



Martin County Property Appraiser
Jenny Fields, CFA



FUN FACTS

95,530

Real Property
Parcels

3,573

Commercial &
Industrial Parcels
(3.7% of RP
parcels)

10,783

Tangible
Personal
Property
Business Accts

49,260

Single Family
Homes

14,744

Residential
Condominium
Units

41

Office
Professionals

\$36.25 Billion
Total Market Value

\$6.41 Billion
Total Market Value
Commercial &
Industrial
(Incl. TPP – 18% of total market)

FUN FACTS

4,374

Mobile
Homes
Owning Land

17,806

Sqft of A/C Space
Largest House

FUN FACTS



FUN FACTS

4,374

Mobile
Homes
Owning Land

17,806

Sqft of A/C Space
Largest House

\$55 Mil

Highest
Single Family
Home Sale
2021

FUN FACTS



FUN FACTS

4,374

Mobile
Homes
Owning Land

17,806

Sqft of A/C Space
Largest House

\$55 Mil

Highest
Single Family
Home Sale
2021

361

Restaurants

36

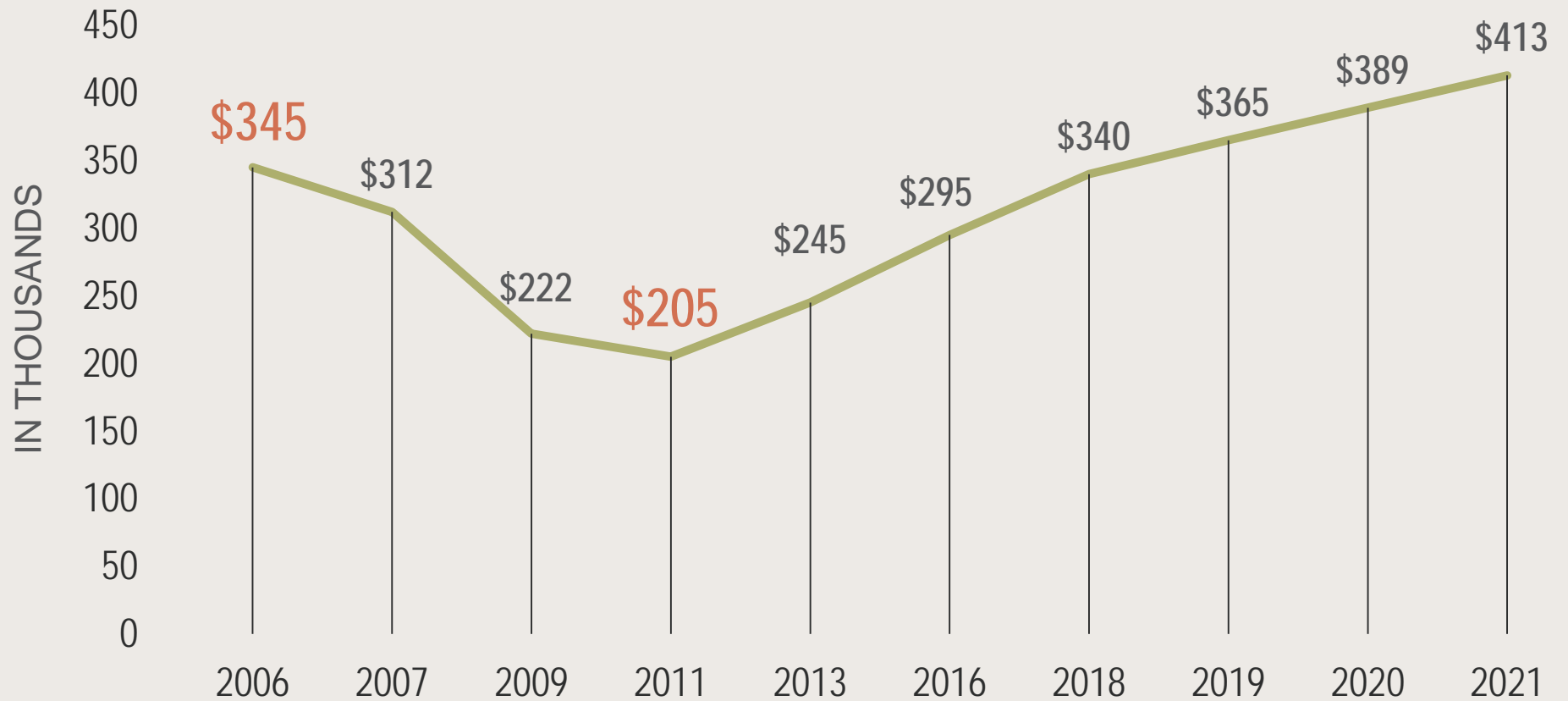
Golf Courses

185

Parks &
Conservation Areas

MEDIAN SALE PRICE

SINGLE FAMILY HOMES (ARMS LENGTH)

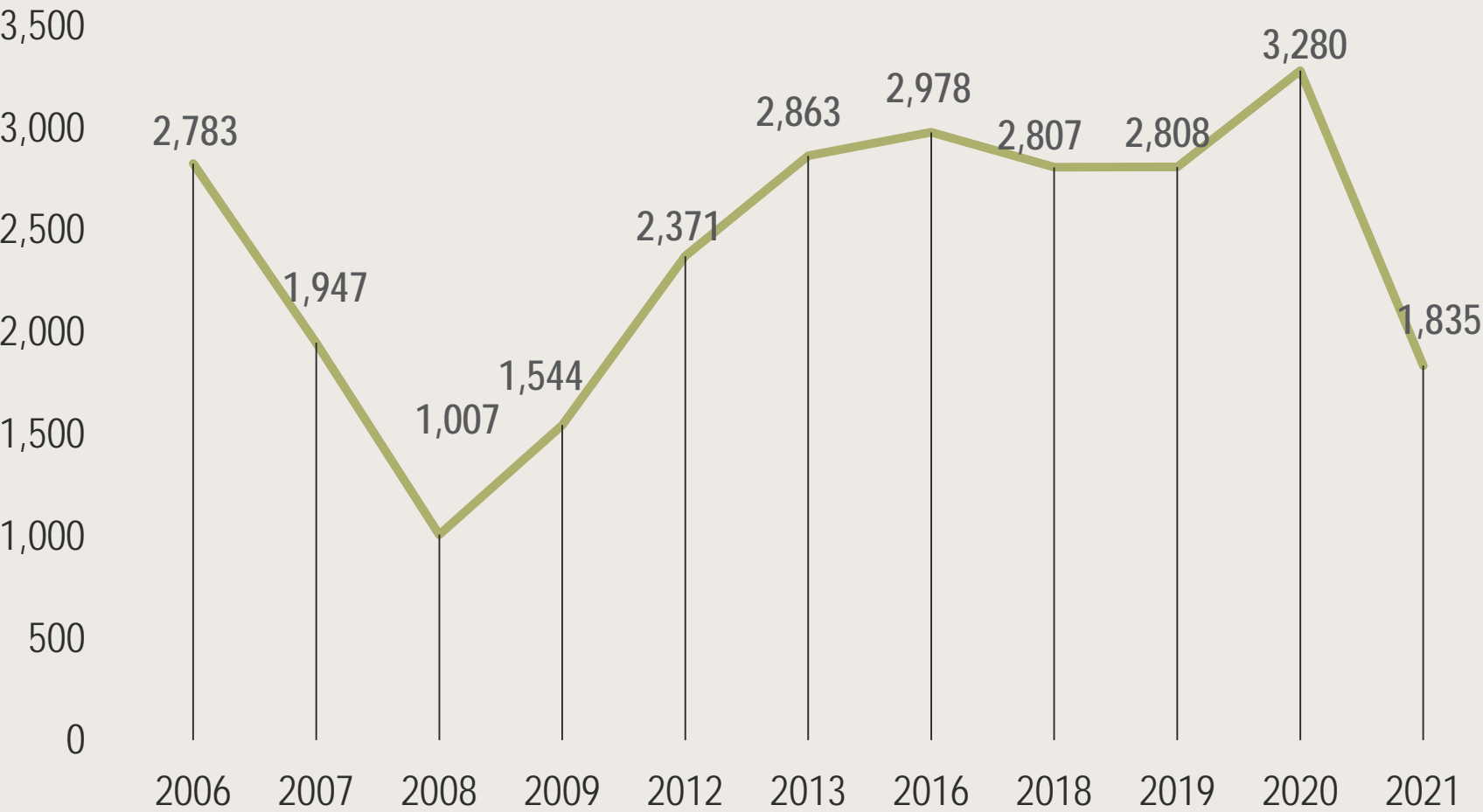


2021.....\$413,000(Thru June)
2020.....\$388,900
2019.....\$365,000
2018.....\$340,000
2016.....\$295,000
2013.....\$245,000
2011.....\$205,000 (Low)
2009.....\$222,500
2007.....\$312,000
2006....\$345,000 (Peak)

NUMBER OF SALES

SINGLE FAMILY - ARMS LENGTH

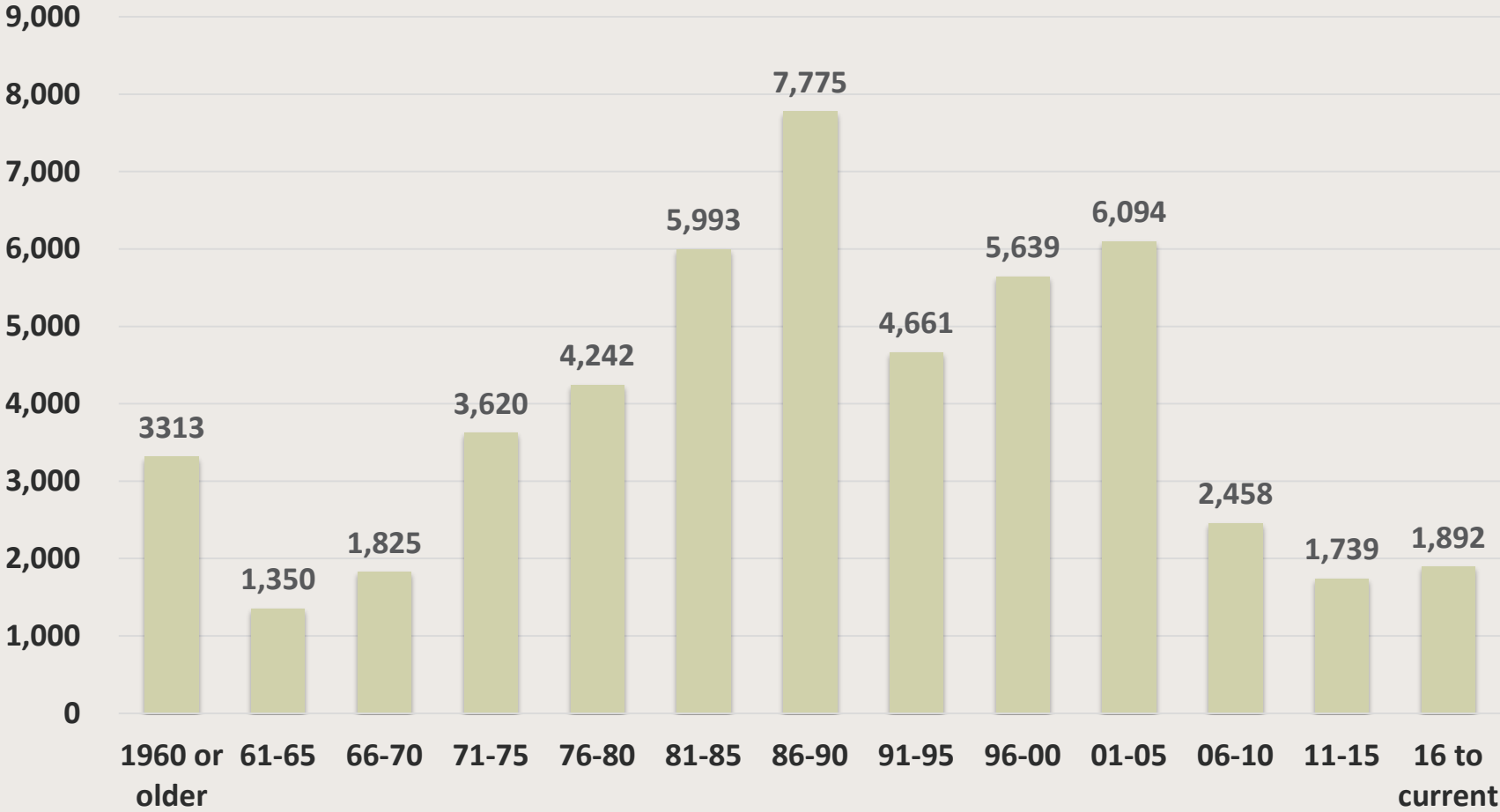
2021.....	1,835(Thru June)
2020.....	3,280
2019.....	2,808
2018.....	2,807
2016.....	2,978
2013.....	2,863
2012.....	2,371
2009.....	1,544
2008.....	1,007
2007.....	1,947
2006.....	2,783



HISTORY OF SINGLE-FAMILY NEW CONSTRUCTION

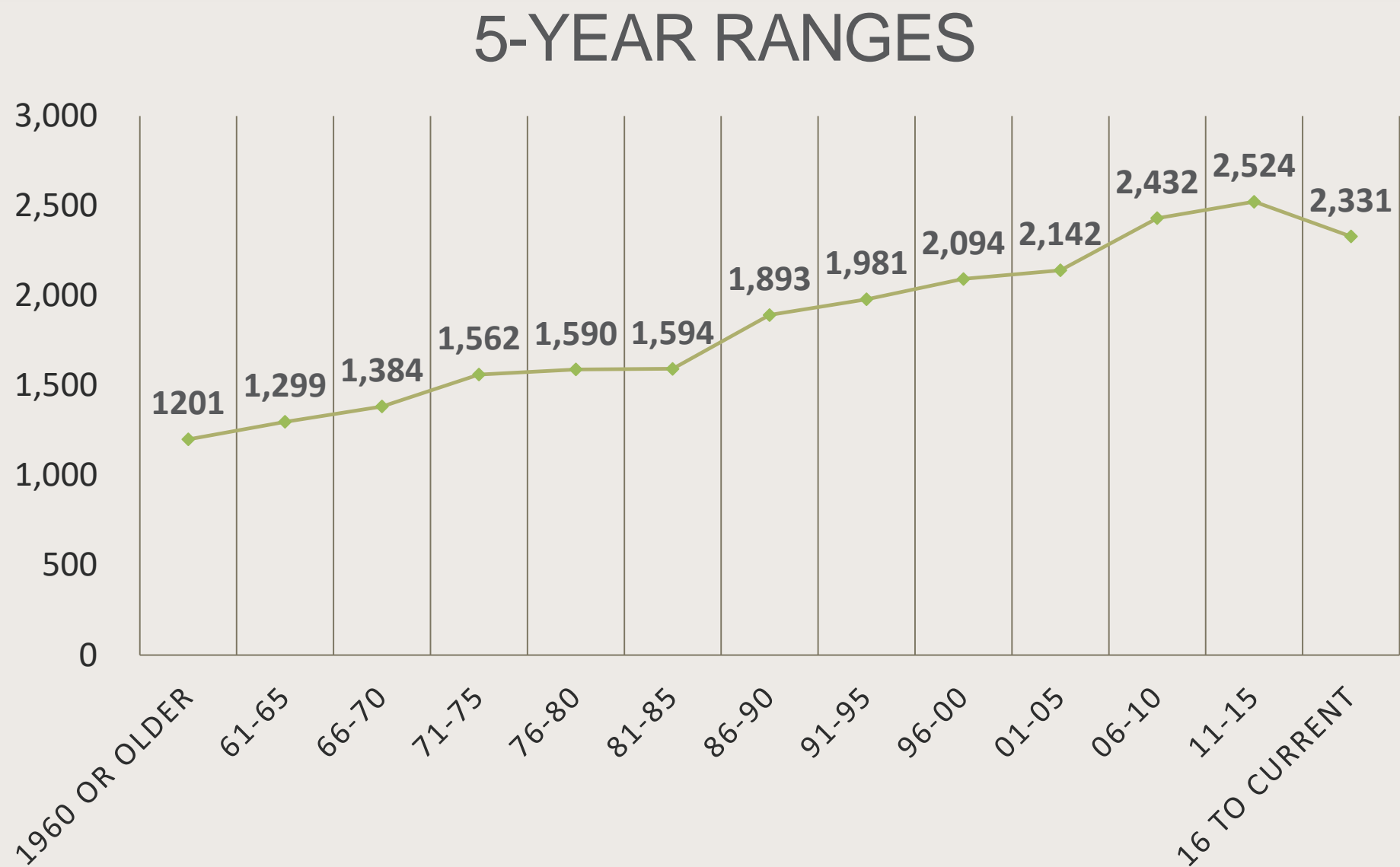
16 to current.....	1,892
11 to 15.....	1,739
06 to 10.....	2,458
01 to 05.....	6,094
96 to 00.....	5,639
91 to 95.....	4,661
86 to 90.....	7,775
81 to 85.....	5,993
76 to 80.....	4,242
71 to 75.....	3,620
66 to 70.....	1,825
61 to 65.....	1,350
1960/older.....	3,313

5-YEAR RANGES

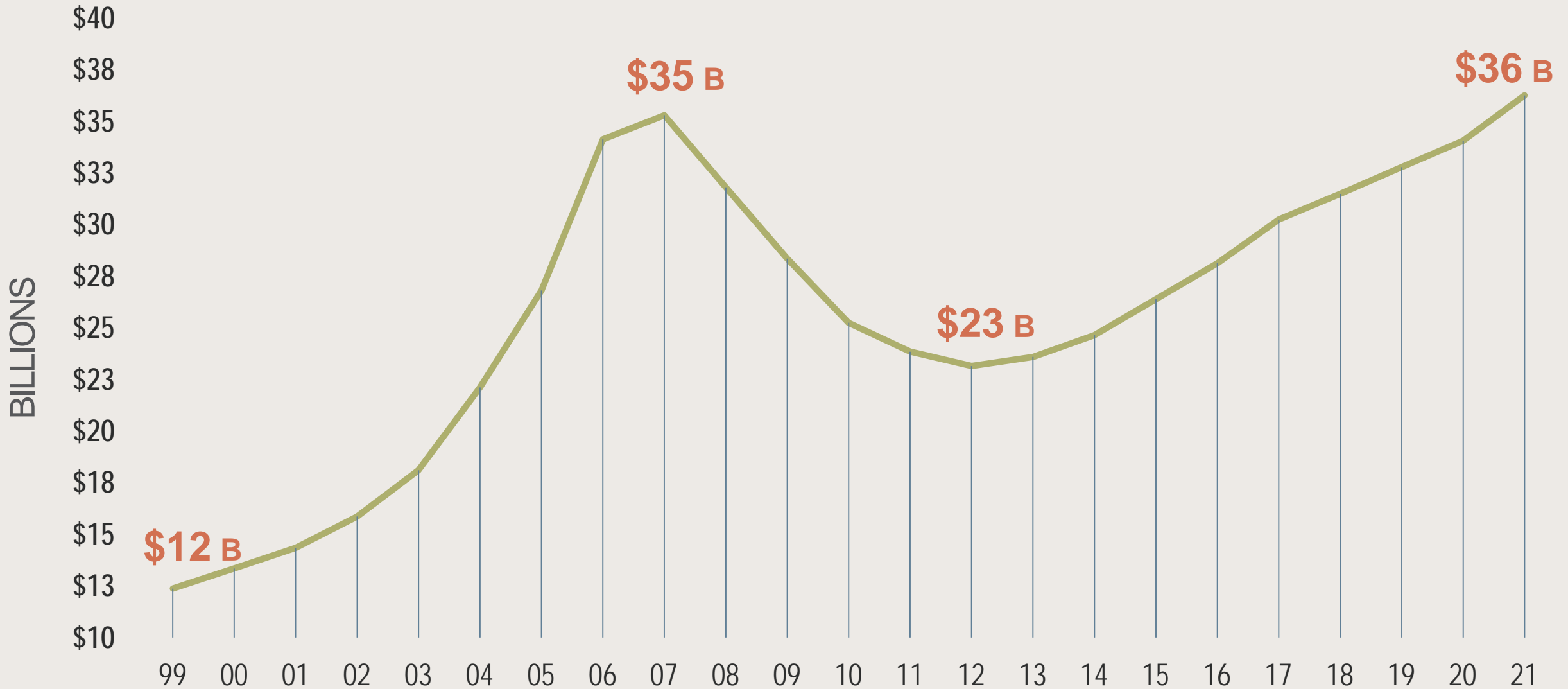


HISTORY OF SINGLE-FAMILY MEDIAN SIZE

16 to current.....	2,331
11 to 15.....	2,524
06 to 10.....	2,432
01 to 05.....	2,142
96 to 00.....	2,094
91 to 95.....	1,981
86 to 90.....	1,893
81 to 85.....	1,594
76 to 80.....	1,590
71 to 75.....	1,562
66 to 70.....	1,384
61 to 65.....	1,299
1960/older.....	1,201

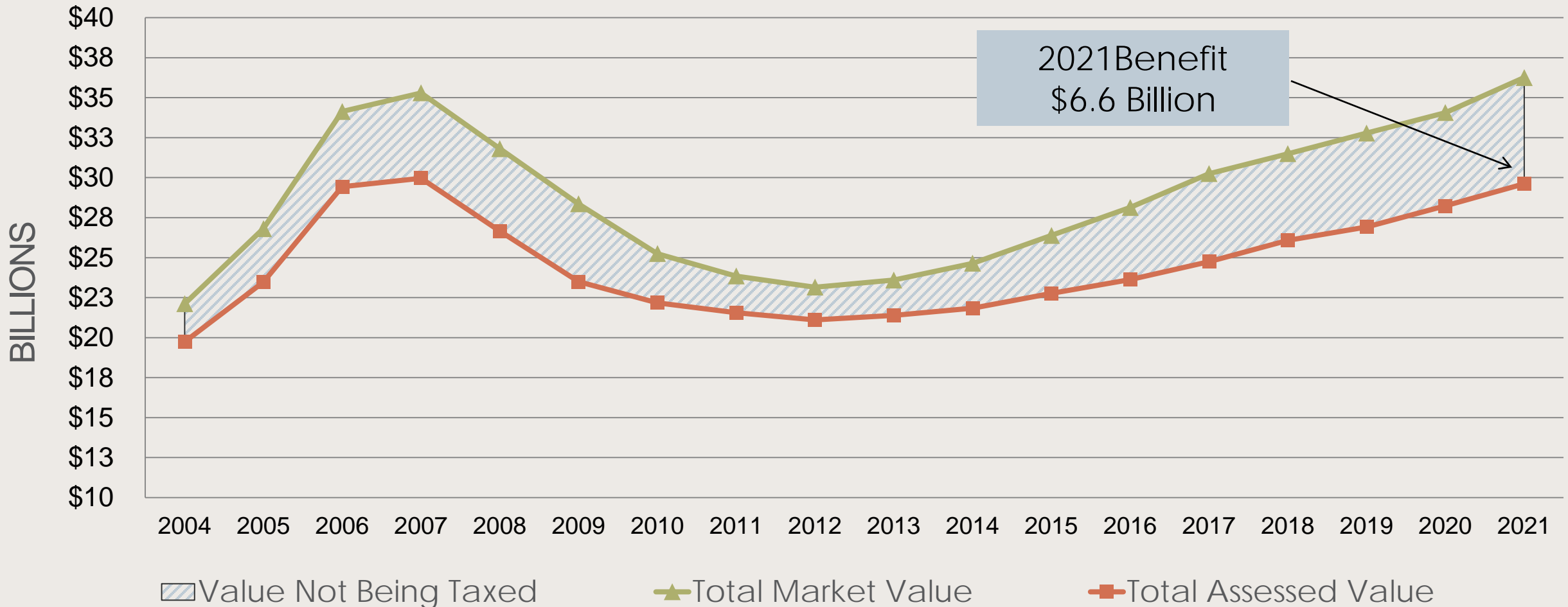


HISTORY OF MARKET VALUES



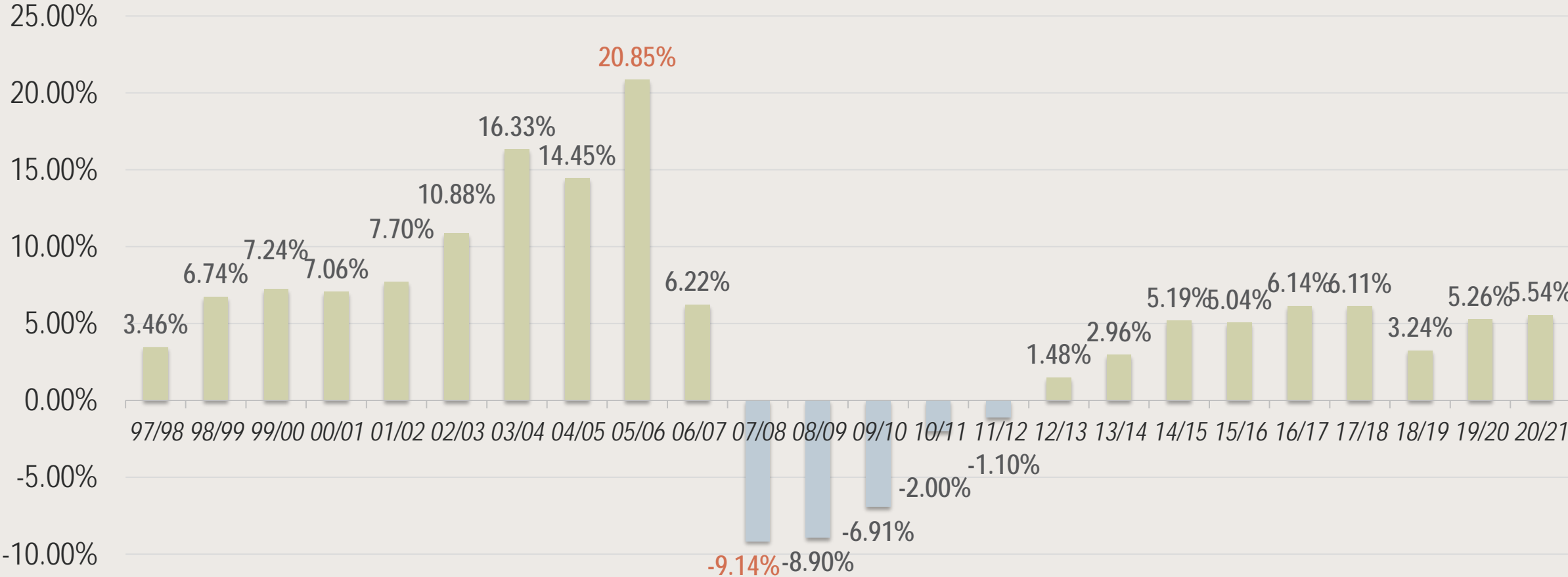
MARKET VALUE VS. ASSESSED VALUE

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



NEW CONSTRUCTION ON 2021 TAX ROLL

YEAR BUILT 2020	
PAO/DOR Property Category	Count of Parcels
Single Family	393
Warehouse Condo	28
Mobile/Modular/Manufactured Home	14
Misc Residential Imp	4
Cooperative	3
Hotels/Motels	2
Golf Course/Driving Range	2
Duplex	2
Res Mobile Home Condo	1
Homes for the aged	1
STORES 1 STORY	1
Private Schools/Colleges	1
Mixed use/store/office	1
Prof serv/Medical offices	1
Financial institution	1
Misc	13
Grand Total	468

NEW CONSTRUCTION ON 2021 TAX ROLL

ACTIVE SINGLE-FAMILY SUBDIVISIONS

SINGLE FAMILY YEAR BUILT 2020

Residential Subdivision	Count of Homes Completed in 2020	Builder	Average Total Finished Area	Average Total Market Value	Average Sale Prices
Banyan Bay	51	Ryan Homes	2,543	468,351	551,002
Berry Grove	34	D.R. Horton	1,850	350,203	412,003
Seaside	29	Meritage Homes	1,593	236,971	278,789
Prado, Old Plantation PUD	22	Lennar	4,835	1,159,795	1,364,464
Canopy Cove	20	D.R. Horton	1,707	322,812	379,779
Seawalk	19	D.R. Horton	1,757	311,891	366,931
Jensen Village	17	D.R. Horton	1,927	354,988	417,633
Langford Landing	10	Meritage Homes	3,504	718,896	845,760
Overall Average			2,464	490,488	577,045

NEW
HOMEOWNER
ANNUAL
TIMELINE



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 quick links. The 'Property Tax Estimator' link is circled in red. Below the quick links, there is 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

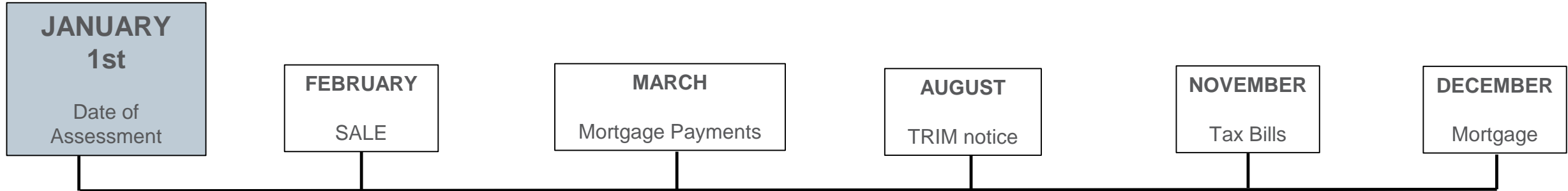
- File Online for Homestead Exemption
- 2021 Real Property TRIM Notices
- 2021 Tangible Personal Property TRIM Notices
- Property Tax Estimator**
- Change your Mailing Address
- Data Downloads

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.

DATE OF ASSESSMENT

YEAR 2021



JANUARY 1ST

The 2021 taxes will be based on property status as of January 1st.
Status means:

Substantially Complete
New Construction

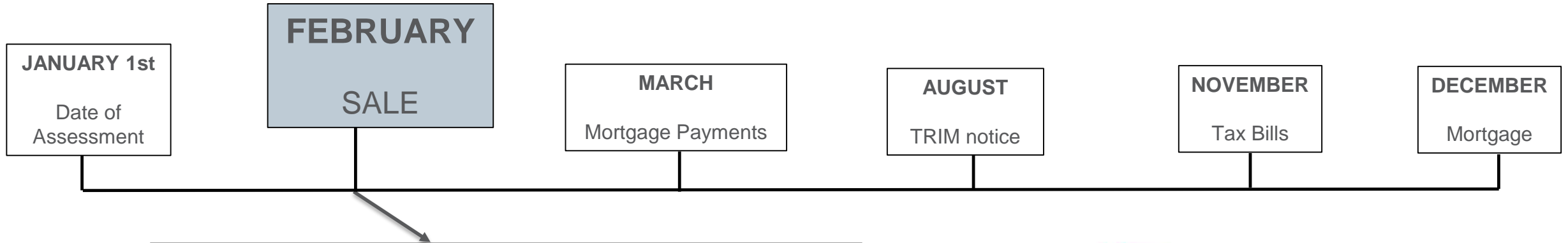
2020 Market Sale Data

Property Condition

Homestead Exemption
Qualifications

DATE OF SALE

YEAR 2021



FEBRUARY

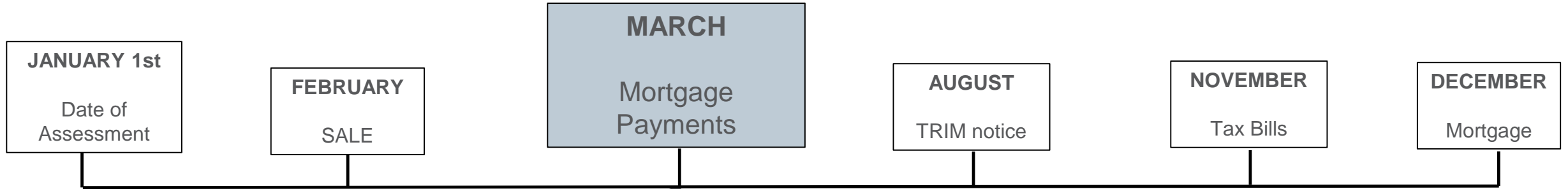
SALE

Existing owner sells their home to new buyer. Seller pays prorated 2021 taxes at closing



MORTGAGE PAYMENT

YEAR 2021



MARCH

New owner begins
mortgage payments



Payments are based off
the 2020 tax bill

Which reflect the seller's
exemptions & value
limitations.

Buyer typically pre-files for
their homestead
exemption

YEAR 2021

Date of Assessment

SALE

Mortgage Payments

TRIM notice

Tax Bills

Mortgage

New owner may assume exemptions are their own

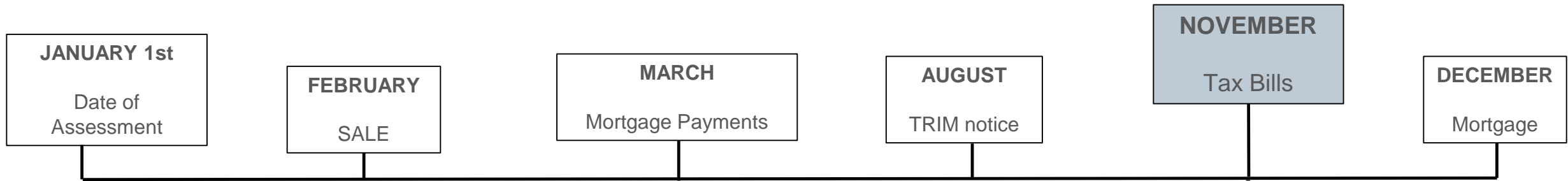
AUGUST

The Notice of Proposed
Property Taxes (TRIM)
is mailed to the new
owner.

[illegible]

TAX BILL

YEAR 2021



Tax bill shows seller's
exemptions & value
limitations

New owner responsible
for 2021 taxes

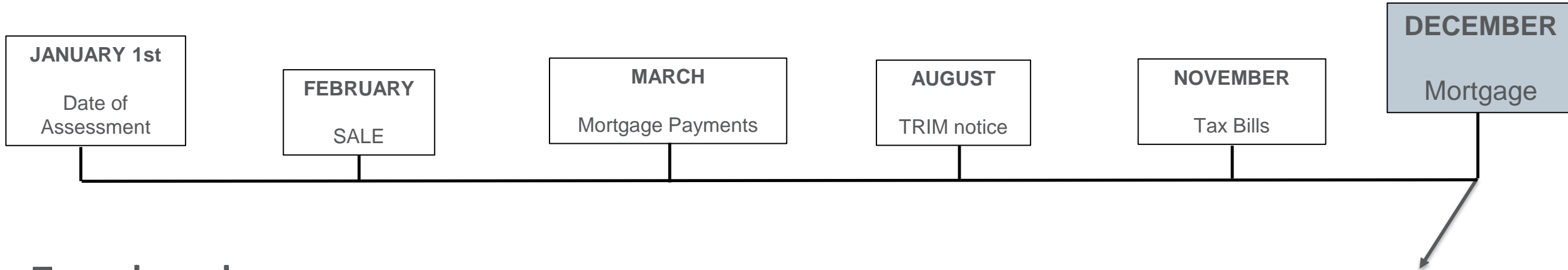


NOVEMBER

Tax Bills are mailed to
the new owner &
mortgage company.

ESCROW ADJUSTMENTS

YEAR 2021



Taxes based on
seller's exemptions &
value limitations

Therefore minimal
mortgage payment
changes if any



DECEMBER

Mortgage company
begins escrow review
of 2021 tax bill

DATE OF ASSESSMENT

YEAR 2022

**JANUARY
1st**

Date of
Assessment

MARCH 1st

File for Homestead

AUGUST

TRIM notice

NOVEMBER

Tax Bills

DECEMBER

Mortgage

JANUARY 1st

The 2022 taxes will be
based on property status
as of January 1st.
Status means:

**Substantially Complete
New Construction**

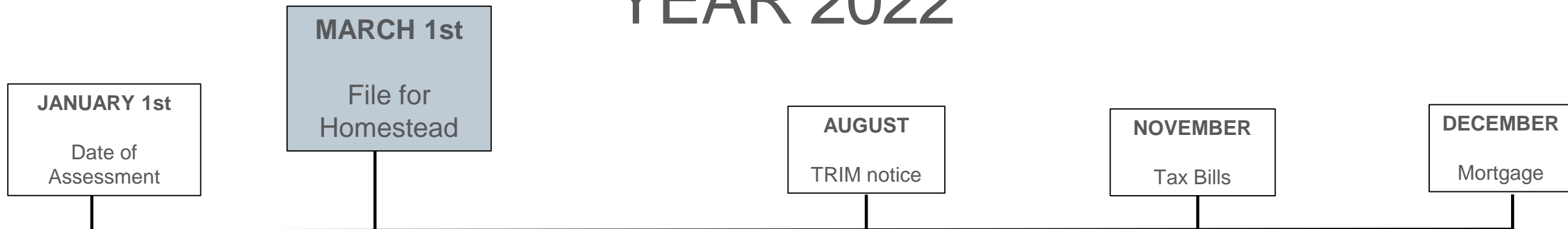
2021 Market Sale Data

Property Condition

**Homestead Exemption
Qualifications**

DEADLINE FOR HOMESTEAD

YEAR 2022



MARCH 1st

Deadline for new owner
to file for their
homestead exemption



ORIGINAL APPLICATION FOR HOMESTEAD AND RELATED TAX EXEMPTIONS

DR-501
R. 01/21
Rule 12D-16.002, F.A.C.
Page 1 of 4
Provisional

Permanent Florida residency required on January 1.
Application due to property appraiser by March 1.

County	Martin	Tax Year		Parcel ID	
I am applying for homestead exemption, \$25,000 to \$50,000				<input type="checkbox"/> New	<input type="checkbox"/> Change
Do you claim residency in another county or state?				Applicant? <input type="checkbox"/> Yes <input type="checkbox"/> No	Co-applicant? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Applicant		Co-applicant/Spouse		
Name					
*Social Security #					
Immigration #					
Date of birth					
% of ownership					
Date of permanent residency					
Marital status	<input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed				
Homestead address				Mailing address, if different	

TRIM NOTICE

YEAR 2022



This is the FIRST glimpse of new owner's info like:

- Approved Exemptions & Portability
- Proposed Taxes
- Market values derived from the 2021 sales

view: NOTICE OF PROPOSED PROPERTY TAXES
MARTIN COUNTY TAXING AUTHORITIES
3475 SE WILLOWHAY BLVD., SUITE 101
STUART, FL 34954
(772) 288-5000

Account # 123456
Owner: JACK & JANE SMITH

1 JACK & JANE SMITH
123 SW 5th Ave
STUART, FL 34907

**DO NOT PAY
THIS IS NOT A BILL**

2021 REAL PROPERTY
Parcel # 01-02-03-004-000-05678-9
Status 123 SW 5th Ave Drive
Legal Description
Sample Drive Homestead, 0.50 AC +/- BE LOT 123, BLK 4

3

SAMPLE

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR YEAR				2021			
	ASSESSED VALUE	EXEMPTIONS	NET VALUE	TAXES	ASSESSED VALUE	EXEMPTIONS	NET VALUE	
Martin County	370,000	18,277.3	3,500.25	275,800	370,000	18,277.3	3,500.25	
County of Volusia	370,000	0.000	0.00	275,800	370,000	0.000	275,800	
Sevier County	370,000	0.000	0.00	275,800	370,000	0.000	275,800	
By Local Board	305,000	2,480.0	908.67	420,880	305,000	2,480.0	420,880	
By State Board	305,000	2,480.0	908.67	420,880	305,000	2,480.0	420,880	
Orlando City Council	370,000	0.000	0.00	275,800	370,000	0.000	275,800	
South Florida Water Reg. (Dist. 1)	370,000	0.000	0.00	275,800	370,000	0.000	275,800	
County Tax	370,000	0.000	0.00	275,800	370,000	0.000	275,800	
Local Board	370,000	0.000	0.00	275,800	370,000	0.000	275,800	
Florida Water Management	370,000	0.000	0.00	275,800	370,000	0.000	275,800	
TOTAL AD VALOREM PROPERTY TAXES			6,146.98				6,146.98	

PROPERTY APPRAISER VALUE INFORMATION			
PROPERTY VALUE	ASSESSED VALUE	MARKET VALUE	MARKET VALUE
PRIOR YEAR	500,000	420,000	420,000
CURRENT YEAR	500,000	420,000	420,000

PROPERTY APPRAISER VALUE INFORMATION			
PROPERTY VALUE	ASSESSED VALUE	MARKET VALUE	MARKET VALUE
PRIOR YEAR	500,000	420,000	420,000
CURRENT YEAR	500,000	420,000	420,000

4

5

6

7

8

9

3

3475 SE WILLOWHAY BLVD., SUITE 101
STUART, FL 34954
Customer Service (772) 288-5000

If the Property Appraiser's Office is unable to resolve the matter or if the market value is in question, an appeal may be filed with the Value Adjustment Board. Petition forms are available online at www.floridaproperty.com.

Petitions must be filed on or before: **September 30, 2021**

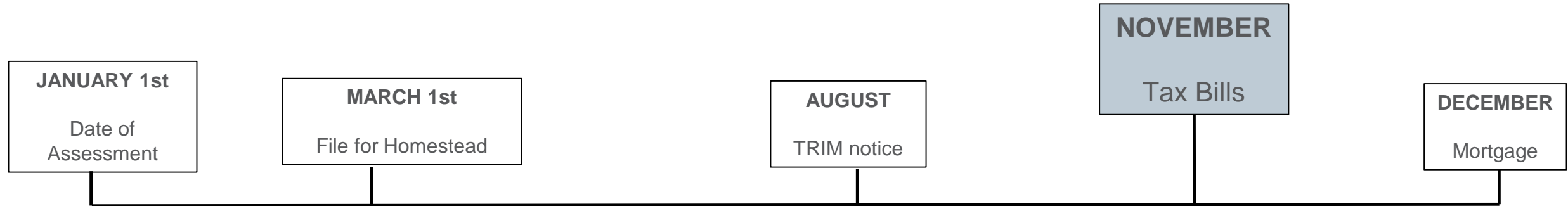
MAFPA 12/15/20-70136

AUGUST

The Notice of Proposed Property Taxes (TRIM) is mailed to the new owner

TAX BILL

YEAR 2022



Tax Bill NOW reflects
new owner's values,
exemptions & portability

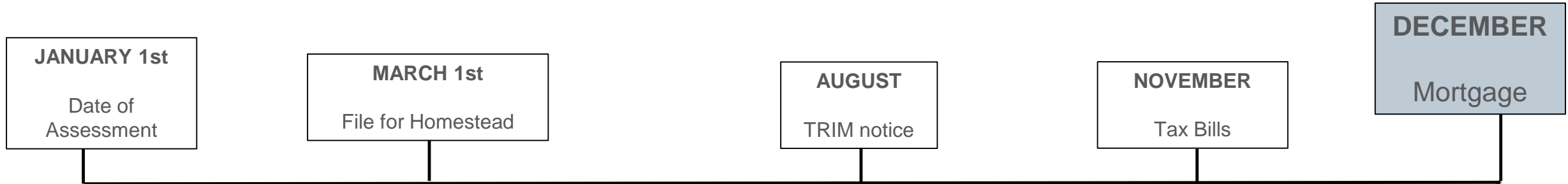


NOVEMBER

The 2022 Tax Bill is
mailed to the new owner
& mortgage company.

ESCROW ADJUSTMENTS

YEAR 2022



Mortgage company may now increase the monthly payments to make up for:

- The time since the sale (March 2021-Dec 2022) that they were not getting enough in escrow to cover the 2022 tax bill.
- Enough to cover the subsequent year (Jan 2023 – Nov 2023) to cover the 2023 tax bill

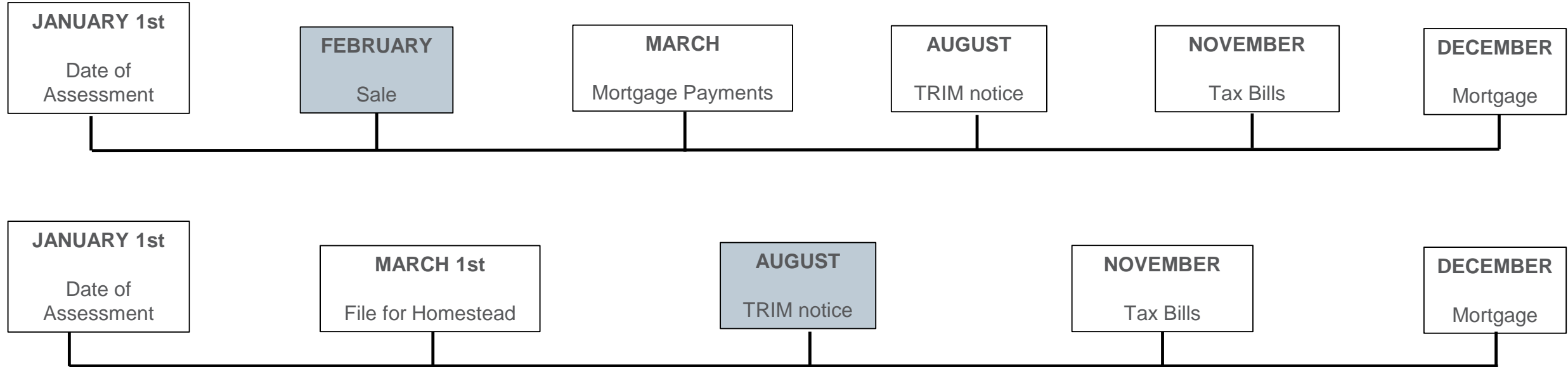


DECEMBER

Mortgage company begins escrow review of 2022 tax bill

BE PREPARED **PLAN AHEAD**

YEARS 2021 - 2022



It may be a year & a half before a new buyer sees what their taxes will be.

Using the property tax estimator helps prepare you for upcoming mortgage & tax payments.

Communicate this with your mortgage company

COMMUNITY OUTREACH PROGRAM

SOCIAL MEDIA



PRESENTATIONS & PUBLICATIONS

ADVERTISING & DIRECT MARKETING

COMMUNITY SERVICE

EVERYTHING IN BETWEEN

*"We are committed to getting you
the information you need"*



Mission:

The Martin County Property Appraiser is your local government agency responsible for locating, identifying, and valuing real and tangible personal property located in our County. We establish fair and equitable market values, maintain ownership records, and administer exemptions for property tax revenue. Our goal is to accomplish this in a manner that assures public confidence in our accuracy, productivity and fairness.

Vision:

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.

Our Guiding Principles:

MARTIN

MAKE

our
customers
feel like
family.

ALWAYS

give our
customers
the time
they need.

RESPECT

our
customers
through
kindness
and
understanding.

TEAMWORK

through
cooperation,
not
competition.

INNOVATIVE

and
continually
seeking
efficiency.

NEVER-ENDING

commitment
to
process
improvement.