

PAM DUBOV, CFA, CAE

PROPERTY APPRAISER INTERNET SEARCH GUIDE

WWW.PCPAO.ORG

The Pinellas County Property Appraiser Website, has recently been upgraded and modified based on suggestions and feedback offered by you, our customer. The site provides a powerful property record search engine. It also provides general information about the Property Appraiser's office such as office locations and filing deadlines, gives an overview of the ad valorem taxing process, and keeps you updated on changing legislation that may affect you.

As always, if you would prefer to speak with an Information Services Representative, please call our office Monday through Friday between 8:00 a.m. and 5:00 p.m. (excluding holidays) at 727-464-3207

Site Features:

The site, designed entirely in-house, boasts a number of features:

- Search by property address, property or business owner, subdivision or condominium name, sale parameters, and more;
- Property value history;
- Mailing and site address identification;
- Customized Sales queries;
- Save Our Homes Cap Portability Calculator;
- Current tax bill;
- Maps with optional aerial overlays;
- Latest Sales and Transaction Information;
- Property Tax Exemption Information;
- Office locations, hours and important deadlines throughout the year;
- The latest on property tax legislation to keep you up-to-date and informed.

Phone: (727) 464-3207

Fax: (727) 464-3448

Our Terms of Service

Public information data is furnished by the Property Appraiser's office and must be accepted and used by the recipient with the understanding that the data received was developed and collected for the purpose of developing a Property Tax Roll per Florida Statute. As such, the Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any other particular use. Furthermore, the Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such data.

All square footage estimates are derived from exterior wall measurements, which is the standard in the appraisal industry. Builders frequently use interior dimensions and they may differ from those on our records. Property owners may want to verify their square footage by taking external wall measurements and comparing them with ours.

Tip

There may be a time when you would like to see more of a window, without the green menu bar. To do this, simply place the cursor over the grey divider bar (Figure 1) until the cursor turns into a double-headed arrow. Left click the mouse and hold while dragging the frame to the desired position. (Figure 2)

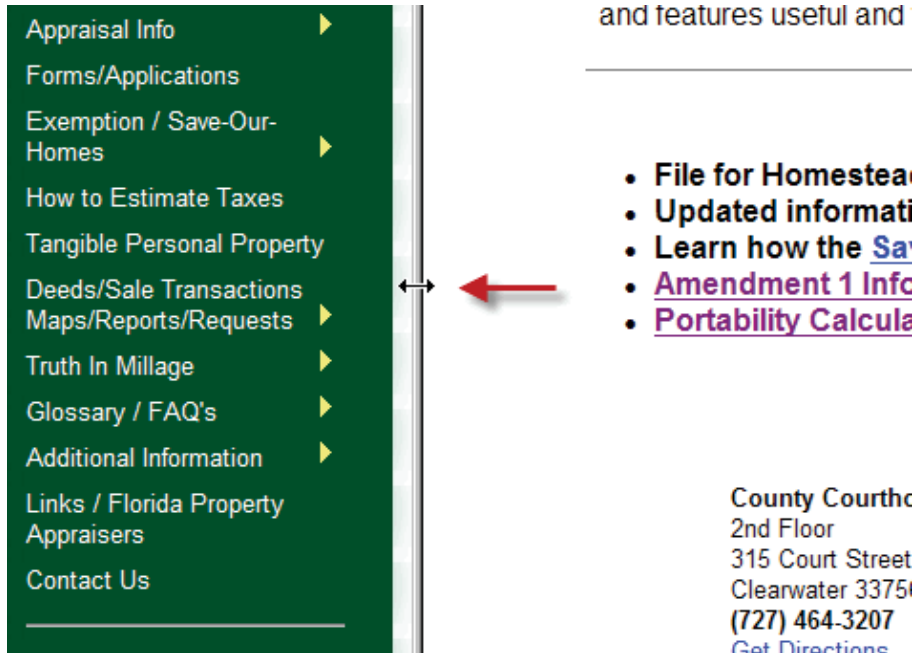


Figure 1

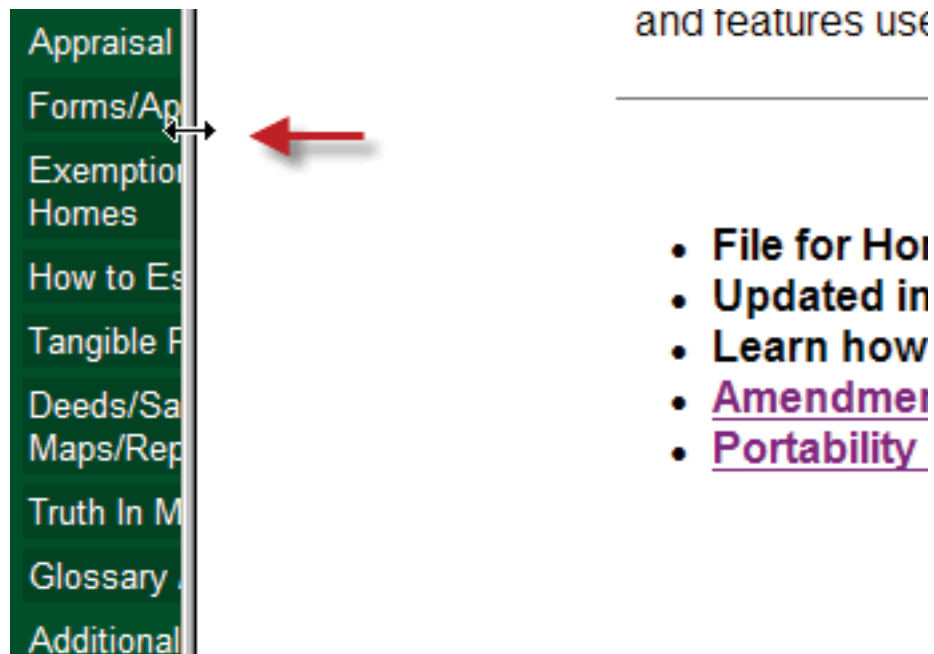
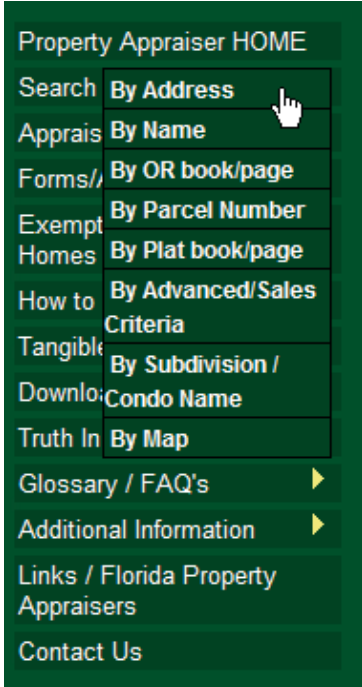


Figure 2

Search Methods

You can find property information in several ways. When you select “**Search Our Database**” from the green menu bar. A pop-up menu appears for your to choose your search preference.



By:

- Complete or partial address;
- Owner or business name;
- Official Record Book and Page;
- Parcel Identification Number;
- Plat Book and Page;
- User defined sales parameters;
- Subdivision or Condominium name;
- Map

HELPFUL HINT:

If you click on the words “Search Our Database” instead of making a selection from the drop-down menu, a screen listing the same selections appears, but as a list, not a drop-down menu. You may wish to bookmark this screen for future search queries.



Pinellas County Property Appraiser Database Search

Owner or Business Name
Subdivision or Condominium Name
Property Address
Search By: Plat Book/Page
Parcel Number
Sales
OR Book/Page

Attention: Public information data is furnished by the Property Appraiser's office, and must be accepted and used by the recipient with the understanding that the data received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. As such, the Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any other particular use. Furthermore, the Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such data.

All square footage estimates are derived from exterior wall measurements which is the standard in the appraisal industry. Builders frequently use interior dimensions and they may differ from those on our records. Property owners

Search by Address

Number: Enter the house or business number

1/2: Click this box if applicable

Pre-Direction: Select from the drop-down menu

Street Name: Enter the street name.
For numbered addresses, you must add the ordinal using no spaces (example: 1st, 49th, 102nd, etc.)

Type: Select from the drop-down menu

Post-direction: Select from the drop-down menu

City: Select from the drop-down menu

Zip: Select from the drop-down menu

Select the number of records to display

Click “**Submit Query**”.

Our database follows the US Post Office address conventions. **Below are some hints** for finding addresses which are most commonly entered incorrectly.

IMPORTANT TIPS!

Addresses on US 19 MUST be entered as: US Highway 19, OR USE THE “HINTS” LINK TO AUTOMATICALLY ENTER THE CORRECT STREET NAME.

Addresses on “Martin Luther King” are city specific. Determine the city in which the parcel lies and enter the address based on the chart below. OR, USE THE “HINTS” LINK TO AUTOMATICALLY ENTER THE CORRECT STREET NAME.

Number 1/2

Pre-Direction

Street Name

Type

Post-Direction

City

Zip

Example: N 4th St
Street Name Only-
Enter Ave, Dr, St,
etc. under "Type"
Example: 4th St N

Tip: You do not need to fill in every field. Typically, the less information entered, more results are returned.

HELPFUL HINTS:

Use the tab key to jump to the next box.

To search addresses for an entire street, leave the NUMBER field blank.

To search all address in a particular block, use the % character (Example: for addresses in the 700 block, use 7%. All addresses beginning with 7 will display).

If unsure how to spell a street name, enter part of the name, then type the percent character (Com%). All streets beginning with “Com” will be returned (Comet, Commerce, etc).

Omitting the Street Type will return all street types for the given street name (Street, Lane, Avenue, etc.).

City	Street Name	Type
St Petersburg	Dr ML King Jr (Formerly 9th St)	Street (St)
Clearwater	Martin Luther King (Formerly Greenwood Ave - city limits only)	Avenue (Ave)
Dunedin	M L King Jr (Formerly Highland Ave)	Avenue (Ave)
Tarpon Springs	Martin Luther King	Drive (Dr)

After clicking “Submit Query”, the Query Results page appears (See Address Query example below).
 (Note: Some or all owner names an address numbers have been erased from this document for privacy.)

Pinellas County Address Query

Click on the 18 digit parcel number to see General Information.
 Click on the "X" to view the map or short legal description

Address matching " commodore ST", records 1 through 1 of 1 [3:15 pm Monday June 15]									
New Search: Owner Address Parcel Number Sub or Condo/PUD Plat Book/Page Sale OR Book/Page									
Property Address	Parcel Info	Ownership	Property Use	Map	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	Short Legal
COMMODORE ST CLEARWATER 33755	03-29-15-05220-002-0250		Single Family Home	X	BAY TERRACE AND BAY TERRACE ADD	013/02	08446/1802	CW	X
New Search: Owner Address Parcel Number Sub or Condo/PUD Plat Book/Page Sale OR Book/Page									
Question/Comment about this page									

- To view the Ownership and building detail, click on the parcel number.
- To go directly to the map of the parcel, select the “X” from the map column
- To view a short legal description, place the cursor over the “X” located at the end of each line. A tool tip will reveal the short legal description.

Links at the top and bottom of the chart allow you to begin a new search.

Note:

If you are searching for an address that does not appear, and you are certain the address you entered is correct, the address may be “protected” pursuant to F.S. 119.071 (4)(d). All parcels with protected addresses have been removed as we felt this was the best way to protect the information and ensure compliance with the protected address statute. If you have any questions or would like to request property information, please call us at 727-464-3207

Search by Owner or Business Name

Owner or Business Name:

Show me: 

There are several methods with which to find an owner or business.

1. Enter the Last Name. Example: Owner or Business Name:

OR

2. Enter Last name, comma, space, first name or initial
Example: Owner or Business Name:

OR
Owner or Business Name:

Enter all or part of a business name

HELPFUL HINTS:

1. Use the percent character (%) as a wild card on any search. (Note: The % character is not allowed as the first character)

Example: Owner or Business Name:

This will return all occurrences of owner names beginning with Bro.

2. The underscore (_) matches one character. To search for variant spellings of a last name, such as REILLY, you could search using R_ _LY.

The search methods listed here will result in the Selection Query page. At the Selection Query Page (see example on page 6) click on the parcel number to view the general information screen.

Search by Official Records Book and Page

Example: 05417/0319

OR Book/Page:

Show me:

Enter the OR book number, a slash, and the page number. To search for just a book, simply enter the book number.

Search by Parcel Number

Example: 03 29 17 92574 007 0010

Parcel Number:

SC TW RG SUB BK LOT

Show me:

Enter parcel number. (No need to use the tab or enter key.)
You may search by full parcel number or a portion of the parcel number, leaving the boxes of the unknown numbers blank

Search by Plat Book and Page

Example: 100/031

Plat Book/Page:

Show me:

Enter the OR book number, a slash, and the page number. To search for just a book, simply enter the book number.

Advanced/ Sales Criteria Search

The Advanced Sales Search offers several options from which to choose in order to narrow down a search. Click on a label to expand the selection and enter search criteria. (See example below)

This example shows “Property Types” and “Sale Price Ranges” selected

HELPFUL HINTS for Sales Search:

Click the line to collapse the selection screen. Click again expand the selection and enter search criteria.

FOR EACH DROP-DOWN BOX:

- **Select whether you want only the items selected, OR Everything EXCEPT those items selected, if applicable**
- **Click on a selection. Your selection will highlight**
- **To select several items in a row: hold the SHIFT key while you click on the item**
- **To select several non-contiguous items: hold the “CONTROL” key while clicking**

FOR DATA ENTRY BOXES:

- **>= means GREATER THAN or EQUAL TO**
- **<= means LESS THAN or EQUAL TO**

When search is complete, select the format in which you wish to view your report

CSV - (which will not work properly in Excel)
 Excel - Save file, then open in Excel to customize
 XML

Click for the completed list.

Forms

From the green menu bar, there is a link to Forms/Applications. The link takes you to a list of forms available for download.

Most of the forms may be completed online, then printed so the customer can sign the form and either mail it or bring it to one of our offices. Included are:

Change of Address

Condominium Rental Income Request Form

Institutional Exemption Application

Label Request

Notice of Change of Ownership or Control Non-Homestead Property (DR-430)

Parcel Combination Request

Parcel Split Request

Portability Application

Real Property Income and Expense Return

Residential Return Multi-Family 1 - 4 Units

Residential Return Multi-Family 5 - 9 Units

SENIOR EXEMPTION:

Senior Exemption New Application Instructions

Senior Exemption New Application

Senior Exemption Renewal Application Instructions

Senior Exemption Renewal Application

Income Worksheet

Tangible Personal Property

Value Adjustment Board Petition (Clerk of the Court's website - cannot be completed online)

Downloads

- Property Appraiser HOME
- Search Our Database ▶
- Appraisal Info ▶
- Forms/Applications
- Exemption / Save-Our-Homes ▶
- How to Estimate Taxes
- Tangible Personal Property
- Download: **Map Products**
- Truth In **Data Reports & Label Requests**
- Glossar **Map Downloads & Sales/Deed Transactions**
- Additional **Database Files**
- Links / **Historical Median and Mean Sales Trends**
- Apprais **Value Change Maps**
- Contact **Residential Area Map**

- The **Deed Transactions** table has been updated to offer Daily or Weekly Unprocessed Deeds; Daily/Weekly/Monthly Processed Deeds; Historical Year to Date Deeds.

Selecting Unprocessed or Processed Deeds will allow users to narrow deed searches down by “Available Deed Types”, “Sale Price” and “Date Range”.

To access the page, select “Downloads/Reports/Maps” from the green menu bar, then “Map Downloads & Sales/Deed Transactions.” From there scroll to Deed Data.

Each search may be downloaded to a web browser, as an Excel spreadsheet, or as a PDF file.

Deed data last updated 2009-06-21 02:57:01

Available Deed Types

Parcel Number (no formatting, rg/tw/sc order)

Only those Selected
 All types except those selected

(unknown)
 AF
 AG
 AS
 CA
 DD

Sale Price >= [] and < []

Date Range: 1961-04-07 to 2009-06-16

From: [Jun] [16] [2009]

To: [Jun] [16] [2009]

Output Report Type: [Web Browser]

Submit Query

To select multiple contiguous items, hold the shift key while clicking on the items.

To select multiple non-contiguous items, hold the control key while selecting.

- **Database Files** are also available for download in Excel; CSV, or Access. Click on the table name to view a description of a table and to download (see example below).

Database Files

Database files are updated daily.

You may also access the most recent property value roll and ESRI shape files for Pinellas through the Department of Revenue's official ftp site: <ftp://sdrftp03.dor.state.fl.us/>

To view a description of a table and to download it, click on the table name.

deed history	exemptions	land	owner
owner mail	parcel value	permit	property value
sales	structural elements	sub area	xfeat



The General Information Page

What's new on the general information page? In addition to the data being updated every evening:

1. The **Logo** is smaller and the "Improvement Value per F.S. 553.844" link has been relocated from the Value Information area to the space over the logo.
2. The **Owner/Mailing Address** section has been relocated to the top of the page and is in larger font.
3. **Site address** has been added (also located near building Structural Elements - See # 11.) IF THERE IS MORE THAN ONE BUILDING ON THIS PARCEL, a drop-down list will become available with a list of building numbers. Click on a building number to go to the footprint drawing of that building.
4. **Property Use** and Land Use codes have been updated to the new DOR codes. The labels are a link to the list.
5. The **Save-Our-Homes Cap percentage** has been added to replace "ownership and use".
6. "**Most Recent Conveyance**" has been added. It displays the last Official Records Book and Page recorded for this parcel. (Not necessarily the last sale).
7. **Comparable Sales Value** has been separated out from the area that listed value information. A TOOL TIP APPEARS with a disclaimer when you hover over the label. It also links to the glossary for a full explanation of "comparable sales". The rest of the Value information has been moved under "Value History". (See #9.) "Sales Query" is a link to a list of qualified residential sales (**NOT** comparable sales - see page 5) within the subject parcel neighborhood.
8. Value Information is broken out to include CURRENT SOH cap status, market value, and taxable values.
9. The yellow bar is labeled "**Value History**" with the words [click here to show]. Click on the yellow bar to see a history back to 1996 of:
 - **Save Our Homes Cap Status**
 - **Just/Market Value**
 - **Assessed Value/SOH Cap**
 - **County Taxable Value**
 - **School Taxable Value**
 - **Municipal Taxable Value**Click the bar again to hide the list
10. **Tax Information** including
 - **Millage Rate**
 - **Most recent Tax Bill** ("Current Tax Bill" link which directs you to Tax Collector's site)
 - **Non-Ad Valorem Assessments**
 - **Taxes**
 - **Taxes without any exemptions**
11. This yellow bar is housing **Structural Elements and building footprint**. Click to show the list, click again to hide the list.
12. Click the yellow bar to show **Residential Extra Features**. Click to hide the list. (Site Address also located here.)
13. **Permit Data** has been added. This disclaimer is displayed under the link: *Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example: water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.* Click the yellow bar to show the list. Click to hide the list.
14. Map of the subject parcel. Click on "Interactive Map of this parcel" to see more of the neighborhood. See pages 14 and 15 for map info.

Tool tips, or balloons with descriptions or definitions have been added to some labels. Hover the mouse over labels and links to view. (Note: not all labels and links have a tool-tip.)

03-29-15-05220-002-0250

Data [Current](#) as of July 09, 2009
[3:06 pm Friday July 10]

[Print](#) [Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
HAMILTON, LISA G 200 PALM ISLAND NW CLEARWATER FL 33767-1934	1126 COMMODORE ST CLEARWATER 33755

Property Use: 0110 (Single Family Home) Living Units: 1

Legal Description: BAY TERRACE AND BAY TERRACE ADD BLK B, LOT 25

2009 Exemptions

Homestead: No	Save-Our-Homes Cap Percentage: 0.00%	Tax Exempt: 0%
Government: No	Institutional: No	Agricultural: \$0
		Historic: \$0

2009 Parcel Information

Most Recent Conveyance 08446/1802	Comparable Sales Value \$208,400	Census Tract 121030261001	Plat Book/Page 013/022
---	--	-------------------------------------	----------------------------------

2009 Value Information

Save-Our-Homes Cap No	Just/Market Value \$113,228	Assessed Value/ SOH Cap \$113,228	County Taxable Value \$113,228	School Taxable Value %sch_taxable%	Municipal Taxable Value %mun_taxable%
--------------------------	--------------------------------	--------------------------------------	-----------------------------------	---------------------------------------	--

[\[click here to show\] Value History](#)

2008 Tax Information		Ranked Sales See all transactions			
Current Tax Bill		Sale Date	Book/Page	Price	Q/U V/I
Millage:	Tax District: CW	25 Oct 1993	08446 / 1802	\$62,000	Q I
Non Advalorem Assessments:					
Taxes:					
Taxes without any exemptions:					

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Land Information

Seawall: No	Frontage: None	View:
Land Use	Land Size	Unit Value
Single Family (01)	50x142	1350.00
		Units
		50.0000
		Method
		FF

[\[click here to show\] Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 1126 COMMODORE ST CLEARWATER 33755

[\[click here to hide\] Residential Extra Features](#)

Description	Dimensions	Value/Unit	Units	Total New Value	Depreciated Value	Year
No Extra Features on Record						

[\[click here to show\] Permit Data](#)

Radius (feet): 429 Aerials: 2007 Color Transparency: 0.5 [Update Map](#)

If you do not see map, the SVG viewer has not been installed. [Click here for information and installation.](#)
How to copy and paste a static map using Internet Explorer: Right-click on the map; Select "Copy SVG"; Open a Word document; Select "Paste Special" from Edit menu on toolbar; Select Bitmap, then OK
How to copy and paste a static map using Mozilla Firefox: Right-click on the map; Select "This Frame"; Select "Open Frame in New Window"; Print from the new window.

Sales Query

On the general information screen is a link called "Sales Query". There is one located at the top and bottom of the page, and within the parcel information table.

Click on this link and a list of all qualified residential sales appears. These are qualified sales only, in the same appraisal neighborhood as the subject property, since January 1, 2006.

Not every sale on this list may have been used to establish the parcel's value. Sales from other areas and neighborhoods within Pinellas County may have also been used.

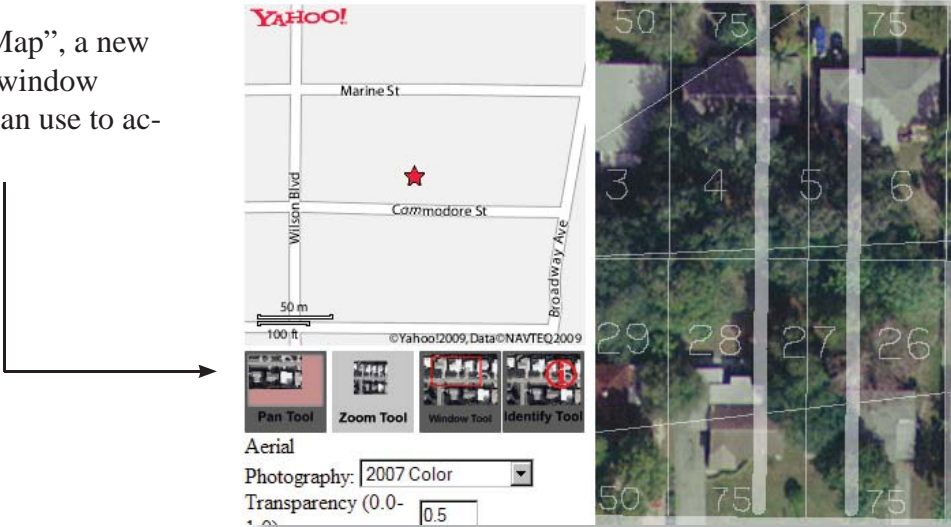
Maps and Map Features

The maps on our website provide a vast amount of useful information.

From the General Information page, select “Interactive Map of this Parcel”, the link on either side of the map window, and/or at the top and bottom of the general information page.



After clicking on “Interactive Map”, a new map window will appear. This window shows the map, and tools you can use to access important information.



Map Tools

There are a few tools at your disposal in the interactive map window: PAN, ZOOM, WINDOW, and IDENTIFY. To activate the tool, simply click on it. When active, the tool will be a lighter grey than the others.



The Pan Tool allows you to move the map in any direction. Place the cursor anywhere on the map then left-click and hold while dragging the map horizontally or vertically. Releases the mouse to set and refresh the map.



To ZOOM IN: place the cursor at the top of the map window, left-click and hold, then SLOWLY drag the mouse toward the bottom of the screen.

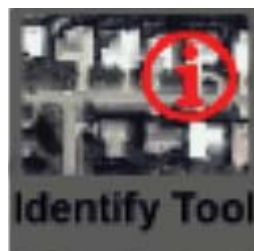
To ZOOM OUT: It's just the opposite. Place the cursor at the bottom of the map window, left-click and hold, then SLOWLY drag the mouse toward the top of the screen.



The window tool allows you to zero in on a particular area.

- Determine the spot you wish to enlarge.
- Place the cursor in the upper left hand corner of that area, left-click and hold, then drag the mouse to the lower right hand corner of the area, drawing a red box.
- Release the mouse.

The window will refresh to show the area you selected.



The Identify Tool works with the "LATEST SALE" button located under the logo on the right hand side of the page.

- Click on "Latest Sale."
- A legend opens up and the map is layered with color coded (according to the legend) sales from 2006.
- Hover the mouse over a parcel. The parcel number, sale price and year, and other information appear as a "tool tip".
- You may wish to turn the aerial photos off to view just the map outline. To turn the photos off, click on the pull down list under the tools, and select "None".