

COMPOSITE
ANNEXATION
REPORT FOR
PINELLAS COUNTY
FY 2000/01 TO 2009/10
(OCTOBER 1, 2000 THROUGH SEPTEMBER 30, 2010)

Prepared by the Pinellas Planning Council



COMPOSITE ANNEXATION
REPORT FOR PINELLAS COUNTY
FISCAL YEARS
2000/01 TO 2009/10

Pinellas Planning Council

Councilmember John Doran, Chairman
Mayor Jim Ronecker, Vice-Chairman
Commissioner Jerry Knight, Secretary
Commissioner John Morroni, Treasurer
Mayor David O. Archie
Vice-Mayor Nina Bandoni
Vice-Mayor Sandra L. Bradbury
Commissioner David Carson
Mayor Patricia Gerard
Councilmember Samuel Henderson
Councilmember Jim Kennedy
School Board Member Linda Lerner

Countywide Planning Authority

Commissioner Susan Latvala, Chairman
Commissioner John Morroni, Vice-Chairman
Commissioner Nancy Bostock
Commissioner Neil Brickfield
Commissioner Norm Roche
Commissioner Karen Seel
Commissioner Kenneth T. Welch

**Prepared by the Pinellas Planning Council
May 18, 2011**

TABLE OF CONTENTS

I. Executive Summary	1
II. Introduction	4
III. Annexation Process and Laws	5
A. Voluntary Annexation.....	5
B. Referendum Annexation	5
IV. Council Annexation Review	7
A. Voluntary Annexation.....	7
B. Referendum Annexation	8
V. Countywide Plan Map Designations	9
A. Voluntary Annexation.....	9
B. Referendum Annexation	10
VI. Ad Valorem Taxable Value of Approved Annexations	12
A. Voluntary Annexations	12
B. Referendum Annexations.....	14
C. Summary of All Annexations	16
D. Taxable Value Comparison.....	19
Appendix	
A. Voluntary Annexations – by City and Fiscal Year	A-1 through A-10
B. Referendum Annexations – by City and Fiscal Year.....	A-11 through A-18
C. Summary of All Annexations – by City and Fiscal Year	A-19 through A-23
D. Overall Comparison – by Fiscal Year.....	A-24 through A-30

LIST OF TABLES AND ACCOMPANYING CHARTS

Tables

Table 1: Voluntary Annexations Reviewed.....	8
Table 2: Approved Voluntary Annexed Area by Major Countywide Plan Map Classification	9
Table 3: Approved Referendum Annexed Area by Major Countywide Plan Map Classification.....	10
Table 4: Summary of Approved Voluntary Annexations	13
Table 5: Initiated and Finalized Referendum Annexations	14
Table 6: Summary of Approved Referendum Annexations	15
Table 7: Summary of All Voluntary and Referendum Annexations	17
Table 8: Comparison of Per Capita Taxable Value (PCTV)	20
Table 9: Comparison of Per Acre Taxable Value (PATV).....	22

Charts

Chart 1: Approved Voluntary Annexed Area by Major Countywide Plan Map Classification.....	10
Chart 2: Approved Referendum Annexed Area by Major Countywide Plan Map Classification.....	11
Chart 3: Total Taxable Value (Real Property) Annexed	18
Chart 4: Total Population Annexed	18
Chart 5: Total Acres Annexed	19
Chart 6: Comparison of Per Capita Taxable Value.....	20
Chart 7: Comparison of Per Capita Taxable Value and Annexed Value.....	21
Chart 8: Comparison of Per Acre Taxable Value	22
Chart 9: Comparison of Per Acre Taxable Value and Annexed Value	23

I. EXECUTIVE SUMMARY

A. Background

This report provides a cumulative update of the results of annexations in Pinellas County from Fiscal Year 2000/01 through FY 2009/10. Data compiled and used for the report consists of annexations submitted to the Council and includes the number of annexations and acreage by Countywide Future Land Use Plan Map category. Other data reflects approved annexations (both voluntary and referendum) and includes population, acreage, and ad valorem real property taxable value by fiscal year.

Pinellas County Ordinance No. 00-63 which implemented a charter amendment approved by county voters in November 2000 provided for an exclusive method of voluntary municipal annexation from that time to October 2007, when a Second District Court of Appeals decision invalidated the ordinance.¹ The Court of Appeals decision essentially concluded that while a charter county may establish an exclusive method of voluntary annexation pursuant to Subsection 171.044(4), Florida Statutes, such provision must be contained in the charter itself, as distinct from an enabling provision that is implemented by ordinance. Although the ordinance has been invalidated, all voluntary annexations processed subsequent to October 2007 continue to be submitted to the Council for tracking and filing.

While Ordinance 00-63 was in effect, a joint Pinellas Planning Council (PPC)/Countywide Planning Authority (CPA) subcommittee was constituted in 2005 to review and recommend any amendments of the planning areas identified in the ordinance map, but it was discontinued in September 2006, pending the outcome of the litigation. Following the ruling by the Court of Appeals, the PPC and CPA authorized the reconstitution of the joint subcommittee. The purpose of the reconstituted subcommittee was to explore whether, and how, to construct a process to effectively deal with annexation and its related considerations in Pinellas County. In 2008, the subcommittee recommended utilization of the Interlocal Service Boundary Agreement Act process set forth in Chapter 171 Part II, F.S., whereby pursuant to the parties that choose to participate can work toward an Interlocal agreement(s) to address annexation and related service issues. This agreement process was initiated in July 2008. A workgroup of county, city, and fire district representatives attempted to reach agreement on the essential features of an interlocal agreement using this process, but reached a unanimous decision at its December 8, 2009, meeting that negotiations be concluded.

Another annexation related matter involved a Settlement Agreement reached between Pinellas County and its municipalities following the 2006 Charter review process and corresponding November, 2006 referendum. That Agreement, among other provisions,

¹ Note: Ordinance No. 00-63 was invalidated by the 2nd District Court of Appeals effective October 2007, *Cities of Largo and Seminole v. Pinellas County*

identified four requirements, in addition to State Law, governing annexation by referendum.

B. Findings

For the past ten years annexation has occurred at a countywide average annual pace of some 765 acres for a total of 8,392 acres including rights-of-way. About 43 percent (3,253 acres) were annexed voluntarily and 57 percent (4,395 acres) through referendum. The acreage annexed over the ten-year period from Fiscal Year 2000/01 to 2009/10 represents about 11.5 percent of the unincorporated area in Pinellas County.

A significant portion of the annexations in Pinellas County, whether voluntary or by referendum, have been characterized by annexation of residential property. Of the total 3,253 acres that were voluntarily annexed, 1,763, or 54 percent, had a residential Countywide Future Land Use Map classification. Likewise, of the total 2,011 acres annexed through referendum (not including the 2,384-acre Weedon Island Preserve St. Petersburg annexation, which was mostly preservation land), 866 acres, or 43 percent, had a residential Countywide Future Land Use Map classification.

The real property taxable value of land annexed between Fiscal Year 2000/01 and FY 2009/10 was some \$1.2 billion dollars. The total ad valorem tax revenue lost to the Municipal Services Taxing Unit (MSTU) over the ten-year period was \$2.4 million – an average of \$242,000 per year – which is about evenly attributable to voluntary and referendum annexations.

One common misconception is that the real property taxable value of the entire MSTU has decreased as a result of annexation. The correct assessment is illustrated in Appendix Section D. Tables 4a through 4j where the MSTU's total ad valorem taxable value increased from approximately \$11.1 billion in FY 2000/01 to \$14.9 billion in FY 2009/10, even with the voluntary and referendum annexations that occurred during this same period.

In order to provide a framework for understanding and comparing the significance and relationship of both forms of annexation to incorporated, countywide, and MSTU values, they are summarized and then per capita taxable value (PCTV), and per acre taxable value (PATV) are computed. PCTV is a good tool to use for examining the affects of residential property annexation, while PATV calculations are not biased by whether resident population is included in the area annexed or not (See Chapter VI.).

From a review of the past ten fiscal years, PPC staff have identified trends and made several observations:

- On average, \$242,000 per year of ad valorem tax revenue was lost from the MSTU due to annexation.

- The majority of property annexed had a residential land use classification, 49% of total voluntary and referendum annexations.
- The make-up of an annexed area relative to the type of use, population affected, and corresponding taxable value can cause a wide fluctuation in the basis for comparison (i.e., PCTV and PATV) from year to year.
- Apart from annexation, the PCTV and PATV for each of the countywide, incorporated, and MSTU areas have all increased over the ten-year period.
- Annexation activity has been declining. Voluntary annexation petitions submitted for review have declined on average by 12 percent per year. Furthermore, only one referendum annexation has been initiated and approved by voters in the past seven years.
- In order to draw meaningful conclusions as to the significance and implications of the data, it is appropriate to examine annexation in a broader context of service functions and delivery, as well as end-state objectives with respect to the roles of municipal and county governance.

Finally, this report provides raw data and data comparisons. It does not identify all of the considerations that would allow the data to be used to better interpret long-term implications of, or to manage, the annexation process. For example, the report deals primarily with real property taxable value added or lost, in relationship to the number of people or acres affected. It does not, however, begin to address how those changes relate to the marginal benefit or cost to the annexing municipality of removing land from the unincorporated county.

II. INTRODUCTION

This report examines voluntary and referendum annexation activity in Pinellas County from the past ten fiscal years and provides a cumulative update of the results. The Pinellas Planning Council has compiled and analyzed the data that are relevant to the discussion on the cumulative impact of annexation in Pinellas County, both in terms of Council review function and their effectuation by fiscal year.

Several further steps were undertaken to compile this report. First, in order to ascertain the impact of voluntary annexations on taxable value, the data for them were collected for fiscal years 2000/01 through 2009/10. It should be noted that the data include a few annexations that were completed during Fiscal Year 1999/00 and before adoption of Ordinance No. 00-63, effective November 2000. However, these annexations were submitted after the deadline set by the Property Appraiser's Office for Fiscal Year 1999/00 and therefore were recorded on the Fiscal Year 2000/01 tax rolls.

Second, referendum annexation data were tabulated by one of the ten fiscal years and are significant in terms of acreage, population, and taxable values. However, referendum annexations subsequent to July 2003 were reviewed by the Council as requested by the Board of County Commissioners under Pinellas County Resolution 03-128. All referendum annexations conducted in the ten fiscal years are reflected in this report.

Third, in order to provide a framework for understanding and comparing the significance and relationship of both forms of annexation, they were summarized and then a per capita taxable value (PCTV), and per acre taxable value (PATV) were computed. These measures of relative value are designed to provide a basis of comparison for the property annexed in relationship to existing countywide, municipal, and unincorporated Municipal Service Taxing Unit (MSTU) properties. While neither the PCTV nor PATV by themselves provide an absolute or complete basis for comparison, in combination they illustrate how property being annexed compares with these indices for each of the three identified areas (countywide, incorporated, and MSTU).

This combined data is then shown in relationship to countywide, incorporated, and MSTU taxable values and the effect on the ad valorem tax revenues of the MSTU is computed.

III. ANNEXATION PROCESS AND LAWS

Chapter 171, Florida Statutes, governs annexations in Florida, including both voluntary and referendum annexation (sometimes referred to as “involuntary” annexation).

A. Voluntary Annexation

Voluntary annexations that took place between November 2000 and October 2007 were governed by Pinellas County Ordinance No. 00-63.² Land within any of the thirteen planning areas³ in Pinellas County as delineated on the voluntary annexation planning area map created by Ordinance No. 00-63 was eligible for voluntary annexation into the circumscribed municipality. Moreover, land within the planning areas could be annexed by voluntary petition of individual property owners through application to the governing body of a municipality. The governing body could, in turn, consider each voluntary petition in an ordinance at a public hearing and annex the area described in the petition if it met the criteria in Pinellas County Ordinance No. 00-63. Subsequent to the invalidation of the ordinance in October 2007, the voluntary annexation process returned to being governed by Chapter 171, F.S.

B. Referendum Annexation

Annexation by referendum is normally used to annex larger areas with multiple parcels in a cohesive fashion and is based on a positive vote of the registered electors in those areas proposed for annexation. That is, the majority of the persons registered to vote and living in the area that choose to vote in a referendum will decide whether or not the entire area can be annexed. If the majority vote yes, then the annexation ordinance on which they voted becomes effective.

Two sections of the Florida Statutes contain prerequisites for referendum annexations. Section 171.0413(5)⁴ states that 30 percent or more of the land in an area proposed to be annexed by referendum must be owned by registered electors residing there. Conversely, not more than 70 percent of the land in an area proposed to be annexed by referendum can be owned by individuals, corporations, or legal entities that are not registered electors, unless the owners of more than 50 percent of the land in the area consent to being annexed prior to the referendum. This provision is commonly referred to as the “30/70 area requirement.” In order for an area to qualify for annexation by referendum under the 30/70 area requirement, registered electors must own and reside at properties which comprise at least 30 percent of the land area, exclusive of public rights-of-way.

² Note: Ordinance No. 00-63 was invalidated by the 2nd District Court of Appeals effective October 2007.

³ Note: All land within the Redington Shores Voluntary Annexation Planning Area has been annexed.

⁴ Section 171.0413(5): If more than 70 percent of the land in an area proposed to be annexed is owned by individuals, corporations, or legal entities which are not registered electors of such area, such area shall not be annexed unless the owners of more than 50 percent of the land in such area consent to such annexation. Such consent shall be obtained by the parties proposing the annexation prior to the referendum to be held on the annexation.

For an area that does not qualify for annexation by referendum using the 30/70 area requirement, there remains an additional method of annexation as outlined in Section 171.0413(6), Florida Statutes.⁵ This provision, commonly referred to as “non-referendum” or “non-voting referendum annexation,” requires the consent of owners of more than 50 percent of an area proposed for annexation. These consenting owners must also own at least 50 percent of the parcels in the area proposed for annexation. There must be no registered electors in the area proposed for annexation. This type of referendum annexation has been successfully used eighteen times out of thirty-one referendum annexations during the study period.

⁵ Section 171.0413(6): Notwithstanding subsections (1) and (2), if the area proposed to be annexed does not have any registered electors on the date the ordinance is finally adopted, a vote of electors of the area proposed to be annexed is not required. In addition to the requirements of subsection (5), the area may not be annexed unless the owners of more than 50 percent of the parcels of land in the area proposed to be annexed consent to the annexation. If the governing body does not choose to hold a referendum of the annexing municipality pursuant to subsection (2), then the property owner consents required pursuant to subsection (5) shall be obtained by the parties proposing the annexation prior to the final adoption of the ordinance, and the annexation ordinance shall be effective upon becoming a law or as otherwise provided in the ordinance.

IV. COUNCIL ANNEXATION REVIEW

A. Voluntary Annexation

Data for the majority of the annexation petitions included in this section are those that were received from local governments during the time Pinellas County Ordinance No. 00-63 was effective (November 2000 to October 2007.⁶) For voluntary annexations subsequent to the invalidation of the ordinance in October 2007, the Council continued to accept the petitions for receipt and filing only. The data has been grouped by fiscal year in order to provide a consistent format throughout the report.⁷ This section and the table below show those voluntary annexation petitions that were forwarded to the Pinellas Planning Council (PPC) for tracking. Not all of these annexations were finalized by the municipalities. This distinction is necessary to reflect the separate timeframes involved: this section is based on when an annexation request was received and processed, and the remainder of the report is based on when the Property Appraiser records an annexation for tax purposes by applicable fiscal year.

There were a total of 1,602 applications submitted to the Council by 12 municipalities in Pinellas County during the study period.

⁶ Some annexations were completed before adoption of Pinellas County Ordinance No. 00-63 and were not reviewed by Council staff, but appear on the tax rolls in subsequent fiscal years and are included in other sections of this report. They appear on these later tax rolls because they were not submitted to the Pinellas County Property Appraiser's Office prior to the submission deadline, such deadline being four months prior to the start of the 2000/2001 fiscal year.

⁷ It has also been removed from the sections on referendum annexation and summary sections in order to provide a more meaningful accounting of ad valorem taxable value in later sections of this report.

**Table 1. Voluntary Annexations Reviewed
(November 2000 to September 30, 2010)**

Fiscal Year	Proposed Annexations Reviewed	Proposed Annexations Compliant	Full Reviews Requested	Annexation Request Compliant	Annexation Request Non-Compliant	Annexation Request Withdrawn
2000/01	162	156	1	0	0	1
2001/02	215	207	3	0	2	1
2002/03	211	203	3	3	0	0
2003/04	210	195	3	3	0	0
2004/05	203	195	2	1	0	1
2005/06	189	187	0	0	0	0
2006/07	154	152	1	1	0	0
2007/08	98	-	-	-	-	-
2008/09	87	-	-	-	-	-
2009/10	73	-	-	-	-	-
TOTAL	1,602	1,295	13	8	2	3
AVERAGE PER YEAR	160	185	2	-	-	-

B. Referendum Annexation

Data for the annexations included in this section are those that were initiated and completed using the referendum annexation process prescribed by Chapter 171, Florida Statutes. The data are grouped by fiscal year in order to be consistent with the format used throughout this report.

There were a total of 38 referendum annexations initiated by municipalities in Pinellas County during the study period. Beginning on July 1, 2003, with the adoption of Pinellas County Resolution No. 03-128, 23 of these were forwarded to the PPC staff for an advisory review to determine compliance with the resolution. PPC staff determined that 19 of those were compliant applications, with one approved by voters, 14 approved without a vote (given that there were no voters in the area), and 8 defeated by voters.

Additional information regarding area, population, and ad valorem taxable values of acres annexed by referendum are included in Section V.

V. COUNTYWIDE PLAN MAP DESIGNATIONS

This section examines the major Countywide Future Land Use Plan Map classification on land that was annexed over the past ten years. This data is separated by voluntary and referendum annexations. By compiling the future land use of annexed property any trends in the type of property annexed can be determined.

A. Voluntary Annexation

Proposed voluntary annexation applications received by Pinellas Planning Council (PPC) staff amounted to 3,200 acres during the study period. The table and chart below show those proposed annexations that were received by PPC staff and where each fell within the major Countywide Future Land Use Plan Map classifications.⁸ The majority of the voluntary annexations reviewed, approximately 54%, consist of one of the residential land uses.

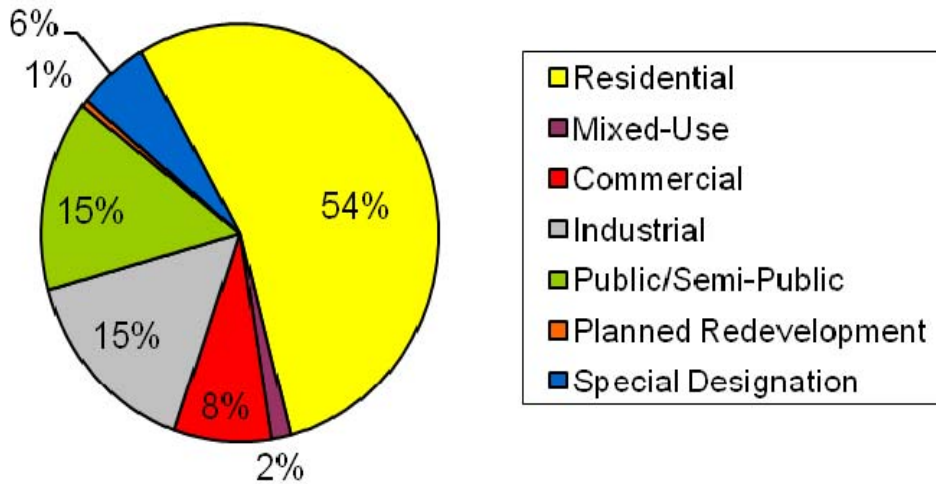
Table 2. Approved Voluntary Annexed Area by Major Countywide Plan Map Classification

Major Plan Classification	Acres Involved	Percent
Residential	1,763	54.2%
Mixed-Use	51	1.6%
Commercial	259	8.0%
Industrial	496	15.3%
Public/Semi-Public	479	14.7%
Planned Redevelopment	18	0.6%
Special Designation ⁹	163	5.7%
Total	3,252	100%

⁸ It should be noted that right-of-way was not included in either the table or chart, but totaled 210 acres for proposed voluntary annexations countywide.

⁹ Special Designation includes: Water/Drainage Features, Community Redevelopment Districts, and Central Business Districts

Chart 1. Approved Voluntary Annexed Area by Major Countywide Plan Map Classification



B. Referendum Annexation

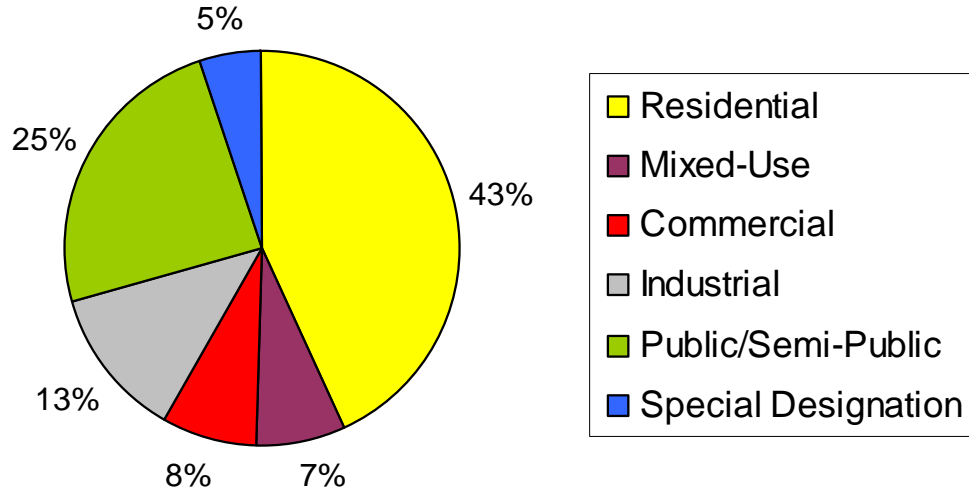
Referendum annexation during the study period amounted to 4,395 acres. The table and chart below show those annexations by the major Countywide Future Land Use Plan Map classifications, less the Weedon Preserve annexation of 2,384 acres, because that annexation consisted of mostly Preservation and Open/Space designated land.¹⁰ Of the referendum annexations reviewed, approximately 43%, consist of residential land use.

Table 3. Approved Referendum Annexed Area by Major Countywide Plan Map Classification

Major Plan Classification	Acres Annexed	Percent
Residential	866	43.1%
Mixed-Use	144	7.2%
Commercial	153	7.6%
Industrial	254	12.6%
Public/Semi-Public	492	24.5%
Special Designation	99	4.9%
Total	2,008	100%

¹⁰ It should be noted that right-of-way was not included in either the table or chart, but totaled 541 acres annexed countywide.

Chart 2. Approved Referendum Annexed Area by Major Countywide Plan Map Classification



VI. AD VALOREM TAXABLE VALUE OF APPROVED ANNEXATIONS

In order to ascertain the impact of voluntary and referendum annexations on the real property taxable value in Pinellas County, each annexation was verified with the Property Appraiser's Office as to its tax district and tax year. Furthermore, in order to provide a framework for understanding and comparing the significance and relationship of annexation, it was summarized and then a per capita taxable value (PCTV) and per acre taxable value (PATV) were computed. These measures of relative value are designed to provide a basis of comparison for the property annexed in relationship to existing countywide, municipal, and unincorporated Municipal Service Taxing Unit (MSTU) properties. This information is tabulated below for both types of annexation, a summary of the two, and then a comparison, by fiscal year, to countywide, municipal, and MSTU area.

A. Voluntary Annexations

Data for the annexations included in this section represent those areas that were annexed voluntarily and that appeared on the tax rolls for the Fiscal Years 2000/01 through 2009/10. A small number of voluntary annexations were concluded prior to the Ordinance No. 00-63 effective date in November 2000, and did not appear on the tax rolls until Fiscal Year 2000/01 (the following fiscal year) due to filing after the deadline set by the Property Appraiser's Office.

In Table 4 the data are grouped by fiscal year, the total real property taxable value of annexed property by fiscal year, the MSTU tax revenues affected from the year the property was annexed, and the resulting PCTV and PATV.

Table 4. Summary of Approved Voluntary Annexations

Fiscal Year	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
2000/01	\$68,126,800	\$109,412	706	\$96,497	510.7	\$133,399
2001/02	141,909,600	263,384	562	252,508	568.3	249,709
2002/03	51,188,600	120,600	785	65,208	463.4	110,463
2003/04	54,074,900	127,400	1,810	29,876	419.8	128,811
2004/05	135,445,700	319,110	2,624	51,626	505.1	268,156
2005/06	32,956,417	77,645	313	105,292	135.3	243,634
2006/07	34,002,186	70,918	425	80,005	115.9	293,451
2007/08	36,938,493	77,043	237	155,537	79.8	463,062
2008/09	37,477,961	78,168	912	41,094	213.7	175,360
2009/10	25,713,823	53,631	205	125,433	240.9	106,732
TOTAL	\$617,834,480	\$1,297,312	8,579	-	3,252.9	-
AVERAGE PER YEAR	\$ 61,783,448	\$129,731	858	-	325.3	-
AVERAGE VALUES*	-	-	-	\$72,017	-	\$189,933

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 4 shows:

- The total real property taxable value affected by annexation was approximately \$618 million, or an average of some \$62 million per year.
- Over \$1.3 million of ad valorem tax revenue otherwise attributable to the MSTU was affected during the ten years, with an average loss of approximately \$129,700 per year.
- The average PCTV was approximately \$72,000 and the average PATV was approximately \$190,000.

Comparing this overall real property taxable value to the population and acreage for each year shows that significantly higher valued per person voluntary annexations occurred in FY2001/02. For per acre values, FY2007/08 was significantly higher than the other years.

B. Referendum Annexations

Data included in this section are those that pertain to annexation conducted by referendum pursuant to Chapter 171, Florida Statutes. This is the annexation process by which an area may be annexed through a vote of the registered electors, if any, in the area proposed for annexation. As explained in Section II, there are also provisions under Subsection 171.0413(6), Florida Statutes, for annexation of the area where there are no registered electors.

Table 5 shows that 29 of the 38 initiated referendum annexations were approved and the voters defeated 9. A total of 18 of the 28 annexations approved by referendum involved vacant or non-residential acreage and did not include any registered electors.

Table 5. Initiated and Finalized Referendum Annexations

Fiscal Year	Number Initiated by Municipalities	Number Approved by Voters	Number Defeated by Voters	Number Approved with no Voters
2000/01	5	5	0	0
2001/02	2	2	0	0
2002/03	6	3	2	1
2003/04	8	0	5	3
2004/05	6	0	1	5
2005/06	6	1	0	5
2006/07 ¹¹	0	0	0	0
2007/08	3	0	0	3
2008/09	2	0	1	1
2009/10 ¹¹	0	0	0	0
TOTAL	38	11	9	18
AVERAGE PER YEAR	4	1	1	2

In Table 6 the data are grouped by fiscal year, the total real property taxable value of annexed property by fiscal year, the MSTU tax revenues affected from the year the property was annexed, and the resulting PCTV and PATV.

¹¹ Note: No referendum annexations were initiated or finalized in FY2006/07 and FY2009/10.

Table 6. Summary of Approved Referendum Annexations

Fiscal Year	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
2000/01	\$245,141,600	\$393,697	4,649	\$52,730	1,035.3	\$236,794
2001/02	14,247,500	26,443	339	42,028	43.6	326,714
2002/03	79,263,700	186,745	1,236	64,129	364.0	217,732
2003/04	16,394,700	38,626	0	0	2,472.8	6,630
2004/05	28,170,000	66,369	0	0	100.5	280,299
2005/06	120,121,774	283,007	295	407,192	305.7	392,927
2006/07	0	0	0	0	0	0
2007/08	33,874,500	70,652	0	0	43.6	776,226
2008/09	25,789,952	53,790	0	0	29.7	868,349
2009/10	0	0	0	0	0	0
TOTAL	\$563,003,726	\$1,119,329	6,519	-	4,395.2	-
AVERAGE PER YEAR	\$56,300,373	\$111,933	652	-	439.5	-
AVERAGE VALUES*	-	-	-	\$86,364	-	\$128,094

*The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 6 shows:

- Ad Valorem tax revenues that would otherwise have been received by the MSTU were approximately \$1.1 million, or some \$112,000 per year.
- The PCTV averaged \$86,000, while the PATV was \$128,000 on average.
- The average number of acres annexed per year for this same period was 440.
- An average of 652 persons were estimated to be within referendum annexation areas each year during the ten-year period.
- Seminole Lake Estates and surrounding areas, annexed by Seminole in FY 2000/01, represented the largest single referendum in terms of taxable value (see Table 2a in Appendix page A-11).
- Weedon Island Preserve North (as well as some privately-owned areas) annexed in FY 2003/04 by St. Petersburg was by far the largest in size of the referendums, but included no residents and very little taxable value (see Table 2d in Appendix page A-14).
- There were no referendum annexations initiated or finalized in FY 2006/07 and FY2009/10.

C. Summary of All Annexations

What is significant is that, with the exception of Fiscal Years 2004/05, 2005/06, and 2007/08, the total taxable value of annexations declined from the previous year. That number is even more significant when you consider that real property taxable value in Pinellas County has increased almost 54 percent over the ten-year period.

Below is a comparison of the two types of annexation: voluntary and referendum:

- Ad Valorem tax revenues from referendum annexations that would otherwise have been received by the MSTU were approximately \$1.1 million, or some \$112,000 per year, compared with \$130,000 per year for voluntary annexation.
- The PCTV averaged \$86,000 and the PATV averaged \$128,000 for referendum annexation, compared with \$72,000 and \$190,000 respectively for voluntary annexations.
- The average number of acres annexed per year for this same period was 440 for referendum annexation and 325 for voluntary annexation.
- An average of 652 persons were estimated to be within referendum annexation areas each year during the ten-year period, compared with 858 for voluntary annexations.
- There were no referendum annexations initiated or finalized in FY 2006/07 and FY2009/10.
- Referendum annexations have yielded a slightly lower total taxable value, but a significantly higher acreage amount than voluntary annexations. They also affected a slightly lower population while still producing a somewhat higher PCTV.
- The average PATV for the ten-year period is higher for voluntary annexations than for the PATV of referendum annexations (\$190,000 vs. \$128,000).

Table 7. Summary of All Voluntary and Referendum Annexations

Fiscal Year	Real Property Taxable Value	MSTU Tax Revenues	Population	PCTV	Acreage	PATV
2000/01	\$313,268,400	\$503,109	5,355	\$58,500	1,546	\$202,638
2001/02	156,157,100	289,828	901	173,315	612	255,197
2002/03	130,452,300	307,346	2,021	64,548	827	157,657
2003/04	70,469,600	166,026	1,810	38,933	2,893	24,362
2004/05	163,615,700	385,479	2,624	62,354	606	270,171
2005/06	153,078,191	360,652	608	251,773	441	347,108
2006/07	34,002,186	70,918	425	80,005	116	293,451
2007/08	70,812,993	147,695	237	155,537	123	1,239,288
2008/09	63,267,913	131,958	912	69,373	243	259,913
2009/10	25,713,823	53,631	205	125,433	241	106,732
TOTAL	\$1,180,838,206	\$2,416,641	15,098	-	7,648	-
AVERAGE PER YEAR	\$118,083,821	\$241,664	1,510	-	765	-
AVERAGE VALUES*	-	-	-	\$78,212	-	\$154,400

*The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 7 shows:

- A total real property taxable value of approximately \$1.2 billion has been annexed voluntarily or by referendum in the ten-year period, representing an average of some \$118 million per year.
- The total estimated impact to MSTU tax revenues was approximately \$2.4 million – or \$242,000 per year on average.
- The total taxable value, population, and acreage annexed has been on a decline in the ten-year period.

The following three charts provide a graphic representation of the summary of all approved annexations over the past ten years. The charts show how much real property taxable value, population, and acreage were annexed each year.

Chart 3. Total Taxable Value (Real Property) Annexed

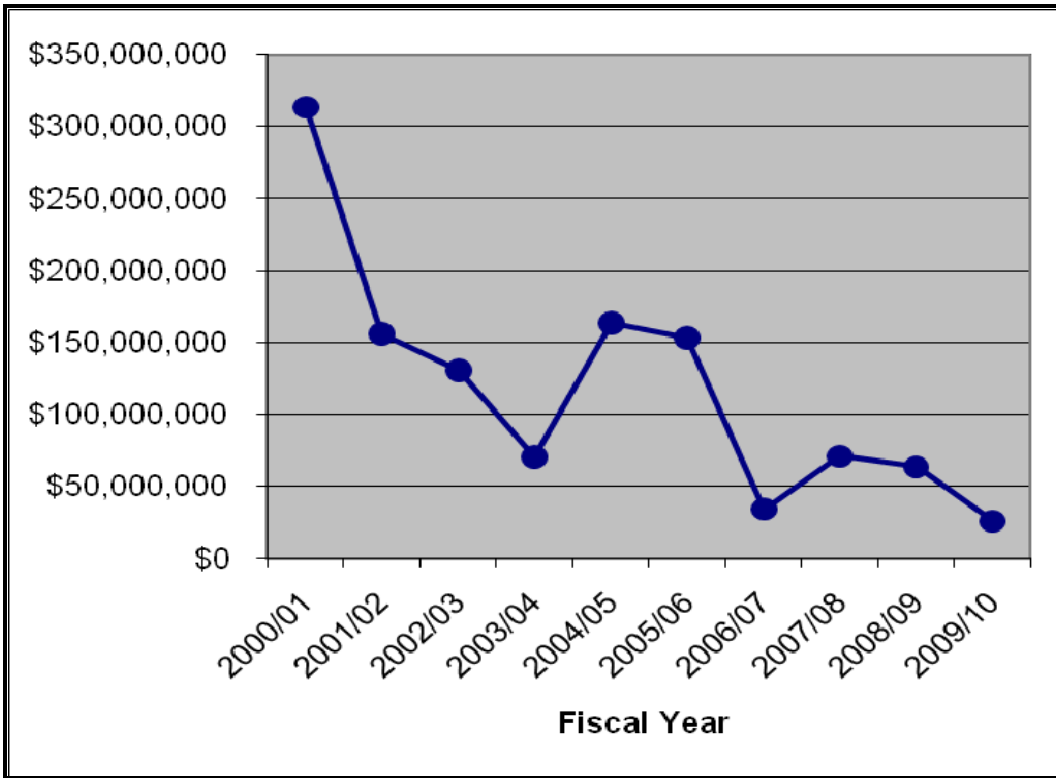


Chart 4. Total Population Annexed

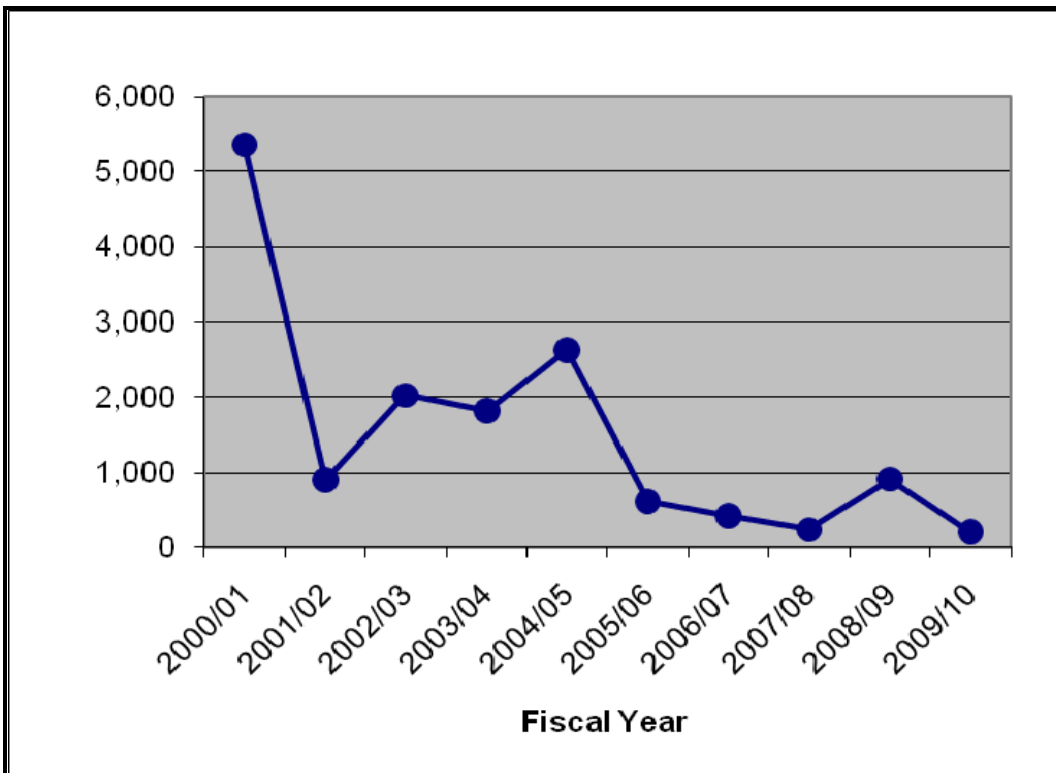
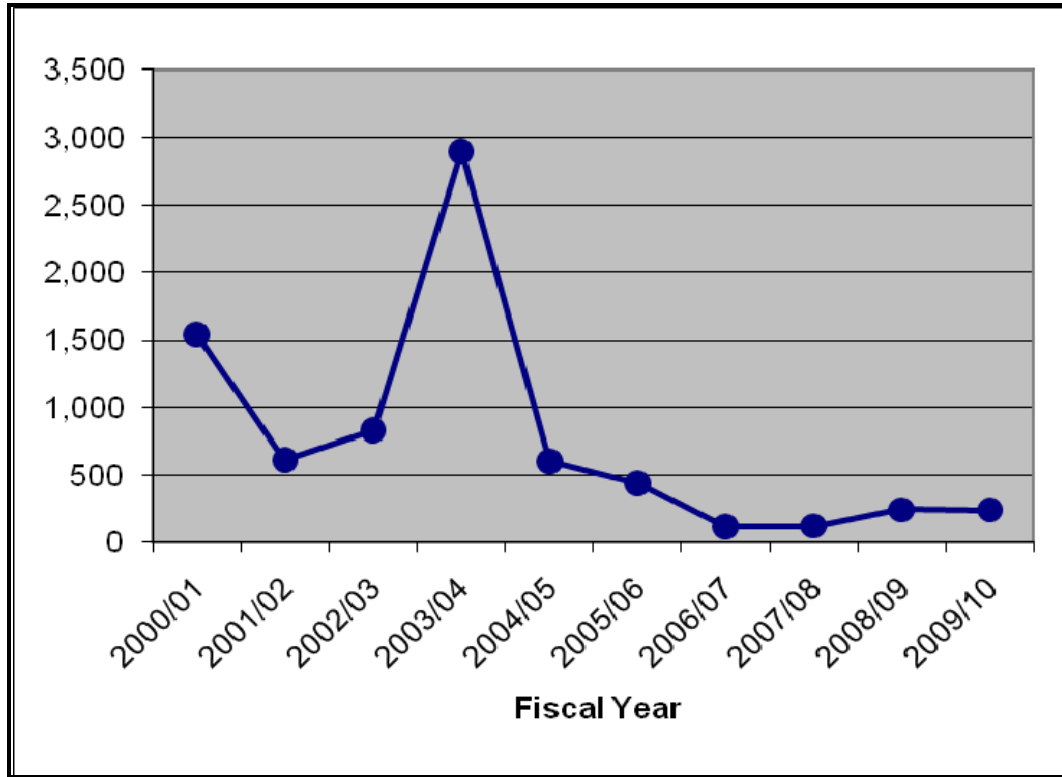


Chart 5. Total Acres Annexed



D. Taxable Value Comparison

The following tables relate voluntary and referendum annexations that occurred over the ten-year study period to countywide, incorporated, and MSTU real property taxable values. The PCTV (Table 8) and PATV (Table 9) of real property taxable values have been calculated in order to relate the three categories (countywide, incorporated, and MSTU) to the PCTV and PATV of the property annexed for that particular fiscal year. The second-to-last column in Tables 8 and 9 labeled “MSTU” shows the value of the MSTU after annexation occurred.

Table 8. Comparison of Per Capita Taxable Value

Fiscal Year	Countywide	Incorporated	MSTU*	Annexed Property
2000/01	\$40,881	\$41,966	\$41,479	\$58,500
2001/02	44,303	45,464	41,678	67,513
2002/03	48,616	50,247	44,911	64,548
2003/04	53,937	56,043	49,097	38,933
2004/05	62,098	65,234	54,824	62,354
2005/06	74,910	79,238	64,746	251,773
2006/07	79,625	83,804	69,678	80,005
2007/08	73,149	77,150	66,554	298,789
2008/09	65,205	67,342	59,986	69,373
2009/10	62,174	65,139	54,969	125,433
AVERAGE	\$60,587	\$63,374	\$54,783	\$78,212

*Estimates to property value after annexation occurred.

Chart 6. Comparison of Per Capita Taxable Value

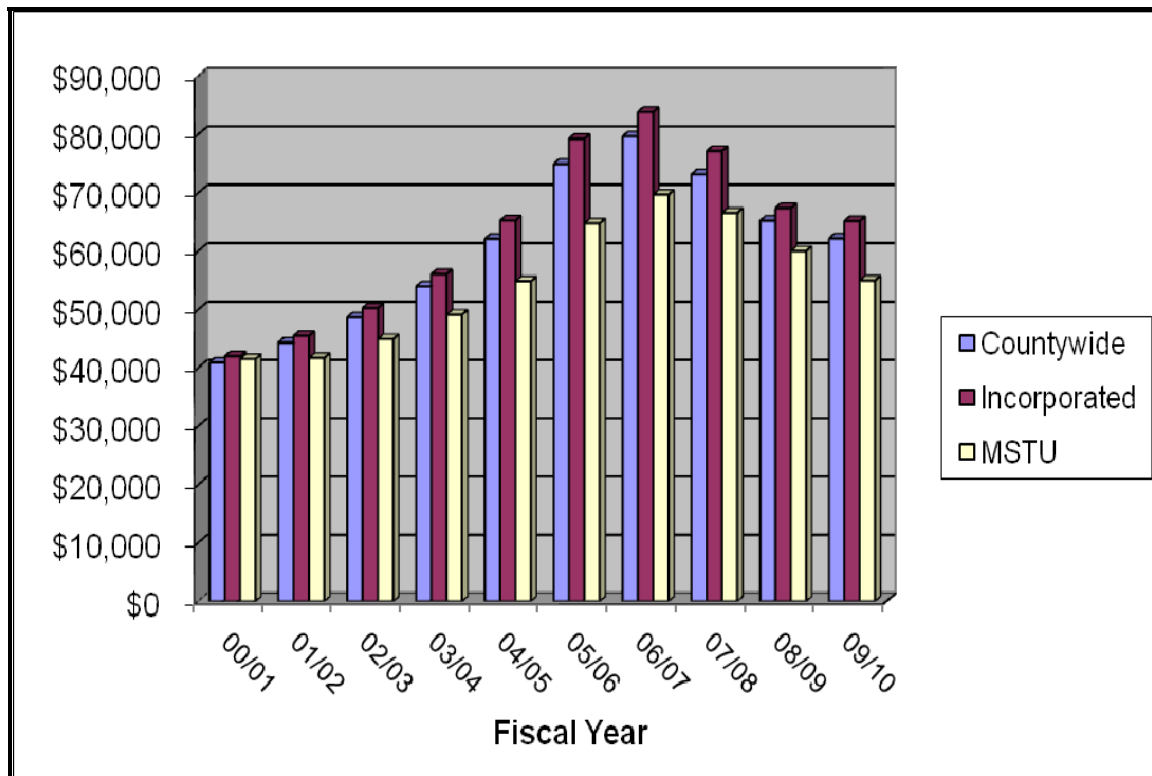


Chart 7. Comparison of Per Capita Taxable Value and Annexed Value

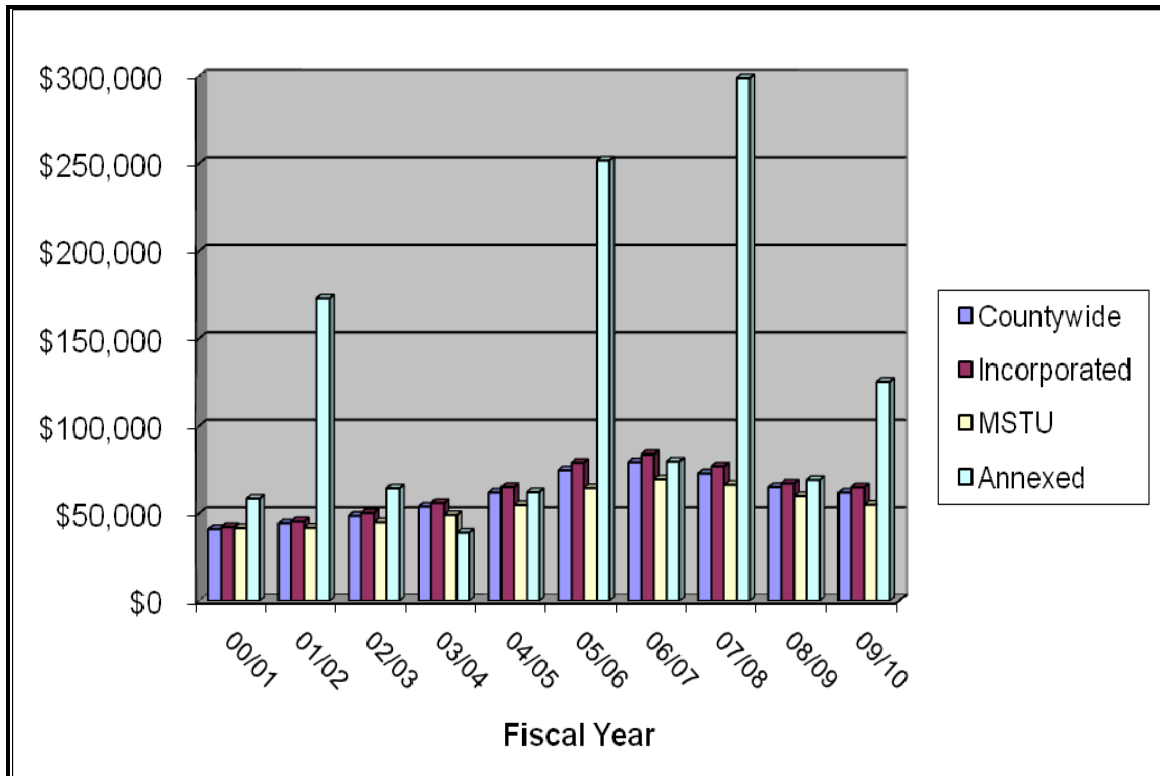


Table 8, Chart 6, and Chart 7 show that:

- The annexation PCTV is the highest of each study group, with an average 43 percent higher than the MSTU and 29 percent higher than the countywide average.
- The average PCTV of all annexations was significantly above the value in the countywide, incorporated, and MSTU areas.
- Irrespective of annexations, the overall PCTVs of the three individual areas increased over the ten-year period, with a slight decrease the last three fiscal years.
- The extremely high PCTV of annexed property in FY 2005/06 and 2007/08 can be attributed to a low population and a large number of non-residential properties annexed during those years.

Table 9. Comparison of Per Acre Taxable Value

Fiscal Year	Countywide	Incorporated	MSTU*	Annexed Property
2000/01	\$247,838	\$304,785	\$171,140	\$202,638
2001/02	270,836	333,483	185,059	255,197
2002/03	298,732	367,486	202,464	157,657
2003/04	333,511	400,861	231,471	24,362
2004/05	385,512	466,652	260,516	270,171
2005/06	467,075	568,709	308,589	347,108
2006/07	496,660	603,372	329,722	293,122
2007/08	454,391	555,107	310,643	573,663
2008/09	402,579	481,604	277,693	260,362
2009/10	380,861	460,368	254,369	106,732
AVERAGE	\$373,800	\$456,250	\$251,488	\$154,400

*Estimates to property value after annexation occurred.

Chart 8. Comparison of Per Acre Taxable Value

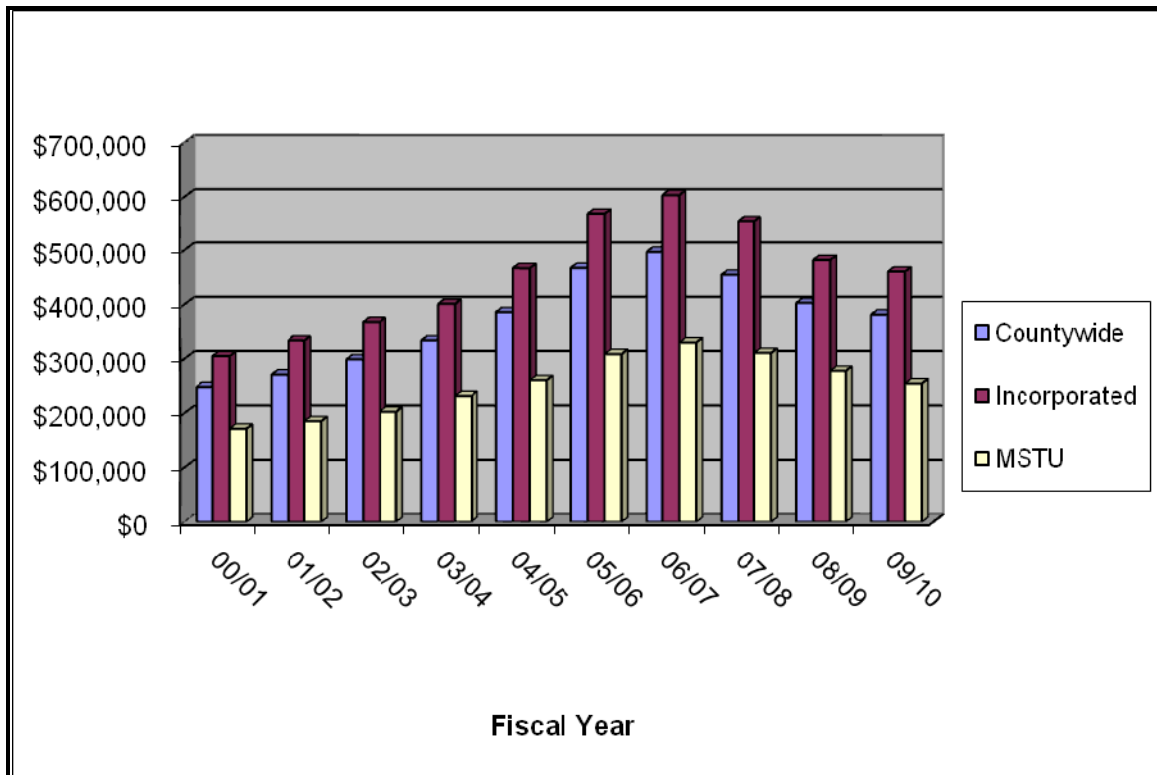


Chart 9. Comparison of Per Acre Taxable Value and Annexed Value

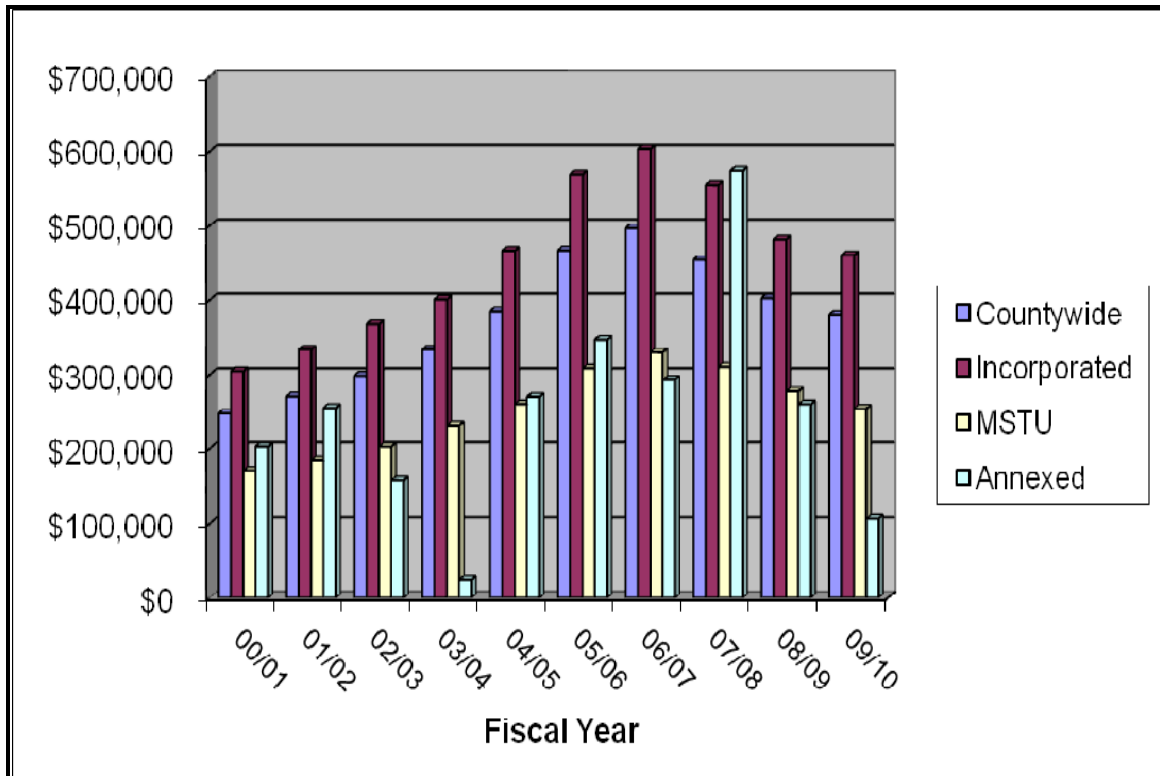


Table 9, Chart 8, and Chart 9 show that:

- The incorporated PATV averages were the highest of each individual area, with an average 81 percent higher than the average value of the MSTU and 22 percent higher than the average per acre value countywide.
- The PATV of all annexations fell below the incorporated values in nine out of the ten years, with the average well below the other three areas (countywide, incorporated, and MSTU).
- The average PATV of annexed property was 59 percent lower than the countywide average, 66 percent lower than the incorporated area average, and 39 percent lower than the MSTU average.
- The countywide value increased more during the study period than any of the other areas. The countywide, incorporated, and MSTU areas increased in per-acre value over the ten-year study period by 54 percent countywide, incorporated by 51 percent and the MSTU average by 49 percent. While these three areas have significantly increased, the per acre value of annexed property was still significantly lower than the three areas (countywide, incorporated, and MSTU).

One common misconception is that the real property taxable value of the entire MSTU has decreased as a result of annexation. This is shown in Appendix Tables 4a through 4j where the MSTU's total ad valorem taxable value increased from approximately \$11.1 billion in FY 2000/01 to \$14.9 billion in FY 2009/10, even with the voluntary and referendum annexations that occurred during this same period.

APPENDIX

A. Voluntary Annexations – by City and Fiscal Year

2000/01 Fiscal Year Voluntary Annexations

Table 1a represents voluntary annexations conducted by eight local governments in Pinellas County for Fiscal Year 2000/01, the first year that the PPC began reviewing and tracking voluntary annexations. This table, as well as Tables 1b through 1g, calculates the per capita taxable value (PCTV) and per acre taxable value (PATV) for annexed land. In addition, the amount of revenue that would have been received from the annexed areas by the Pinellas County Municipal Service Taxing Unit (MSTU) for this fiscal year is shown (using the appropriate fiscal year's MSTU millage rate).

The table shows in the PCTV column that Pinellas Park conducted the most annexations involving nonresidential areas. It is also noted that in 2000/01 the total taxable value of annexed property was the third highest of all the years studied.

Table 1a. 2000/01 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$ 973,900	\$ 1,564	21	\$ 46,376	10.2	\$ 95,480
Dunedin	1,661,200	2,668	86	19,316	16.7	99,473
Largo	47,490,500	76,270	505	94,041	253.5	187,339
Oldsmar	0	0	0	0	15.6	0
Pinellas Park	16,160,700	25,954	56	288,584	163.6	98,782
Safety Harbor	711,100	1,142	21	33,862	6.1	116,574
Seminole	529,100	850	13	40,700	37.5	14,109
Tarpon Springs	600,300	964	4	150,075	7.5	80,040
TOTAL	\$ 68,126,800	\$109,412	706	-	510.7	-
AVERAGE VALUES*	-	-	-	\$ 96,497	-	\$ 133,399

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2001/02 Fiscal Year Voluntary Annexations

The following table represents voluntary annexations conducted by nine local governments in Pinellas County. This table shows that Largo annexed significant acreage and taxable value during this fiscal year. The amount of annexed property taxable value was significantly higher than any local government in any of the years studied and more than twice as much as the Fiscal Year 2000/01 shown in the previous section. Again, as can be seen in the PCTV column for Largo, the value of \$2.9 million appears extremely high given the limited population annexed, whereas the PATV of \$321,830 was somewhat more moderate. The overall PCTV for this period was still significantly higher than in any of the years studied. In fact, later in the report it can be seen that this one year's worth of annexations by Largo significantly impacts the PCTV for all annexations combined (see last column in Table 4a in Appendix D).

Table 1b. 2001/02 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$ 14,809,400	\$27,486	52	\$ 284,796	37.6	\$ 393,867
Dunedin	1,494,900	2,775	30	49,830	9.3	160,742
Largo	106,010,900	196,756	36	2,944,747	329.4	321,830
Oldsmar	97,400	181	2	48,700	0.5	194,800
Pinellas Park	17,252,000	32,020	410	42,078	139.3	123,848
Safety Harbor	429,700	798	6	71,617	4.4	97,659
Seminole	728,900	1,353	26	28,035	2.5	291,560
St. Petersburg	656,800	1,219	0	-	20.9	31,426
Tarpon Springs	429,600	797	0	-	24.4	17,607
TOTAL	\$ 141,909,600	\$263,384	562	-	568.3	-
AVERAGE VALUES*	-	-	-	\$ 252,508	-	\$ 249,709

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2002/03 Fiscal Year Voluntary Annexations

The following table represents voluntary annexations conducted by nine local governments in Pinellas County during FY 2002/03. This table shows a significantly lower PATV than for annexations conducted in Fiscal Year 2001/02, as well as significantly lower PCTV for the year.

Table 1c. 2002/03 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$3,434,200	\$8,091	64	\$ 53,659	18.9	\$ 181,704
Dunedin	4,788,300	11,281	49	97,720	15.8	303,857
Kenneth City	205,700	485	0	0	1.5	137,133
Largo	20,272,000	47,761	535	37,892	89.1	227,520
Oldsmar	0	0	0	0	25.0	0
Pinellas Park	18,177,800	42,827	84	216,402	169.4	107,307
Safety Harbor	2,587,800	6,097	21	123,229	33.5	77,248
St. Petersburg	1,661,100	3,914	32	51,909	86.9	19,115
Tarpon Springs	61,700	145	0	0	23.3	2,648
TOTAL	\$51,188,600	\$120,600	785	-	463.4	-
AVERAGE VALUES*	-	-	-	\$ 65,208	-	\$ 110,463

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2003/04 Fiscal Year Voluntary Annexations

The following table represents one year of voluntary annexations conducted by eight local governments in Pinellas County. The table shows that Largo annexed the greatest total amount of area and taxable value, but in contrast, these areas had the fourth lowest PATV and the lowest PCTV. Safety Harbor annexed the highest PATV with Pinellas Park annexing the highest PCTV by far. The wide variation in PCTV is an indicator of the problems associated with using the PCTV on a relatively small area (85.1 acres) and the degree to which the types of land use affect it and whether or not it includes residential population.

Table 1d. 2003/04 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$3,245,400	\$7,646	170	\$19,091	33.9	\$95,735
Dunedin	3,457,700	8,146	260	13,299	40.8	84,748
Largo	25,530,000	60,149	1,174	21,746	245.1	104,162
Oldsmar	162,600	383	2	81,300	0.6	271,000
Pinellas Park	17,328,800	40,827	99	175,038	85.1	203,629
Safety Harbor	225,800	532	6	37,633	0.7	322,571
Seminole	4,095,200	9,648	97	42,219	13.4	305,612
St. Petersburg	29,400	69	2	14,700	0.2	147,000
TOTAL	\$54,074,900	\$127,400	1,810	-	419.8	-
AVERAGE VALUES*	-	-	-	\$29,876	-	\$128,811

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2004/05 Fiscal Year Voluntary Annexations

The following table represents one year of voluntary annexations conducted by ten local governments in Pinellas County. The table shows that again Largo annexed the greatest total amount of area and taxable value. This year's annexations had the third highest PATV and the second lowest PCTV. Also, this year's annexations had the highest MSTU tax revenues annexed.

Table 1e. 2004/05 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$6,433,000	\$15,156	43	\$149,570	51.7	\$124,429
Dunedin	1,990,500	4,690	11	177,406	11.2	177,723
Largo	64,584,900	152,162	1,251	51,625	166.3	388,364
Oldsmar	0	0	0	0	2.6	0
Pinellas Park	12,481,700	29,407	127	98,157	78.6	158,800
Redington Shores	22,643,300	53,348	0	0	42.4	534,040
Safety Harbor	1,134,400	2,673	13	86,662	7.6	149,263
Seminole	12,437,700	29,303	611	20,340	52.4	237,361
St. Petersburg	10,846,800	25,555	557	19,465	35.5	305,544
Tarpon Springs	2,893,400	6,817	9	309,455	56.8	50,940
TOTAL	\$135,445,700	\$319,110	2,624	-	505.1	-
AVERAGE VALUES*	-	-	-	\$51,626	-	\$268,156

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2005/06 Fiscal Year Voluntary Annexations

The following table represents one year of voluntary annexations conducted by nine local governments in Pinellas County. Shown within the table is that Pinellas Park annexed the greatest total amount of area and taxable value. This year's annexations had the fifth highest PATV and the third highest PCTV. Also, this year's annexations had the third lowest MSTU tax revenues. The wide variation in PCTV is an indicator of the problems associated with using the PCTV on relatively small areas and the degree to which the types of land use affect it and whether or not it includes residential population.

Table 1f. 2005/06 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$4,342,021	\$10,230	49	\$88,613	40.3	\$107,876
Dunedin	467,363	1,101	6	77,894	1.0	481,818
Largo	6,774,804	15,961	95	71,314	19.8	342,162
Oldsmar	3,292,473	7,757	64	51,445	5.3	617,725
Pinellas Park	14,099,253	33,218	80	176,241	55.9	252,358
Safety Harbor	613,000	1,444	4	153,250	2.2	273,661
Seminole	1,787,503	4,211	15	119,167	6.1	295,455
St. Petersburg	289,400	682	0	0	1.1	265,505
Tarpon Springs	1,290,600	3,041	0	0	3.7	351,662
TOTAL	\$32,956,417	\$77,645	313	-	135.3	-
AVERAGE VALUES*	-	-	-	\$105,292	-	\$243,634

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2006/07 Fiscal Year Voluntary Annexations

The following table represents one year of voluntary annexations conducted by eight local governments in Pinellas County. Shown within the table is that Largo annexed the greatest total amount of area and taxable value. This year's annexations had the second highest PATV and the fifth highest PCTV. Also, this year's annexations had the lowest MSTU tax revenues. The wide variation in PCTV is an indicator of the problems associated with using the PCTV on relatively small areas and the degree to which the types of land use affect it and whether or not it includes residential population. Also, this is the last fiscal year in which annexations were reviewed under Pinellas County Ordinance No. 00-63, which was invalidated in October 2007.

Table 1g. 2006/07 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$6,099,060	\$12,721	60	\$101,651	20.1	\$303,587
Dunedin	344,944	719	2	172,472	4.9	70,397
Largo	9,034,336	18,843	86	105,050	28.9	312,823
Oldsmar	8,868,262	18,497	202	43,902	23.6	376,093
Pinellas Park	6,819,846	14,224	60	113,664	19.1	357,060
Safety Harbor	1,007,276	2,101	9	111,920	5.9	171,015
Seminole	463,662	967	6	77,277	0.6	463,662
Tarpon Springs	1,364,800	2,847	0	0	12.9	105,963
TOTAL	\$34,002,186	\$70,918	425	-	115.9	-
AVERAGE VALUES*	-	-	-	\$80,005	-	\$293,451

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2007/08 Fiscal Year Voluntary Annexations

The following table represents one year of voluntary annexations conducted by nine local governments in Pinellas County. Shown within the table is that Largo annexed the greatest total amount of area and St. Petersburg annexed the greatest amount of taxable value. This year's annexations had the highest PATV and the second highest PCTV. Also, this year's annexations had the second lowest MSTU tax revenues. The wide variation in PCTV is an indicator of the problems associated with using the PCTV on relatively small areas and the degree to which the types of land use affect it and whether or not it includes residential population. This is the first year in which annexations occurred after the invalidation of Pinellas County Ordinance No. 00-63.

Table 1h. 2007/08 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$2,357,747	\$4,918	26	\$90,059	4.8	\$488,146
Dunedin	340,167	709	2	181,907	1.8	192,185
Largo	10,721,546	22,362	97	110,259	26.1	410,316
Oldsmar	1,337,385	2,789	34	39,732	2.3	578,955
Pinellas Park	1,940,664	4,048	47	41,512	9.8	198,027
Safety Harbor	198,215	413	6	35,332	1.2	163,814
Seminole	1,058,569	2,208	24	43,545	7.0	150,365
St. Petersburg	16,730,300	34,894	0	0	15.7	1,069,029
Tarpon Springs	2,253,900	4,701	2	1,205,294	11.0	204,343
TOTAL	\$36,938,493	\$77,043	237	-	79.8	-
AVERAGE VALUES*	-	-	-	\$155,537	-	\$463,062

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2008/09 Fiscal Year Voluntary Annexations

The following table represents one year of voluntary annexations conducted by nine local governments in Pinellas County. Shown within the table is that Largo annexed the greatest total amount of area and the greatest amount of taxable value. The wide variation in PCTV is an indicator of the problems associated with using the PCTV on relatively small areas and the degree to which the types of land use affect it and whether or not it includes residential population. This is the second year in which annexations occurred after the invalidation of Pinellas County Ordinance No. 00-63.

Table 1i. 2008/09 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$2,212,028	\$4,614	26	\$85,078	10.6	\$209,076
Dunedin	1,137,071	2,372	7	162,439	9.6	117,953
Kenneth City	1,627,112	3,394	15	108,474	2.6	628,229
Largo	27,499,203	57,355	793	34,677	86.3	318,573
Oldsmar	398,060	830	9	44,229	1.4	292,691
Pinellas Park	2,938,016	6,128	39	75,334	9.7	304,458
Safety Harbor	53,732	112	0	0	0.4	127,933
Seminole	1,519,206	3,169	21	72,343	57.6	26,371
Tarpon Springs	93,533	195	2	46,767	35.6	2,631
TOTAL	\$37,477,961	\$78,169	912	-	213.7	-
AVERAGE VALUES*	-	-	-	\$41,094	-	\$175,360

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2009/10 Fiscal Year Voluntary Annexations

The following table represents one year of voluntary annexations conducted by eight local governments in Pinellas County. Shown within the table is that Oldsmar annexed the greatest total amount of area and Clearwater annexed the greatest amount of taxable value. The wide variation in PCTV is an indicator of the problems associated with using the PCTV on relatively small areas and the degree to which the types of land use affect it and whether or not it includes residential population. This is the third year in which annexations occurred after the invalidation of Pinellas County Ordinance No. 00-63.

Table 1j. 2009/10 Fiscal Year Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$8,884,937	\$18,531	78	\$113,909	51.2	\$173,432
Kenneth City	5,423,889	11,313	22	246,540	16.0	338,993
Largo	5,803,012	12,103	68	85,338	55.0	105,567
Oldsmar	2,085,176	4,349	10	208,518	101.8	20,487
Pinellas Park	1,170,631	2,442	13	90,049	8.4	140,195
Safety Harbor	315,010	657	5	63,002	1.0	324,753
Seminole	1,329,207	2,772	7	189,887	2.2	609,728
Tarpon Springs	701,961	1,464	2	350,981	5.4	129,037
TOTAL	\$25,713,823	\$53,631	205	-	240.9	-
AVERAGE VALUES*	-	-	-	\$125,433	-	\$106,732

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

B. Referendum Annexations – By City and Fiscal Year

2000/01 Fiscal Year Referendum Annexations

This table shows the first fiscal year that the PPC tracked referendum annexations. As can be seen, the City of Seminole’s annexation of the Seminole Lakes Estates area (and adjoining commercial and industrial areas along Seminole Boulevard) included significant taxable value.

Table 2a. Fiscal Year 2000/01 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Seminole ¹²	\$ 128,955,000	\$ 239,340	1,283	\$ 100,511	536	\$ 240,498
Seminole ¹³	49,044,900	91,027	1,894	25,895	391	125,435
Seminole ¹⁴	42,245,800	78,408	709	59,585	168	251,463
Seminole ¹⁵	8,969,900	21,133	396	22,651	23	389,097
Seminole ¹⁶	15,926,000	37,522	367	43,395	41	390,283
TOTAL	\$245,141,600	\$467,430	4,649	-	1,035	-
AVERAGE VALUES*	-	-	-	\$52,730	-	\$236,794

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

¹² Seminole Lakes (AN 00-07)

¹³ The Gardens (AN 00-08)

¹⁴ Woodbridge (AN 00-09)

¹⁵ Area “A” (AN 01-01)

¹⁶ Area “C” (AN 01-02)

2001/02 Fiscal Year Referendum Annexations

This year's annexations had one of the lowest PCTV. The low PCTV is primarily due to the annexation of a larger proportion of residential areas coupled with a smaller proportion of non-residential areas.

Table 2b. Fiscal Year 2001/02 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Seminole ¹⁷	\$2,721,800	\$6,413	64	\$42,528	16	\$169,555
Seminole ¹⁸	11,525,700	27,155	275	41,912	28	418,266
TOTAL	\$14,247,500	\$33,568	339	-	44	-
AVERAGE VALUES*	-	-	-	\$42,028	-	\$326,714

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

¹⁷ Area "A" (AN 01-04)

¹⁸ Area "B" (AN 01-05)

2002/03 Fiscal Year Referendum Annexations

The table below shows an above average PATV (significantly above the average shown in Table 6 of the report) for these referendum annexations. This is also the first year there was a referendum with no registered electors (Largo annexation). Termed “nonreferendum referendums,” these are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area, a referendum vote is not required nor were any held

Table 2c. Fiscal Year 2002/03 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Largo ¹⁹	\$1,067,400	\$2,515	0	-	13	\$81,549
Seminole ²⁰	68,290,700	160,893	875	\$78,047	259	263,669
Seminole ²¹	6,786,500	15,989	267	25,418	74	91,986
Gulfport ²²	3,119,100	7,349	94	33,182	18	171,621
TOTAL	\$79,263,700	\$186,746	1,236	-	364	-
AVERAGE VALUES*	-	-	-	\$64,129	-	\$217,732

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

¹⁹ Largo (AN 02-01) - no registered electors

²⁰ Northwest (AN 02-05)

²¹ Timberwoods/Parkview (AN 02-06)

²² Pasadena Golf Club Estates, Section 1 (AN 02-04)

2003/04 Fiscal Year Referendum Annexations

The referendum annexations conducted during Fiscal Year 2003/04 were all what are termed “nonreferendum referendums.” That is, they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area, a referendum vote is not required nor were any held.

What is significant in this table is the very low PATV due to the large annexation conducted by St. Petersburg of the Weedon Island Preserve North and related commercial areas that had a very low taxable value. Also of significance is the nonexistent PCTV due to no population in the annexed areas.

Table 2d. Fiscal Year 2003/04 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Largo ²³	\$9,304,900	\$17,340	0	-	91	\$102,591
St. Petersburg ²⁴	7,089,800	14,995	0	-	2,382	2,976
TOTAL	\$16,394,700	\$32,335	0	-	2,473	-
AVERAGE VALUES*	-	-	-	-	-	\$6,630

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

²³ West of 49th Street Area - no registered electors

²⁴ Weedon Island Preserve North - no registered electors

2004/05 Fiscal Year Referendum Annexations

The referendum annexations conducted during Fiscal Year 2004/05 were all what are termed “nonreferendum referendums.” That is, that they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held. What is significant in this table is the very high PATV and nonexistent PCTV due to no population in the annexed areas.

Table 2e. Fiscal Year 2004/05 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Largo ²⁵	\$2,893,400	\$6,708	0	-	6	\$508,429
Largo ²⁶	5,263,300	12,400	0	-	27	198,615
St. Petersburg ²⁷	13,221,400	31,150	0	-	21	638,715
St. Petersburg ²⁸	5,560,100	13,100	0	-	22	257,412
Largo ²⁹	1,278,000	3,011	0	-	26	48,966
TOTAL	\$28,170,000	\$66,369	0	-	101	-
AVERAGE VALUES*	-	-	-	-	-	\$280,299

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

²⁵ Roosevelt Boulevard and 58th Street - no registered electors

²⁶ 58th Street and Whitney Road - no registered electors

²⁷ North St. Petersburg - no registered electors

²⁸ Pirate's Cove - no registered electors

²⁹ 16th Avenue Southeast - no registered electors

2005/06 Fiscal Year Referendum Annexations

Five of the six referendum annexations conducted during Fiscal Year 2005/06 are what we term “nonreferendum referendums.” That is, that they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held. The City of Tarpon Springs was the only jurisdiction to conduct a referendum annexation this year. What is significant in this table is the highest PCTV. The high PCTV is due to the low population annexed.

Table 2f. Fiscal Year 2005/06 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Largo ³⁰	\$30,303,600	\$71,395	0	0	90.7	\$333,961
Largo ³¹	7,762,200	18,288	0	0	30.6	254,082
Largo ³²	74,698,700	175,990	0	0	144.4	517,412
Pinellas Park ³³	1,170,400	2,757	0	0	7.2	162,556
St. Petersburg ³⁴	579,600	1,366	0	0	6.1	94,706
Tarpon Springs ³⁵	5,607,274	13,211	295	19,008	26.7	209,775
TOTAL	\$120,121,774	\$283,007	295	-	305.7	-
AVERAGE VALUES*	-	-	-	\$407,192	-	\$392,927

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2006/07 Fiscal Year Referendum Annexations

There were no referendum annexations initiated or finalized during Fiscal Year 2006/07.

³⁰ Ulmerton Road and 49th Street - no registered electors

³¹ 49th Street and Roosevelt Boulevard - no registered electors

³² 58th Street and Roosevelt Boulevard - no registered electors

³³ 70th Avenue and 71st Street - no registered electors

³⁴ Savona - no registered electors

³⁵ Leisure Lake Village Mobile Home Park

2007/08 Fiscal Year Referendum Annexations

All three referendum annexations conducted during Fiscal Year 2007/08 are what we term “nonreferendum referendums.” That is, that they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held. What is significant in this table is this year there is a nonexistent PCTV due to no population in the annexed areas.

Table 2g. Fiscal Year 2007/08 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Largo ³⁶	\$279,100	\$582	0	0	0.8	\$348,875
St. Petersburg ³⁷	17,608,200	36,725	0	0	11.8	1,487,179
Largo ³⁸	15,987,200	33,345	0	0	31.0	515,716
TOTAL	\$33,874,500	\$70,652	0	-	43.6	-
AVERAGE VALUES*	-	-	-	\$0	-	\$776,226

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

³⁶ Blanchard/Touchton - no registered electors

³⁷ West Executive Drive - no registered electors

³⁸ 130th Avenue & Starkey Road - no registered electors

2008/09 Fiscal Year Referendum Annexations

The one referendum annexation conducted during Fiscal Year 2008/09 is what we term “nonreferendum referendum.” That is, it is conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held. This annexation is currently the subject of a lawsuit.

Table 2h. Fiscal Year 2008/09 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
St. Petersburg ³⁹	\$25,789,952	\$53,790	0	0	29.7	\$868,349
TOTAL	\$25,789,952	\$53,790	0	-	29.7	-
AVERAGE VALUES*	-	-	-	\$0	-	\$868,349

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

2009/10 Fiscal Year Referendum Annexations

There were no referendum annexations initiated or finalized during Fiscal Year 2009/10.

³⁹ North Tierra Verde - no registered electors

C. Summary of All Annexations – By City and Fiscal Year

Table 3a. 2000/01 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$973,900	\$1,564	21	\$46,376	10.2	\$95,480
Dunedin	1,661,200	2,668	86	19,316	16.7	99,473
Largo	47,490,500	76,270	505	94,041	253.5	187,339
Oldsmar	0	0	0	0	15.6	0
Pinellas Park	16,160,700	25,954	56	288,584	163.6	98,782
Safety Harbor	711,100	1,142	21	33,862	6.1	116,574
Seminole	245,670,700	468,280	4,662	52,696	1,072.8	229,010
Tarpon Springs	600,300	964	4	150,075	7.5	80,040
TOTAL	\$313,268,400	\$576,842	5,355	-	1,606.1	-
AVERAGE VALUES*	-	-	-	\$58,500	-	\$195,049

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3b. 2001/02 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$14,809,400	\$27,486	52	\$284,796	37.6	\$393,867
Dunedin	1,494,900	2,775	30	49,830	9.3	160,742
Largo	106,010,900	196,756	36	2,944,747	329.4	321,830
Oldsmar	97,400	181	2	48,700	0.5	194,800
Pinellas Park	17,252,000	32,020	410	42,078	139.3	123,848
Safety Harbor	429,700	798	6	71,617	4.4	97,659
Seminole	14,976,400	34,921	365	41,031	46.1	324,808
St. Petersburg	656,800	1,219	0	0	20.9	31,426
Tarpon Springs	429,600	797	0	0	24.4	17,607
TOTAL	\$156,157,100	\$296,952	901	-	611.9	-
AVERAGE VALUES*	-	-	-	\$173,315	-	\$255,197

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3c. 2002/03 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$3,434,200	\$8,091	64	\$53,659	18.9	\$181,704
Dunedin	4,788,300	11,281	49	97,720	15.8	303,057
Gulfport	3,119,100	7,349	94	33,182	18.2	171,621
Kenneth City	205,700	485	0	0	1.5	137,133
Largo	21,339,400	50,276	535	39,887	102.2	208,823
Oldsmar	0	0	0	0	25.0	0
Pinellas Park	18,177,800	42,827	84	216,402	169.4	107,307
Safety Harbor	2,587,800	6,097	21	123,229	33.5	77,248
Seminole	75,077,200	176,882	1,142	65,742	332.8	225,606
St. Petersburg	1,661,100	3,914	32	51,909	86.9	19,115
Tarpon Springs	61,700	145	0	0	23.3	2,648
TOTAL	\$130,452,300	\$307,346	2,021	-	827.4	-
AVERAGE VALUES*	-	-	-	\$64,548	-	\$157,657

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3d. 2003/04 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$3,245,400	\$7,646	170	\$19,091	33.9	\$95,735
Dunedin	3,457,700	8,146	260	13,299	40.8	84,748
Largo	34,834,900	77,489	1,174	29,672	335.8	103,737
Oldsmar	162,600	383	2	81,300	0.6	271,000
Pinellas Park	17,328,800	40,827	99	175,038	85.1	203,629
Safety Harbor	225,800	532	6	37,633	0.7	322,571
Seminole	4,095,200	9,648	97	42,219	13.4	305,612
St. Petersburg	7,119,200	15,064	2	3,559,600	2,382.3	2,988
TOTAL	\$70,469,600	\$159,735	1,810	-	2,892.6	-
AVERAGE VALUES*	-	-	-	\$38,933	-	\$24,362

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3e. 2004/05 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$6,433,000	\$15,156	43	\$149,570	51.7	\$124,429
Dunedin	1,990,500	4,690	11	177,406	11.2	177,723
Largo	73,973,400	174,281	1,251	59,130	224.5	329,503
Oldsmar	0	0	0	0	2.6	0
Pinellas Park	12,481,700	29,407	127	98,157	78.6	158,800
Redington Shores	22,643,300	53,348	0	0	42.4	534,040
Safety Harbor	1,134,400	2,673	13	86,662	7.6	149,263
Seminole	12,437,700	29,303	611	20,340	52.4	237,361
St. Petersburg	29,628,300	69,804	557	53,168	77.8	380,826
Tarpon Springs	2,893,400	6,817	9	309,455	56.8	50,940
TOTAL	\$163,615,700	\$385,479	2,624	-	605.6	-
AVERAGE VALUES*	-	-	-	\$62,354	-	\$270,171

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3f. 2005/06 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$4,342,021	\$10,230	49	\$88,613	40.3	\$107,876
Dunedin	467,363	1,101	6	77,894	1.0	481,818
Largo	119,539,304	281,635	95	1,258,308	285.5	418,760
Oldsmar	3,292,473	7,757	64	51,445	5.3	617,725
Pinellas Park	15,269,653	35,975	80	190,871	63.1	242,106
Safety Harbor	613,000	1,444	4	153,250	2.2	273,661
Seminole	1,787,503	4,211	15	119,167	6.1	295,455
St. Petersburg	869,000	2,047	0	0	7.2	120,527
Tarpon Springs	6,897,874	16,251	295	23,383	30.4	226,904
TOTAL	\$153,078,191	\$360,651	608	-	441.1	-
AVERAGE VALUES*	-	-	-	\$251,773	-	\$347,037

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3g. 2006/07 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$6,099,060	\$12,721	60	\$101,651	20.1	\$303,587
Dunedin	344,944	719	2	172,472	4.9	70,397
Largo	9,034,336	18,843	86	105,050	28.9	312,823
Oldsmar	8,868,262	18,497	202	43,902	23.6	376,093
Pinellas Park	6,819,846	14,224	60	113,664	19.1	357,060
Safety Harbor	1,007,276	2,101	9	111,920	5.9	171,015
Seminole	463,662	967	6	77,277	0.6	463,662
Tarpon Springs	1,364,800	2,847	0	0	12.9	105,963
TOTAL	\$34,002,186	\$70,918	425	-	115.9	-
AVERAGE VALUES*	-	-	-	\$80,005	-	\$293,451

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3h. 2007/08 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$2,357,747	\$4,918	26	\$90,059	4.8	\$488,146
Dunedin	340,167	709	2	181,907	1.8	192,185
Largo	26,987,846	56,289	97	277,539	57.9	465,870
Oldsmar	1,337,385	2,789	34	39,732	2.3	578,955
Pinellas Park	1,940,664	4,048	47	41,512	9.8	198,027
Safety Harbor	198,215	413	6	35,332	1.2	163,814
Seminole	1,058,569	2,208	24	43,545	7.0	150,365
St. Petersburg	34,338,500	71,620	0	0	27.5	1,249,127
Tarpon Springs	2,253,900	4,701	2	1,205,294	11.0	204,343
TOTAL	\$70,812,993	\$147,695	237	-	123.3	-
AVERAGE VALUES*	-	-	-	\$155,537	-	\$1,239,288

- The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3i. 2008/09 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$2,212,028	\$4,614	26	\$85,078	10.6	\$209,076
Dunedin	1,137,071	2,372	7	162,439	9.6	117,953
Kenneth City	1,627,112	3,394	15	108,474	2.6	628,229
Largo	27,499,203	57,355	793	34,677	86.3	318,573
Oldsmar	398,060	830	9	44,229	1.4	292,691
Pinellas Park	2,938,016	6,128	39	75,334	9.7	304,458
Safety Harbor	53,732	112	0	0	0.4	127,933
Seminole	1,519,206	3,169	21	72,343	57.6	26,371
St. Petersburg	25,789,952	53,790	0	0	29.7	868,349
Tarpon Springs	93,533	195	2	46,767	35.6	2,631
TOTAL	\$63,267,913	\$131,958	912	-	243.4	-
AVERAGE VALUES*	-	-	-	\$69,373	-	\$259,913

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

Table 3j. 2009/10 Fiscal Year - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	PCTV	Acreage	PATV
Clearwater	\$8,884,937	\$18,531	78	\$113,909	51.2	\$173,432
Kenneth City	5,423,889	11,313	22	246,540	16.0	338,993
Largo	5,803,012	12,103	68	85,338	55.0	105,567
Oldsmar	2,085,176	4,349	10	208,518	101.8	20,487
Pinellas Park	1,170,631	2,442	13	90,049	8.4	140,195
Safety Harbor	315,010	657	5	63,002	1.0	324,753
Seminole	1,329,207	2,772	7	189,887	2.2	609,728
Tarpon Springs	701,961	1,464	2	350,981	5.4	129,037
TOTAL	\$25,713,823	\$53,631	205	-	240.9	-
AVERAGE VALUES*	-	-	-	\$125,433	-	\$106,732

* The average values for the PCTV and PATV are the total real property taxable value divided by the total population (for PCTV) and total acreage (for PATV).

D. Overall Value Comparison – By Fiscal Year

Table 4a. Overall Value Comparison for 2000/01 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$37,671,431,940	921,495	\$40,881	152,000	\$247,838
Incorporated	26,587,006,640	633,542	41,966	87,232	304,785
MSTU Before Annexation	11,397,693,700	272,588	41,813	66,314	171,875
All Annexations	313,268,400	5,355	58,500	1,546	202,638
MSTU After Annexation	11,084,425,300	267,233	41,479	64,768	171,140
<i>Difference in MSTU</i>	<i>\$313,268,400 less</i>	<i>5,355 less</i>	<i>\$334 lower</i>	<i>1,546 less</i>	<i>\$734 lower</i>

*Source: BEBR FL Statistical Abstract 2001

Table 4a. shows that as a function of annexation for this fiscal year:

- 2.7% of real property taxable value in the MSTU was annexed.
- 2.0% of the population in the MSTU was annexed.
- 2.3% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 43% higher than the countywide average, 39% higher than the incorporated average, and 40% higher than the MSTU's average.⁴⁰
- PATV of the property annexed was 18% lower than the countywide average, 34% lower than the incorporated average, and 18% higher than the MSTU's average.
- Annexations caused a decrease in the PCTV (0.8%) and PATV (0.4%) in the MSTU.

Table 4b. Overall Value Comparison for 2001/02 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$41,167,093,480	929,208	\$44,303	152,000	\$270,836
Incorporated	29,294,413,300	644,341	45,464	87,844	333,483
MSTU Before Annexation	12,028,837,280	285,768	42,093	64,768	185,722
All Annexations	156,157,100	901	173,315	612	255,197
MSTU After Annexation	11,872,680,180	284,867	41,678	64,156	185,059
<i>Difference in MSTU</i>	<i>\$156,157,100 less</i>	<i>901 less</i>	<i>\$415 lower</i>	<i>612 less</i>	<i>\$663 lower</i>

*Source: BEBR FL Statistical Abstract 2002

⁴⁰ Compared to the values of these areas before annexation is factored into the equation.

Table 4b. shows that as a function of annexation for this fiscal year:

- 1.3% of real property taxable value in the MSTU was annexed.
- 0.3% of the population in the MSTU was annexed.
- 0.9% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 291% higher than the countywide average, 281% higher than the incorporated average, and 312% higher than the MSTU’s average.⁴¹
- PATV of the property annexed were 6% lower than the countywide average, 23% lower than the incorporated average, and 37% higher than the MSTU’s average.
- Annexations caused a decrease in the PCTV (1.0%) and PATV (0.4%) in the MSTU.

Table 4c. Overall Value Comparison for 2002/03 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$45,407,288,131	933,994	\$48,616	152,000	\$298,732
Incorporated	32,585,504,000	648,504	50,247	88,671	367,486
MSTU Before Annexation	12,952,236,431	287,511	45,050	64,156	201,886
All Annexations	130,452,300	2,021	64,548	827.4	157,657
MSTU After Annexation	12,821,784,131	285,490	44,911	63,329	202,464
<i>Difference in MSTU</i>	<i>\$130,452,300 lower</i>	<i>2,021 less</i>	<i>\$138 lower</i>	<i>827 less</i>	<i>\$578 higher</i>

*Source: BEBR FL Statistical Abstract 2003

Table 4c. shows that as a function of annexation for this fiscal year:

- 1.0% of real property taxable value in the MSTU was annexed.
- 0.7% of population in the MSTU was annexed.
- 1.3% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 33% higher than the countywide average, 28% higher than the incorporated average, and 43% higher than the MSTU’s average.⁴²
- PATV of the property annexed was 47% lower than the countywide average, 57% lower than the incorporated average, and 22% lower than the MSTU’s average.
- Annexations actually caused a slight decrease in the PCTV (0.3%) and a slight increase in the PATV (0.3%) in the MSTU.

⁴¹ Compared to the values of these areas before annexation is factored into the equation.

⁴² Compared to the values of these areas before annexation is factored into the equation.

Table 4d. Overall Value Comparison for 2003/04 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$50,693,626,100	939,864	\$53,937	152,000	\$333,511
Incorporated	36,704,436,800	654,932	56,043	91,564	400,861
MSTU Before Annexation	14,059,658,900	286,742	49,032	63,329	222,011
Annexations	70,469,600	1,810	38,933	2,892.6	24,362
MSTU After Annexation	13,989,189,300	284,932	49,097	60,436	231,471
<i>Difference in MSTU</i>	<i>\$70,469,600 less</i>	<i>1,810 lower</i>	<i>\$64 higher</i>	<i>2,893 lower</i>	<i>\$9,460 higher</i>

* Source: BEBR FL Statistical Abstract 2004

Table 4d. shows that as a function of annexation for this fiscal year:

- 0.5% of real property taxable value in the MSTU was annexed.
- 0.6% of population in the MSTU was annexed.
- 4.6% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 28% lower than the countywide average, 31% lower than the incorporated average, and 21% lower than the MSTU's average.
- PATV of the property annexed was 93% lower than the countywide average, 94% lower than the incorporated average, and 89% lower than the MSTU's average.⁴³
- Annexations actually caused a slight increase in the PCTV (0.2%) and a more significant increase in PATV (4.3%) in the MSTU.
- The PATV for all annexations (\$24,362) was significantly lower than the overall areas that were compared with. This is mainly due to the large number of acres annexed in Weedon Island Preserve North and lack of associated taxable value.

Table 4e. Overall Value Comparison for 2004/05 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$58,597,865,498	943,640	\$62,098	152,000	\$385,512
Incorporated	43,011,094,898	659,334	65,234	92,170	466,652
MSTU Before Annexation	15,750,386,300	286,930	54,893	60,436	260,612
Annexations	163,615,700	2,624	62,354	606	270,171
MSTU After Annexation	15,586,770,600	284,306	54,824	59,830	260,516
<i>Difference in MSTU</i>	<i>\$163,615,700 less</i>	<i>2,624 lower</i>	<i>\$69 lower</i>	<i>606 lower</i>	<i>\$97 lower</i>

*Source: BEBR FL Statistical Abstract 2005

⁴³ Compared to the values of these areas before annexation is factored into the equation.

Table 4e. shows that as a function of annexation for this fiscal year:

- 1.0% of real property taxable value in the MSTU was annexed.
- 0.9% of population in the MSTU was annexed.
- 1.0% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 0.4% higher than the countywide average, 4% lower than the incorporated average, and 14% higher than the MSTU’s average.
- PATV of the property annexed was 30% lower than the countywide average, 42% lower than the incorporated average, and 4% higher than the MSTU’s average.⁴⁴
- Annexations actually caused a slight decrease in the PCTV (0.1%) and a slight decrease in the PATV (0.04%) in the MSTU.

Table 4f. Overall Value Comparison for 2005/06 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$70,995,378,472	947,744	\$74,910	152,000	\$467,075
Incorporated	52,668,433,543	664,685	79,238	92,611	568,709
MSTU Before Annexation	18,480,023,120	283,667	65,147	59,830	308,873
Annexations	153,078,191	608	251,773	441	347,108
MSTU After Annexation	18,326,944,929	283,059	64,746	59,389	308,589
<i>Difference in MSTU</i>	<i>\$153,078,191 less</i>	<i>608 lower</i>	<i>\$401 lower</i>	<i>441 lower</i>	<i>\$284 lower</i>

*Source: BEBR FL Statistical Abstract 2006

Table 4f. shows that as a function of annexation for this fiscal year:

- 0.8% of real property taxable value in the MSTU was annexed.
- 0.2% of population in the MSTU was annexed.
- 0.7% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 236% higher than the countywide average, 218% higher than the incorporated average, and 286% higher than the MSTU’s average.
- PATV of the property annexed was 26% lower than the countywide average, 39% lower than the incorporated average, and 12% higher than the MSTU’s average.⁴⁵
- Annexations actually caused a slight decrease in the PCTV (0.6%) and a slight decrease in the PATV (0.04%) in the MSTU.

⁴⁴ Compared to the values of these areas before annexation is factored into the equation.

⁴⁵ Compared to the values of these areas before annexation is factored into the equation.

Table 4g. Overall Value Comparison for 2006/07 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$75,492,390,171	948,102	\$79,625	152,000	\$496,660
Incorporated	55,948,630,794	667,615	83,804	92,727	603,372
MSTU Before Annexation	19,577,761,563	280,912	69,694	59,389	329,650
Annexations	34,002,186	425	80,005	116	293,122
MSTU After Annexation	19,543,759,377	280,487	69,678	59,273	329,722
<i>Difference in MSTU</i>	<i>\$34,002,186 less</i>	<i>425 lower</i>	<i>\$16 lower</i>	<i>116 lower</i>	<i>\$71 higher</i>

*Source: BEBR FL Statistical Abstract 2007

Table 4g. shows that as a function of annexation for this fiscal year:

- 0.2% of real property taxable value in the MSTU was annexed.
- 0.2% of population in the MSTU was annexed.
- 0.2% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was less than 1% lower than the countywide average, 5% lower than the incorporated average, and 15% higher than the MSTU's average.
- PATV of the property annexed was 41% lower than the countywide average, 51% lower than the incorporated average, and 11% lower than the MSTU's average.⁴⁶
- Annexations actually caused a slight decrease in the PCTV (0.01%) and a slight increase in the PATV (0.1%) in the MSTU.

Table 4h. Overall Value Comparison for 2007/08 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$69,067,409,561	944,199	\$73,149	152,000	\$454,391
Incorporated	51,541,638,302	668,073	77,150	92,850	555,107
MSTU Before Annexation	18,445,326,505	276,363	66,743	59,273	311,190
Annexations	70,812,993	237	298,789	123	573,663
MSTU After Annexation	18,374,513,512	276,126	66,544	59,150	310,643
<i>Difference in MSTU</i>	<i>\$70,812,993 less</i>	<i>237 lower</i>	<i>\$199 lower</i>	<i>123 lower</i>	<i>\$548 lower</i>

*Source: BEBR FL Statistical Abstract 2008

⁴⁶ Compared to the values of these areas before annexation is factored into the equation.

Table 4h. shows that as a function of annexation for this fiscal year:

- 0.4% of real property taxable value in the MSTU was annexed.
- 0.1% of population in the MSTU was annexed.
- 0.2% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 308% higher than the countywide average, 287% higher than the incorporated average, and 348% higher than the MSTU's average.
- PATV of the property annexed was 26% higher than the countywide average, 3% higher than the incorporated average, and 84% higher than the MSTU's average.⁴⁷
- Annexations actually caused a slight decrease in the PCTV (0.3%) along with a slight decrease in the PATV (0.2%) in the MSTU.

Table 4i. Overall Value Comparison for 2008/09 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$61,191,982,080	938,461	\$65,205	152,000	\$402,579
Incorporated	44,833,918,026	665,765	67,342	93,093	481,604
MSTU Before Annexation	16,421,331,967	273,608	60,018	59,150	277,622
Annexations	63,267,913	912	69,373	243	260,362
MSTU After Annexation	16,358,064,054	272,696	59,986	58,907	277,693
<i>Difference in MSTU</i>	\$63,267,913 <i>less</i>	912 <i>lower</i>	\$32 <i>lower</i>	243 <i>lower</i>	\$71 <i>higher</i>

*Source: BEBR FL Statistical Abstract 2009

Table 4i. shows that as a function of annexation for this fiscal year:

- 0.4% of real property taxable value in the MSTU was annexed.
- 0.3% of population in the MSTU was annexed.
- 0.4% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 6% higher than the countywide average, 3% higher than the incorporated average, and 16% higher than the MSTU's average.
- PATV of the property annexed was 35% lower than the countywide average, 46% lower than the incorporated average, and 6% lower than the MSTU's average.⁴⁷
- Annexations actually caused a slight decrease in the PCTV (0.1%) along with a slight increase in the PATV (0.1%) in the MSTU.

⁴⁷ Compared to the values of these areas before annexation is factored into the equation.

Table 4j. Overall Value Comparison for 2009/10 Fiscal Year

	Real Property Taxable Value	Estimated Population*	PCTV	Acreage	PATV
Countywide	\$57,890,809,327	931,113	\$62,174	152,000	\$380,861
Incorporated	42,967,973,433	659,635	65,139	93,334	460,368
MSTU Before Annexation	14,948,549,717	271,683	55,022	58,907	253,765
Annexations	25,713,823	205	125,433	241	106,732
MSTU After Annexation	14,922,835,894	271,478	54,969	58,666	254,369
<i>Difference in MSTU</i>	<i>\$25,713,823 less</i>	<i>205 lower</i>	<i>\$53 lower</i>	<i>241 lower</i>	<i>\$604 higher</i>

*Source: BEBR FL Statistical Abstract 2010

Table 4j. shows that as a function of annexation for this fiscal year:

- 0.2% of real property taxable value in the MSTU was annexed.
- 0.1% of population in the MSTU was annexed.
- 0.4% of the acreage in the MSTU was annexed.
- PCTV of the property annexed was 102% higher than the countywide average, 93% higher than the incorporated average, and 128% higher than the MSTU's average.
- PATV of the property annexed was 72% lower than the countywide average, 77% lower than the incorporated average, and 58% lower than the MSTU's average.⁴⁸
- Annexations actually caused a slight decrease in the PCTV (0.1%) along with a slight increase in the PATV (0.1%) in the MSTU.

⁴⁸ Compared to the values of these areas before annexation is factored into the equation.