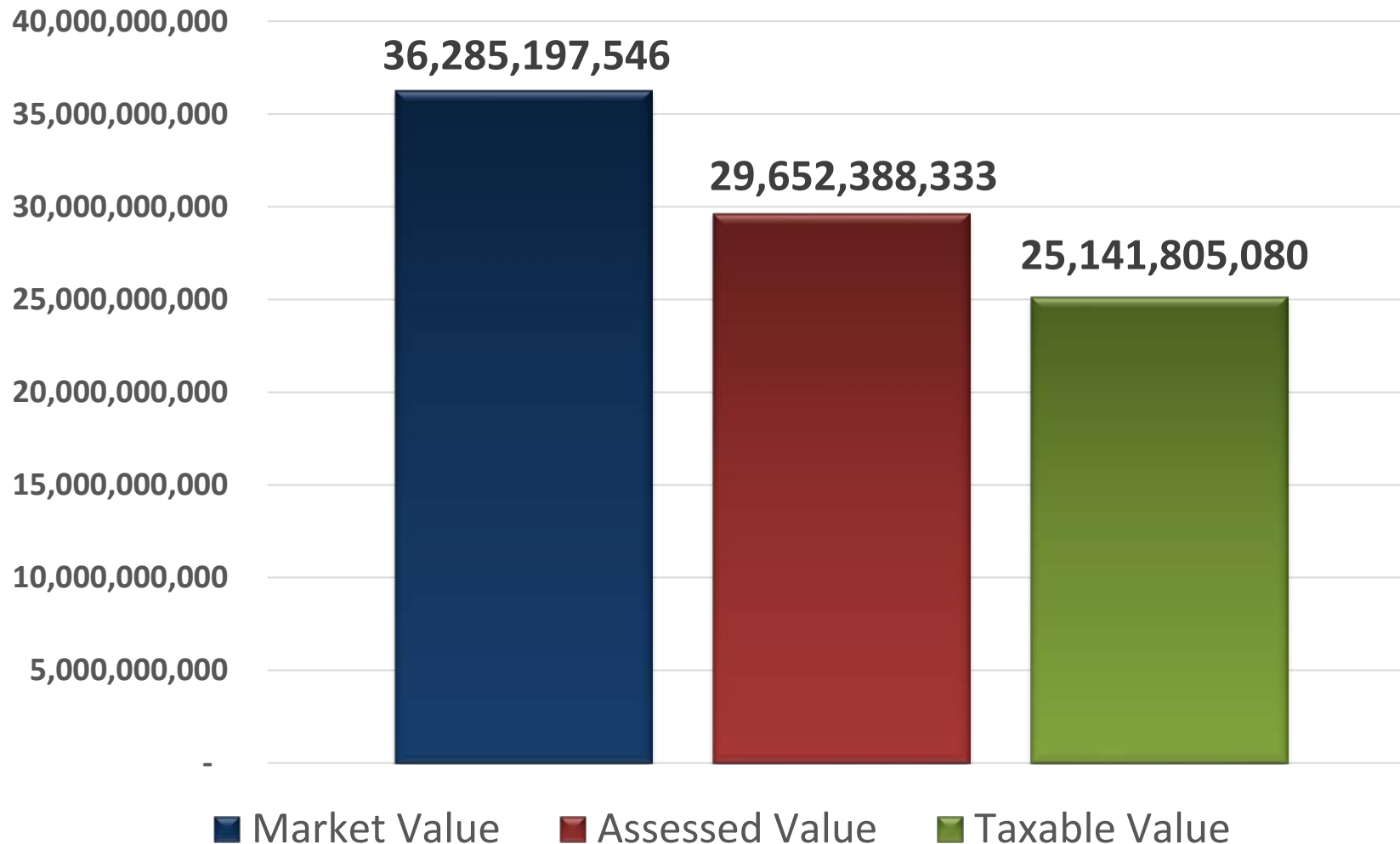
**\$25.05 Billion**  
Residential Market Value  
Increased 7.86% from 2020

**\$3.20 Billion**  
TPP Market Value  
Increased 1.99% from 2020

**\$2.59 Billion**  
Commercial Market Value  
Increased 4.06% from 2020

# FUN FACTS – COUNTY WIDE

Total County Values



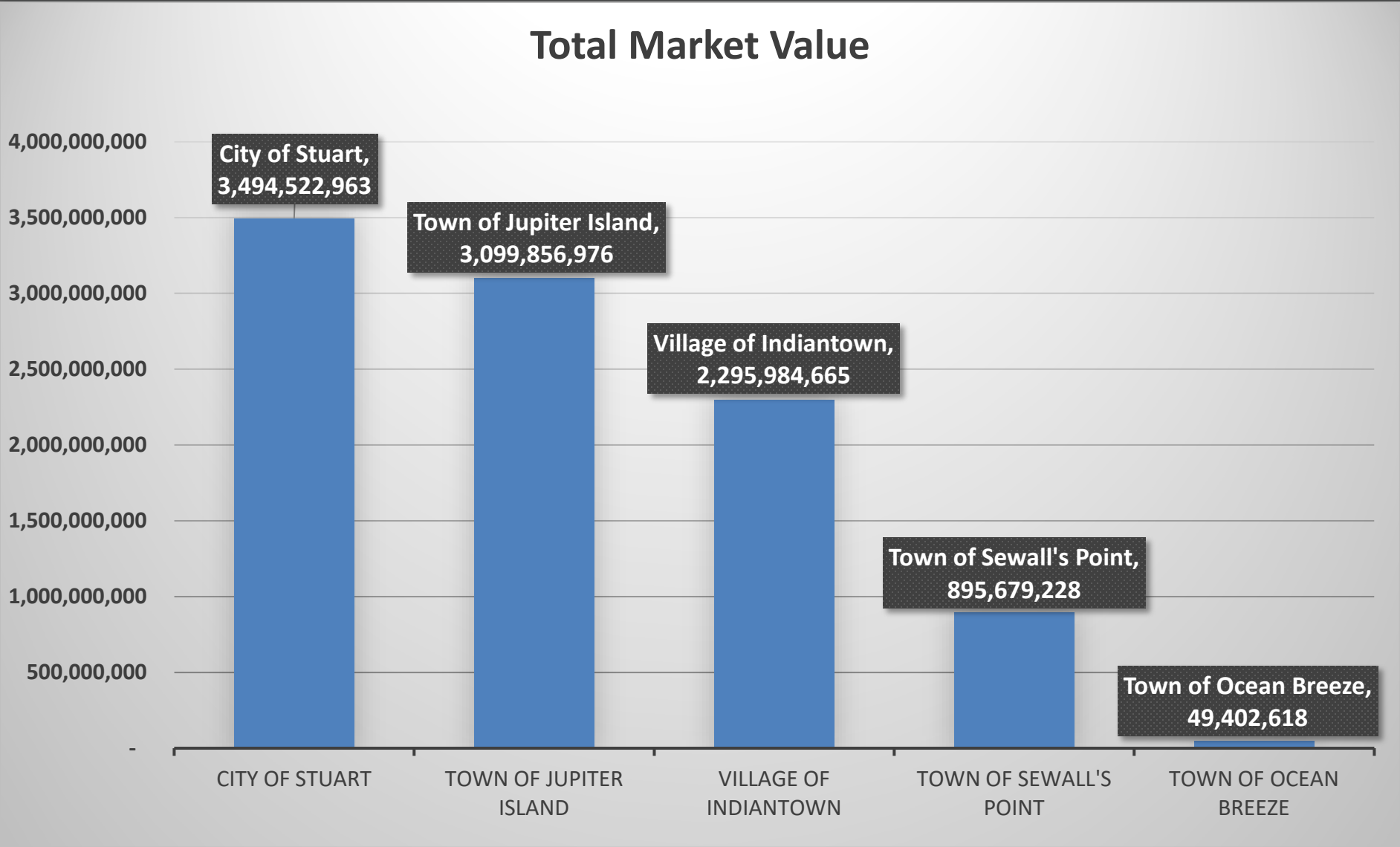
**\$36.28 Billion**  
Total Market Value

**\$29.65 Billion**  
Total Assessed Value

**\$25.14 Billion**  
Total Taxable Value



# MUNICIPAL TOTAL MARKET VALUE



## Stuart

Increased 7.18% from 2020

## Jupiter Island

Increased 3.98% from 2020

## Indiantown

Decreased -.46% from 2020

## Sewall's Point

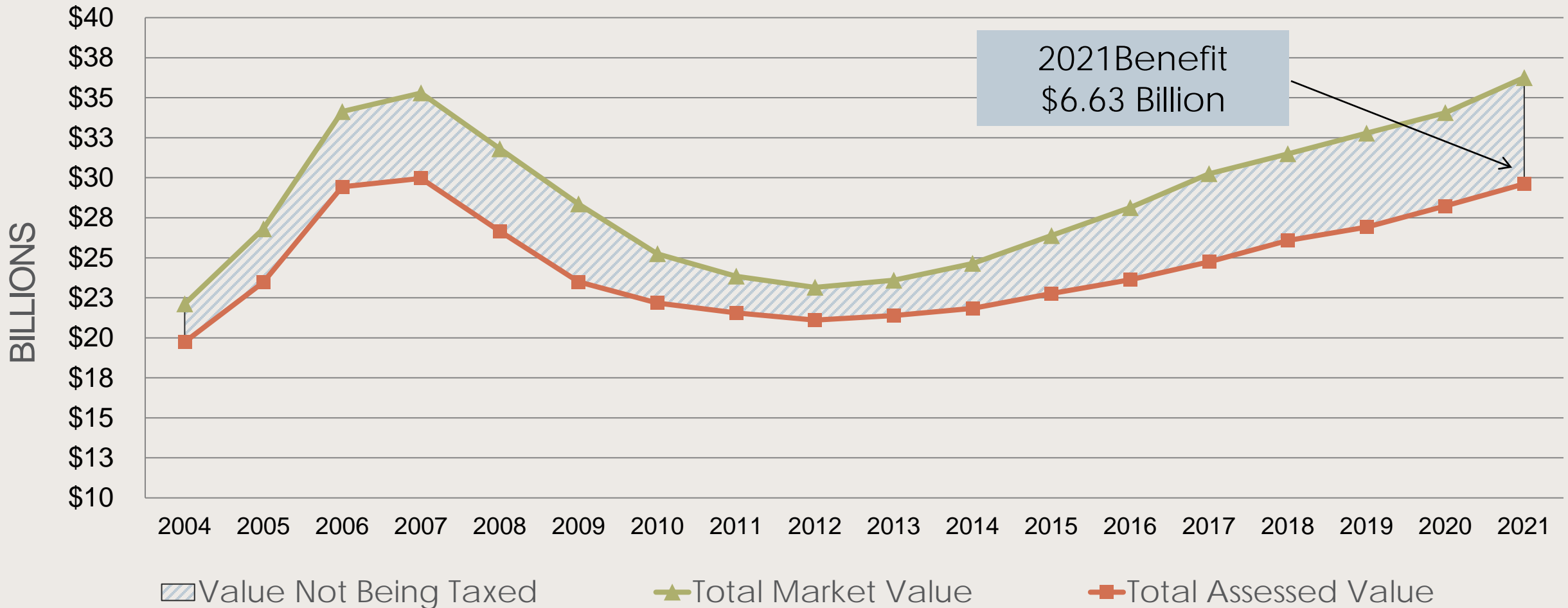
Increased 3.44% from 2020

## Ocean Breeze

Increased 12.7% from 2020

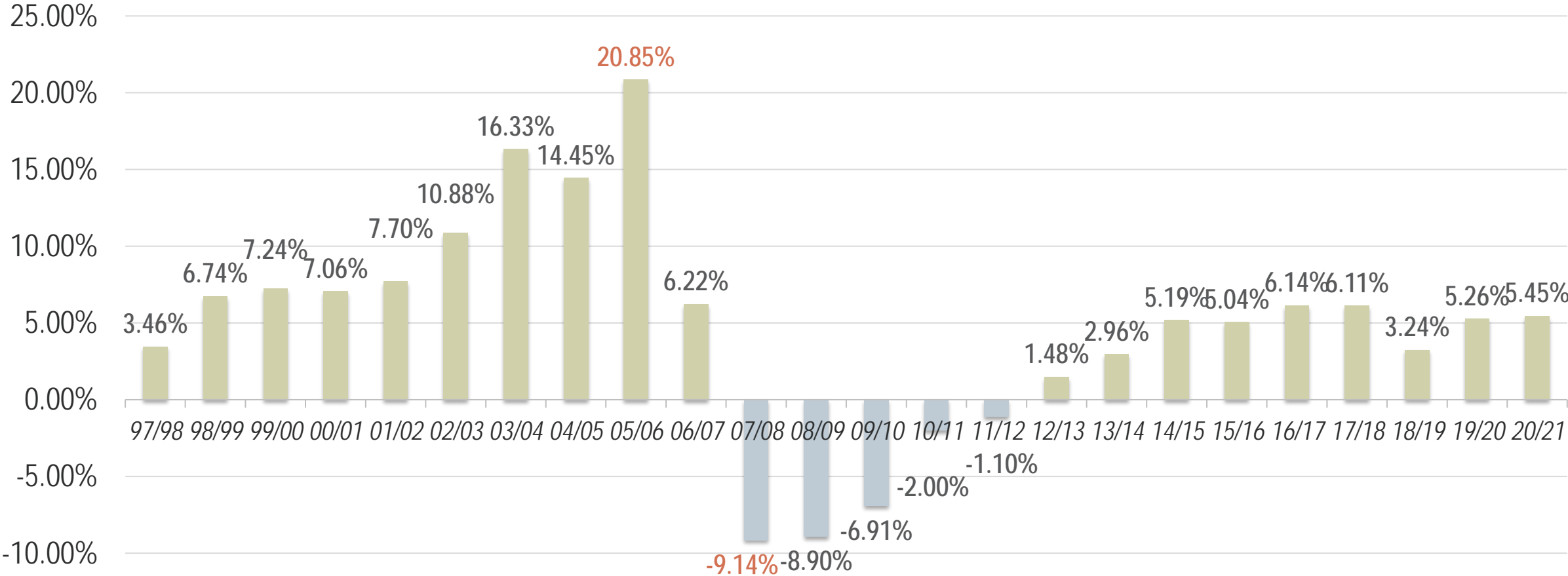
# MARKET VALUE VS. ASSESSED VALUE

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



# TAXABLE VALUE PERCENT CHANGE

## YEAR TO YEAR COMPARISON



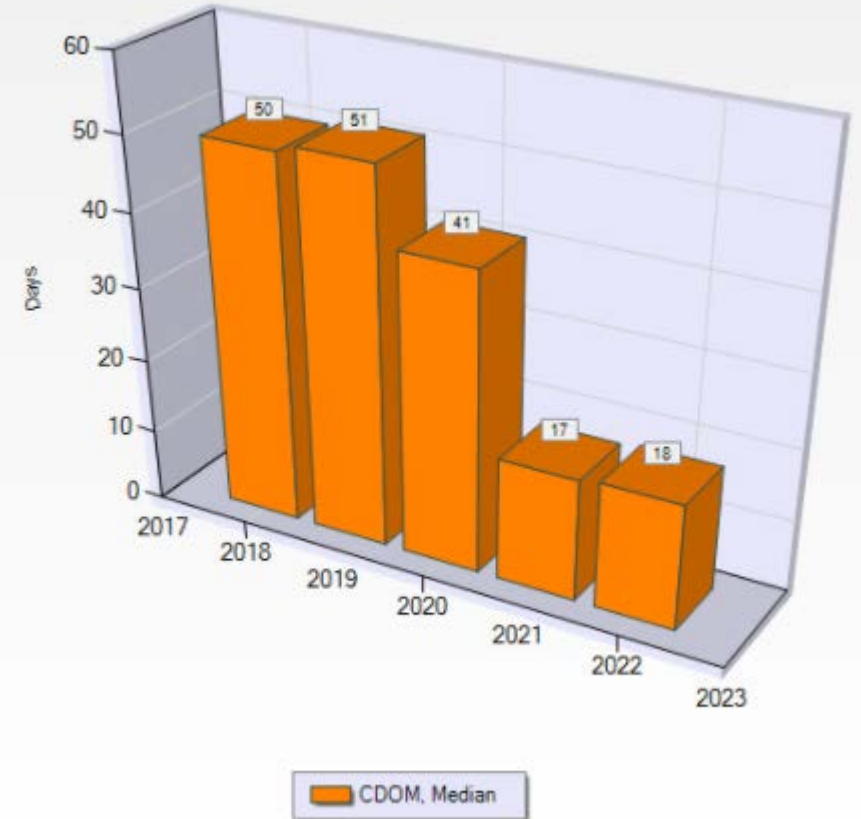


# MARTIN COUNTY PROPERTY APPRAISER

**Martin County Single Family Sales**

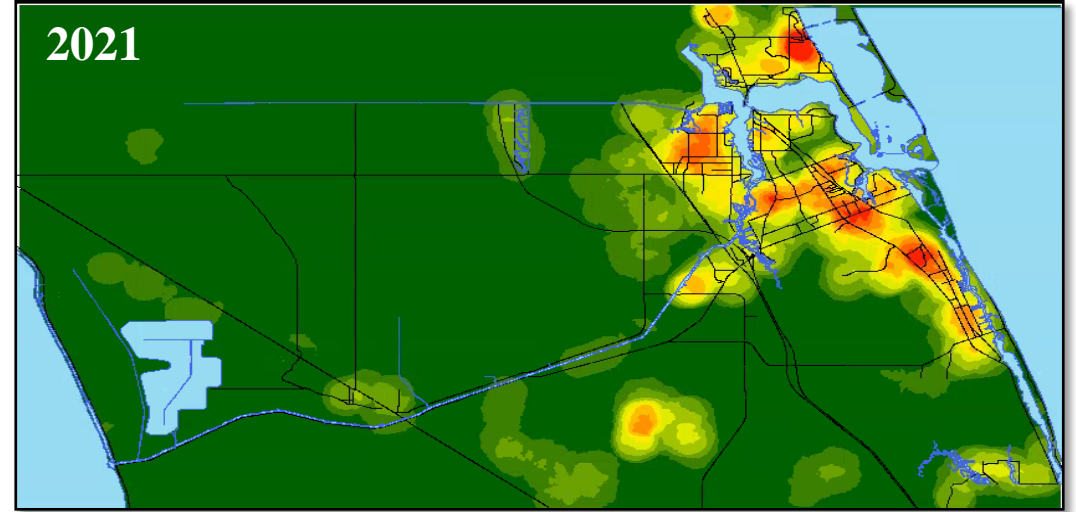
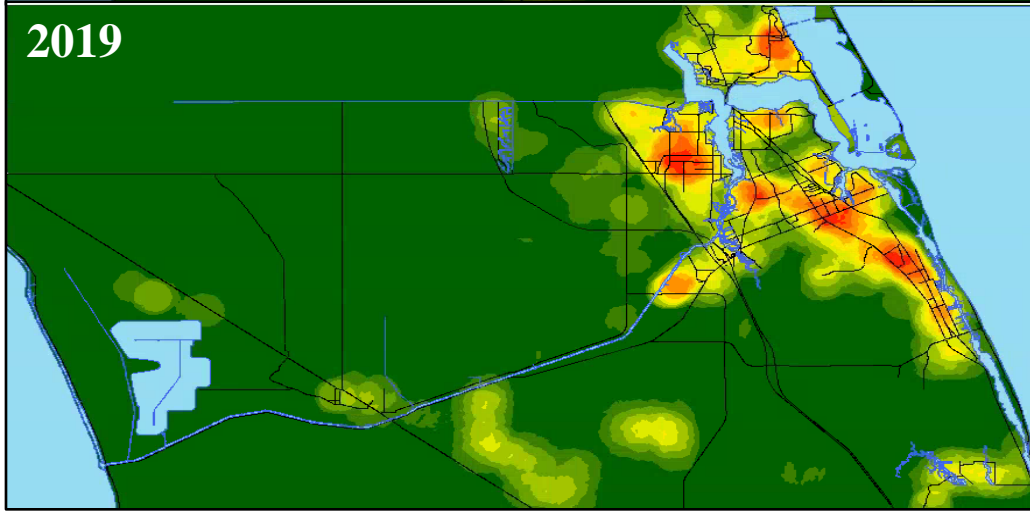
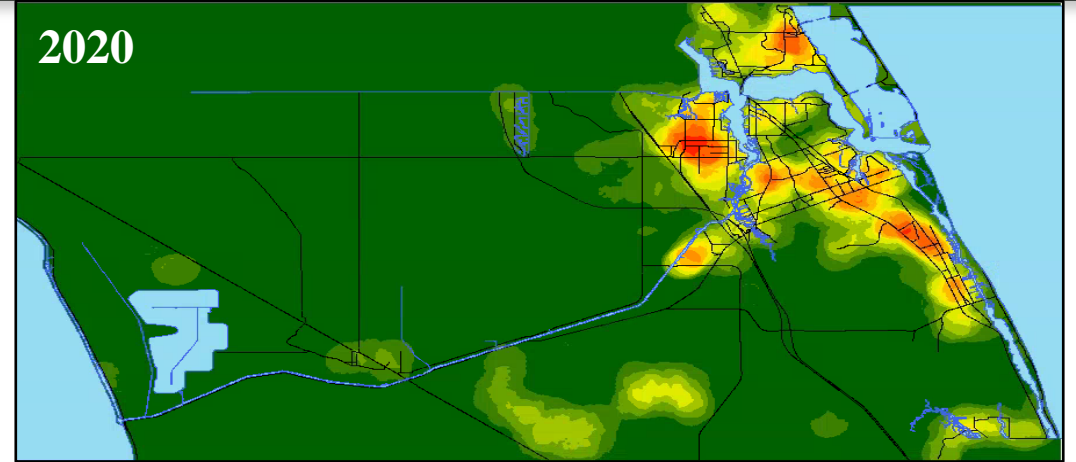
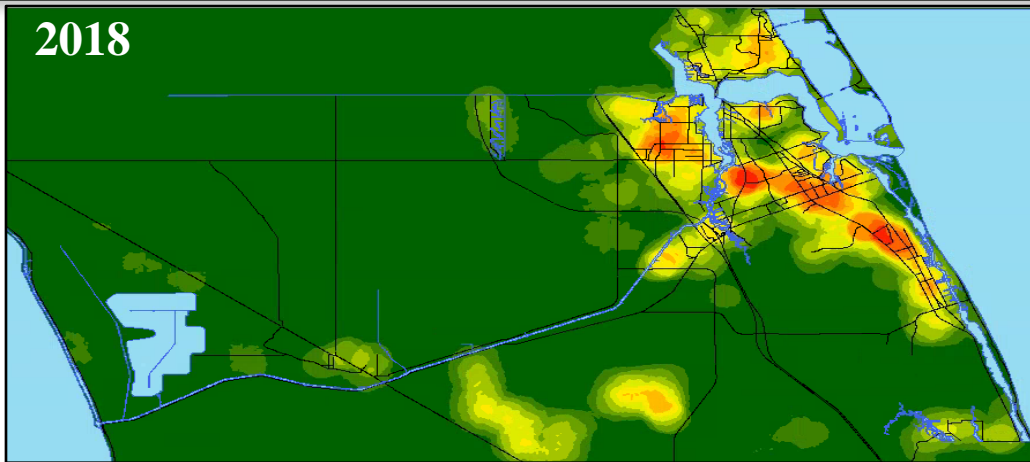
Year	Sales	Median SP	% Change	% Turnover
2018	2828	\$339,950	4.0%	5.7%
2019	2832	\$365,000	7.4%	5.7%
2020	3313	\$385,000	5.5%	6.7%
2021	3656	\$430,000	11.7%	7.4%

2021 Sales thru Nov



Martin County Single Family Sales

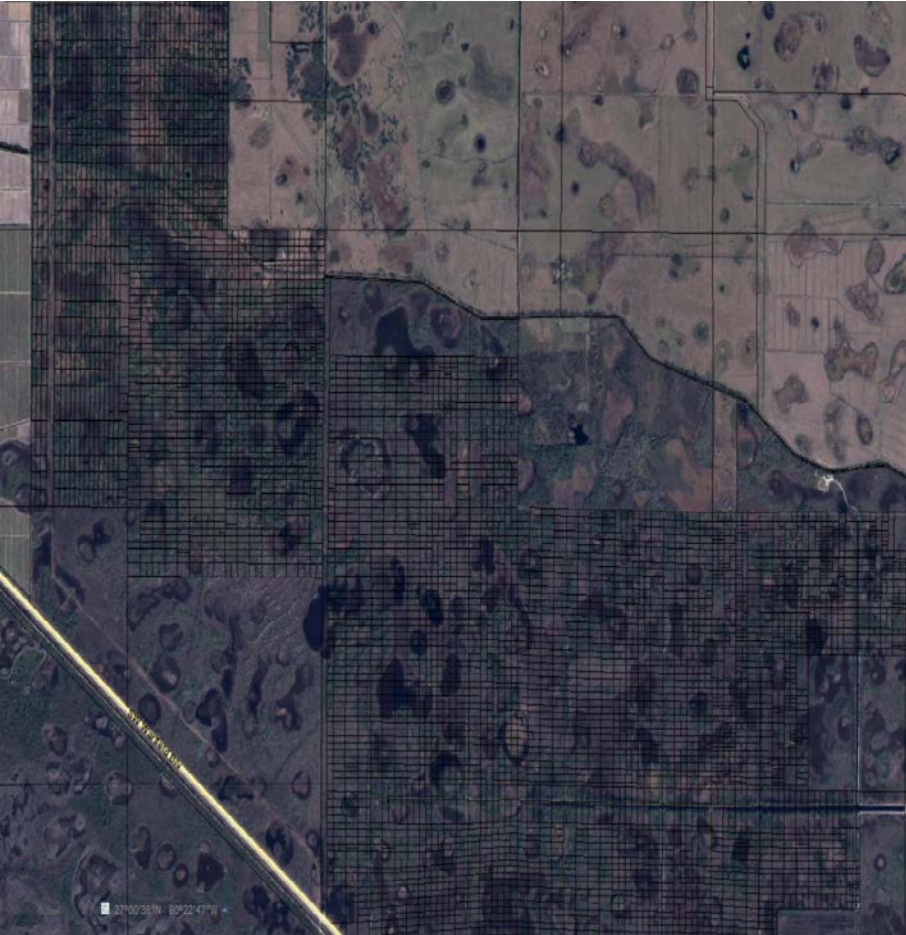
# MARTIN COUNTY PROPERTY APPRAISER



Martin County Sales  
Excluding Condos



# MARTIN COUNTY PROPERTY APPRAISER



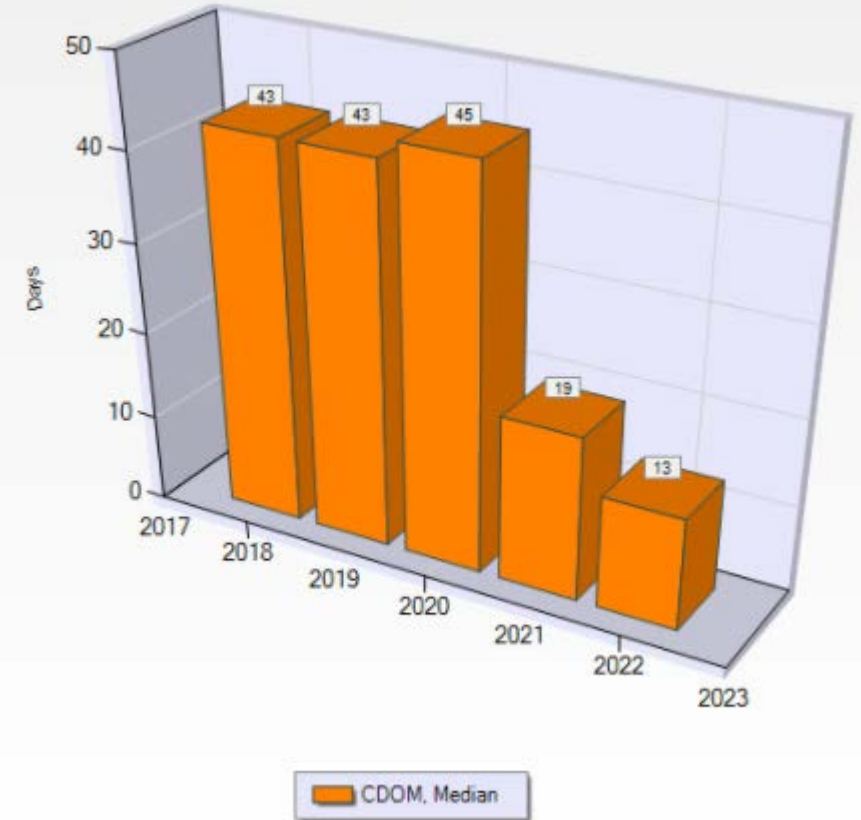
Palm Beach Heights



# MARTIN COUNTY PROPERTY APPRAISER

**Martin County Condo Sales**

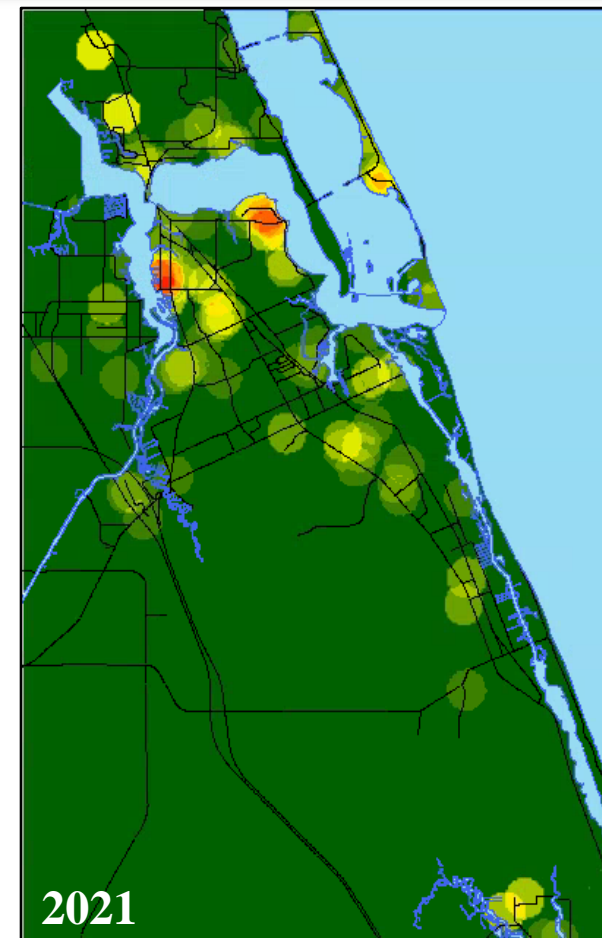
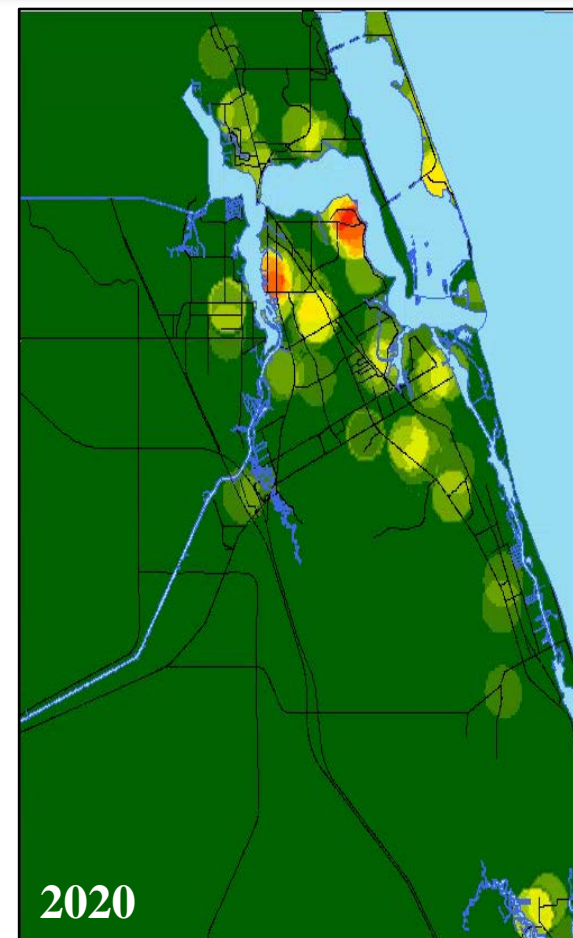
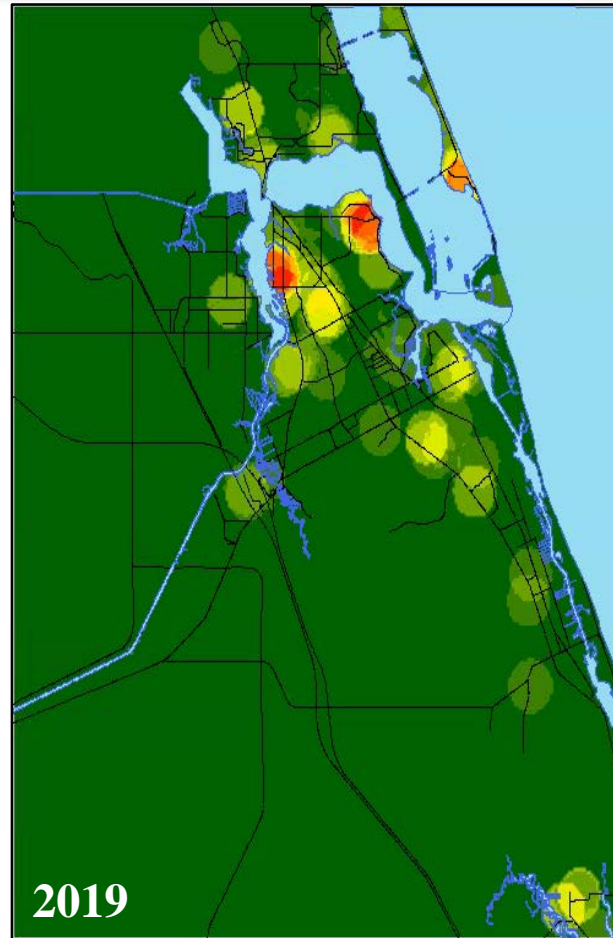
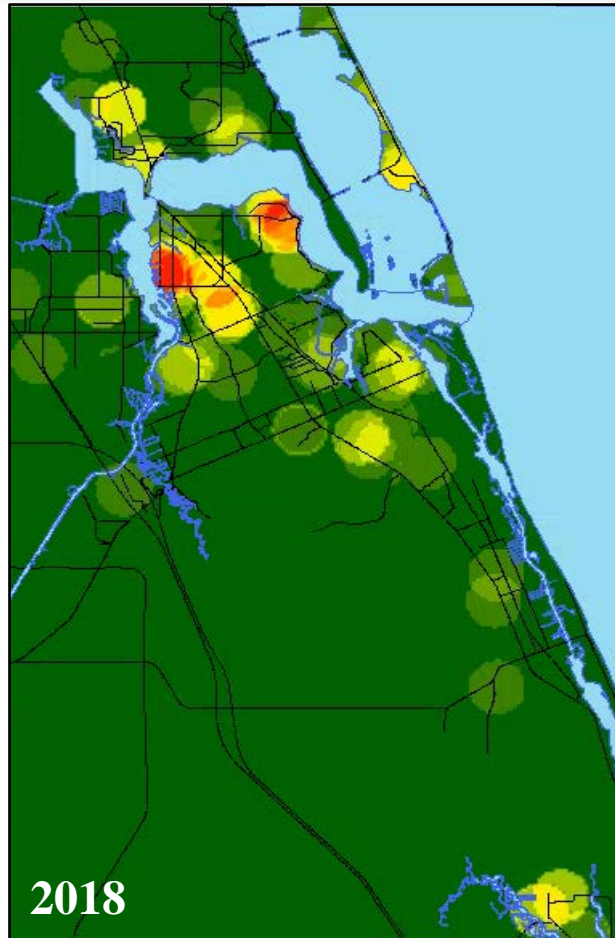
Year	Sales	Median SP	% Change	% Turnover
2018	1160	\$133,000	4.8%	7.7%
2019	944	\$148,750	11.8%	6.3%
2020	1054	\$168,250	13.1%	7.0%
2021	1351	\$180,000	7.0%	9.0%



Martin County Condo Sales



# MARTIN COUNTY PROPERTY APPRAISER



Martin County Condo Sales

# MARTIN COUNTY PROPERTY APPRAISER

## Martin County Property Appraiser Sewall's Point

### Interior Sales

2020 Sales	
All Sales	
Sale Count	44
Median SP	\$672,500
Median PPSF	\$249.87
Average SP	\$694,289
Average PPSF	\$256.07

2021 Sales			
	North Sewall's Point	South Sewall's Point	All Sales
Sale Count	18	39	57
Median SP	\$839,500	\$770,000	\$810,000
Median PPSF	\$301.97	\$291.26	\$297.62
Average SP	\$932,861	\$848,113	\$874,875
Average PPSF	\$321.07	\$300.31	\$306.86

### Waterfront Sales

2020 Sales	
All Sales	
Count	18
Median SP	\$1,717,500
Median PPSF	\$389.79
Average SP	\$1,651,200
Average PPSF	\$457.06

2021 Sales			
	St Lucie/High Point	Indian River	All Sales
Count	14	11	25
Median SP	\$3,625,000	\$1,820,000	\$2,330,000
Median PPSF	\$582.00	\$537.59	\$565.39
Average SP	\$3,397,307	\$1,726,136	\$2,661,992
Average PPSF	\$622.76	\$670.94	\$643.96

### Waterfront Rates

St Lucie River	
	Base Rate
Plantations/Castle	\$12,000
Indialucie	\$11,000
A1A to High Point	\$11,000
High Point (West)	\$15,000

Indian River	
	Base Rate
Dolphin to A1A	\$7,500
A1A to Archipelago	\$9,000
Arch/HP Isle(River)	\$11,500
High Point(S/E)	\$11,500
High Point Canal	\$8,000

\*Adjustments to these base rates are made for configuration, size, depth, mangroves, economies of scale, etc.


Sewall's Point



# MARTIN COUNTY PROPERTY APPRAISER



PENTALAGO

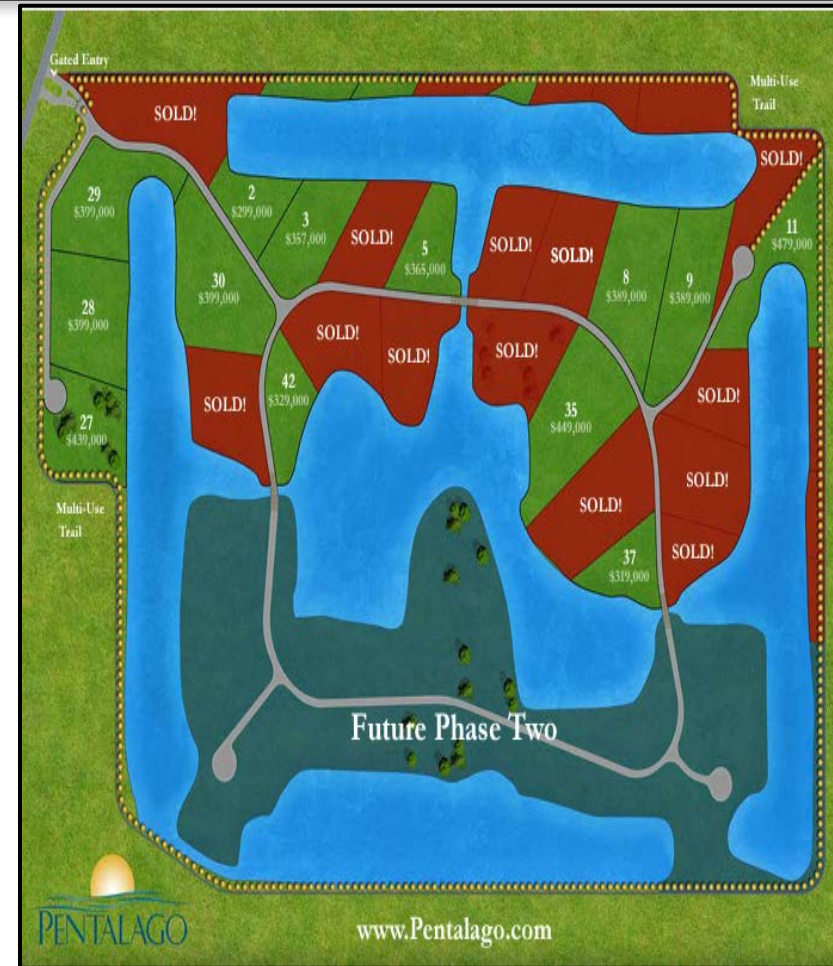


Where you want to live

ACTIVE • NATURAL • RELAXING

LEARN MORE

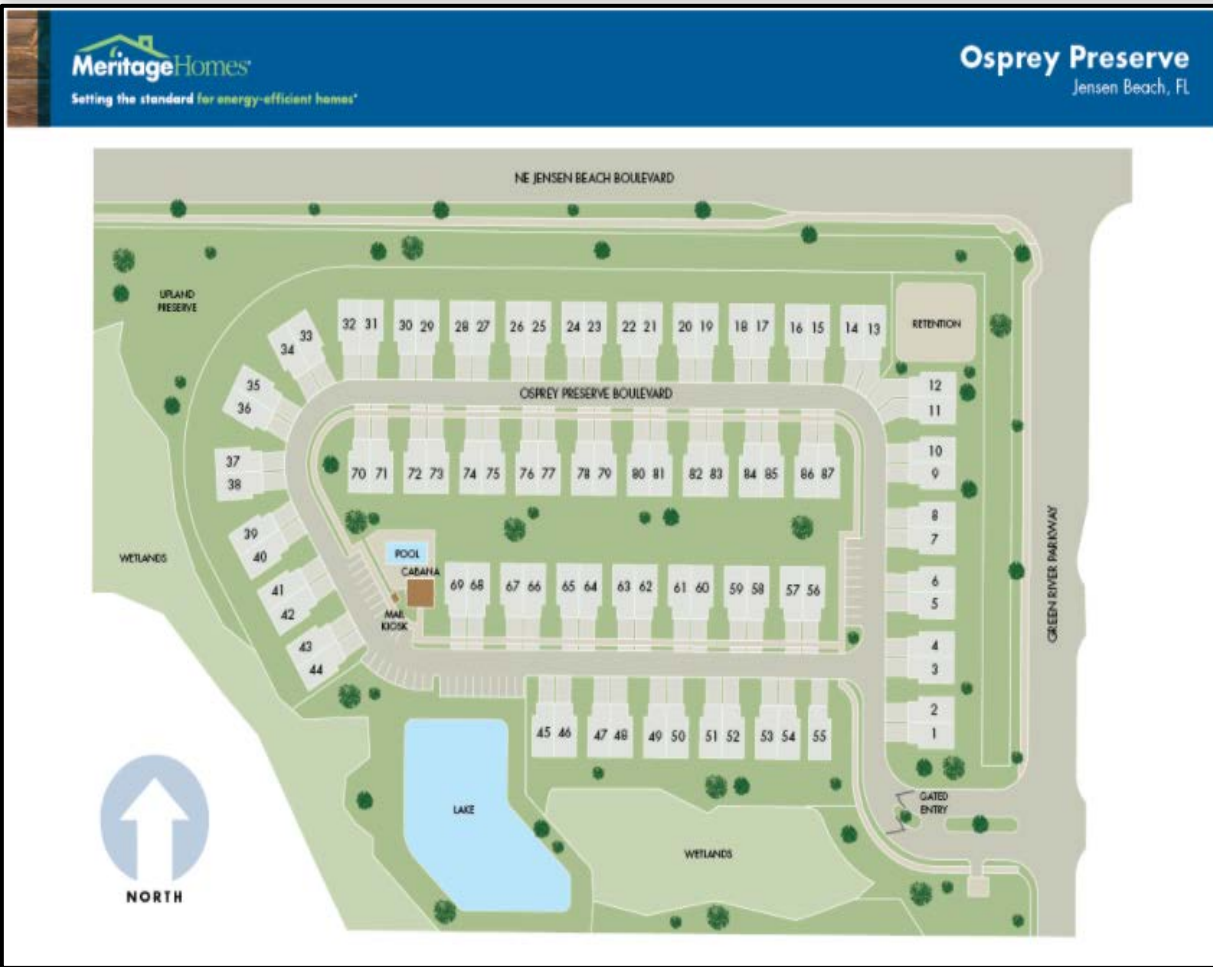
Pentalago is South Florida's most anticipated watersports community, offering 5+ acre waterfront lots starting at \$300,000.



Pentalago



# MARTIN COUNTY PROPERTY APPRAISER



Osprey Preserve



# MARTIN COUNTY PROPERTY APPRAISER



## Ocean Cove

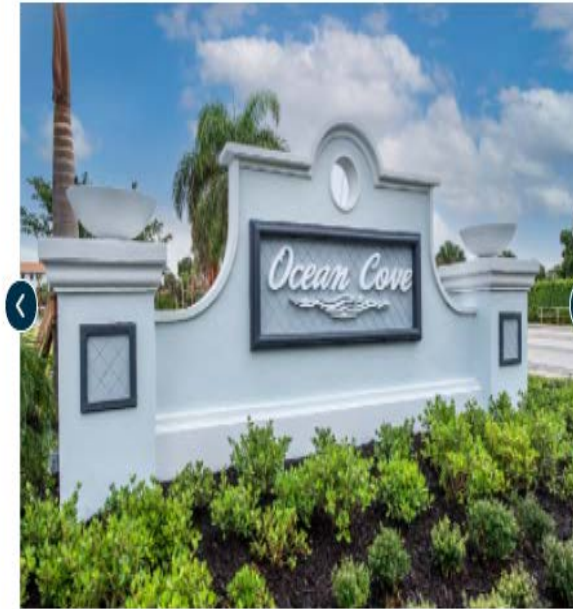


1822 SE Ocean Cove Way, Building E, Stuart, FL 34996  
(772) 291-1822

\$356,990

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



Willow Pointe



# MARTIN COUNTY PROPERTY APPRAISER

## Bridgewater

**DIVOSTA**

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



\$1,180,990

Starting At

5	4-7	3-7.5	2-4
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.



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		

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

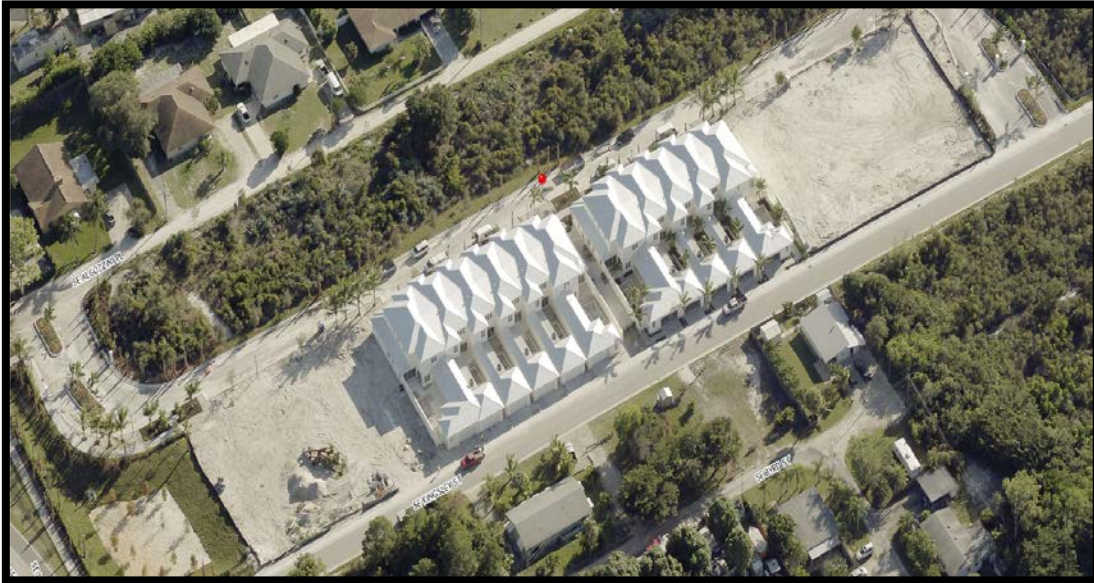
-4/5 Townhomes Sold  
-Size range 1639-2594 sqft  
-Average SP: \$979,775  
-Average SPPSF: \$511/SF

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 \$1,250,000 to \$1,750,000



Gated enclave of 20 fee simple townhomes

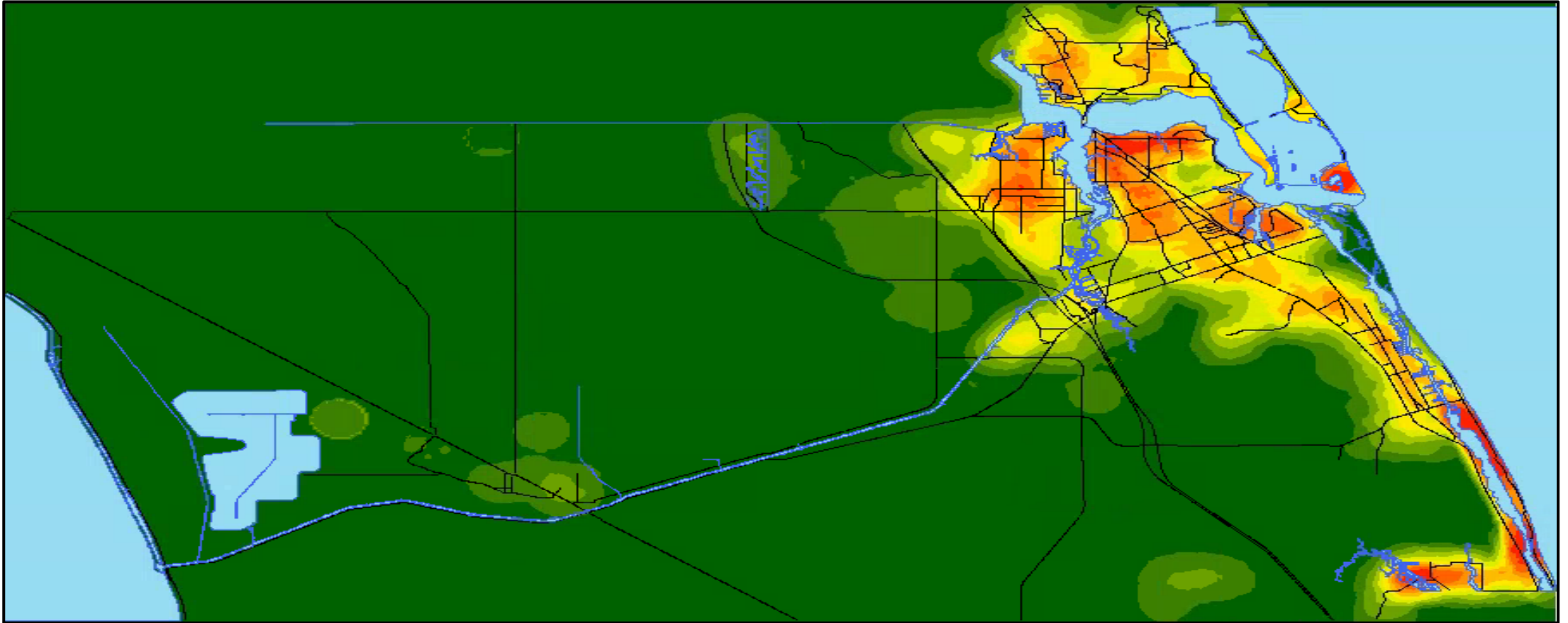
Charming buildings professionally designed with Florida Vernacular Classic Architecture surrounded by conservation areas, and green space for pets.

*Hobe Sound*  
COURTYARDS

Hobe Sound Courtyards

# MARTIN COUNTY PROPERTY APPRAISER

Martin County Value Distribution



# MARTIN COUNTY PROPERTY APPRAISER

## New Construction





- NEW WEBSITE FEATURES & ENHANCEMENTS.  
(LIVE DEMO)

