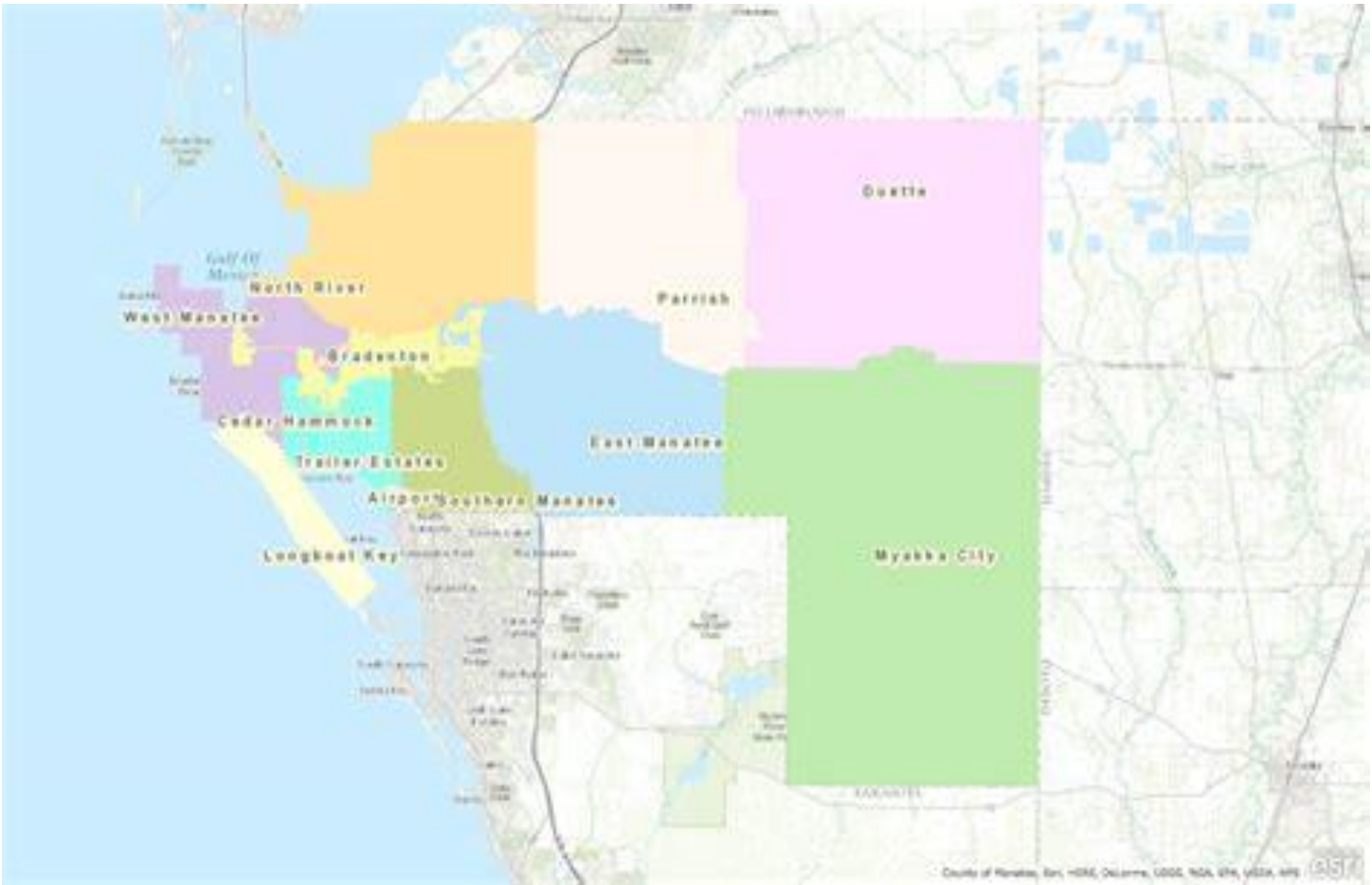


MANATEE COUNTY FIRE DISTRICTS RESIDENTIAL TAX ASSESSMENT STUDY



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2020

MANATEE COUNTY FIRE DISTRICTS RESIDENTIAL TAX ASSESSMENT STUDY

Purpose: To provide a visual comparison of the fire assessments and taxes in Manatee County Fire Districts.

Scope: To use three comparable structures to formulate results for comparison by using the tax and assessment methodology for each individual fire district. The results can be utilized in research and for planning future assessment needs.

Comparable Structures:

- A- 879 square foot home, county assessed value at \$39,134
- B- 2991 square foot home, county assessed value \$329,590
- C- 5268 square foot home, county assessed value at \$673,456

2020/21 budget cycle Methodologies:

Cedar Hammock: Base Rate \$199.07 plus 1.3 Millage

East Manatee: Base Rate \$90.38 to 1000 SF, then apply square footage rate of \$0.0612 for anything over, plus .8 Millage

Myakka City: Base rate \$152.00 to 1000 SF then apply square footage rate of \$0.20 for anything over

North River: Base Rate \$192.60

Parrish: Base Rate \$206.82

*(if referendum passes rate reverts to **\$196.11 + \$80 = \$276.11 for 2021/22 budget cycle**)*

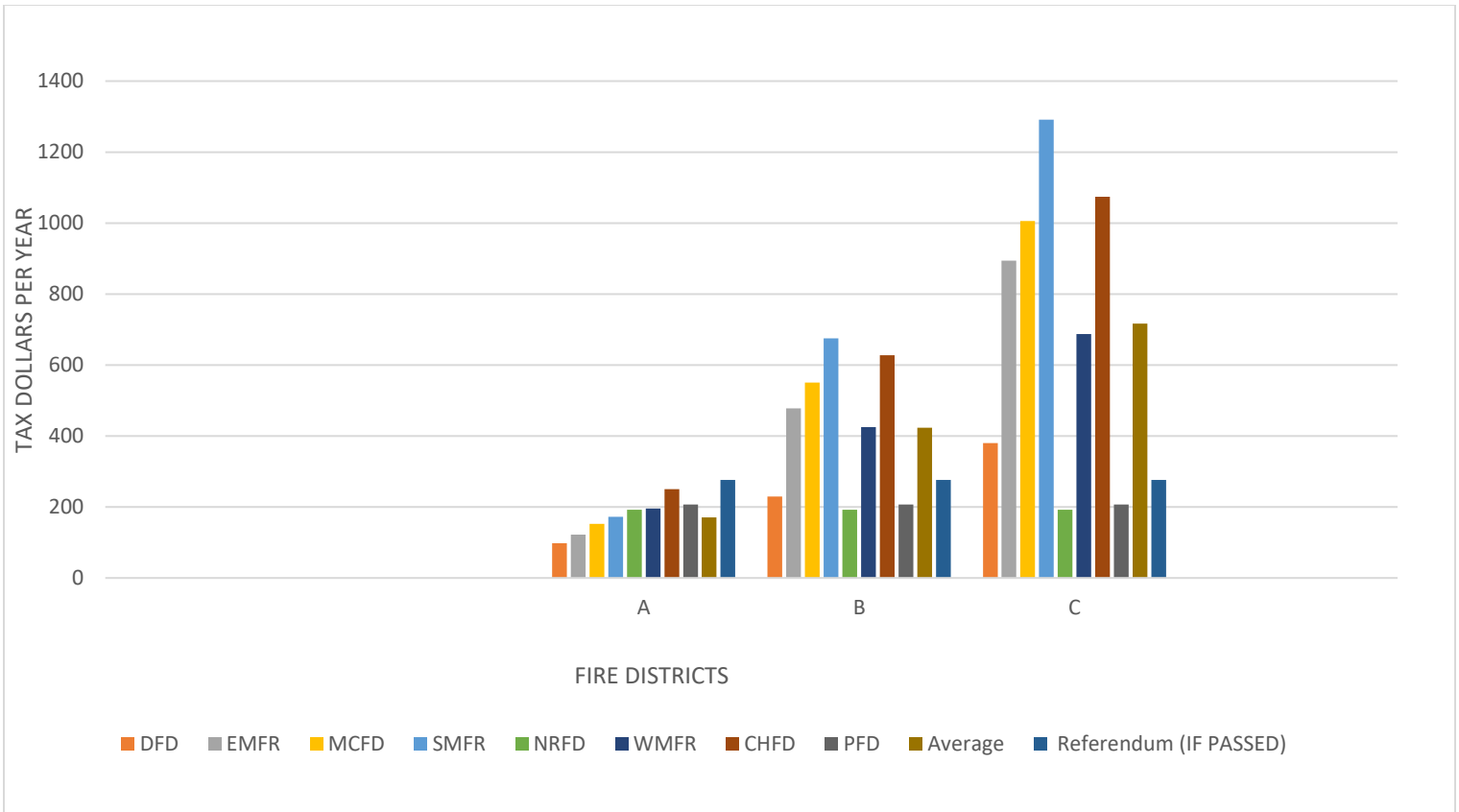
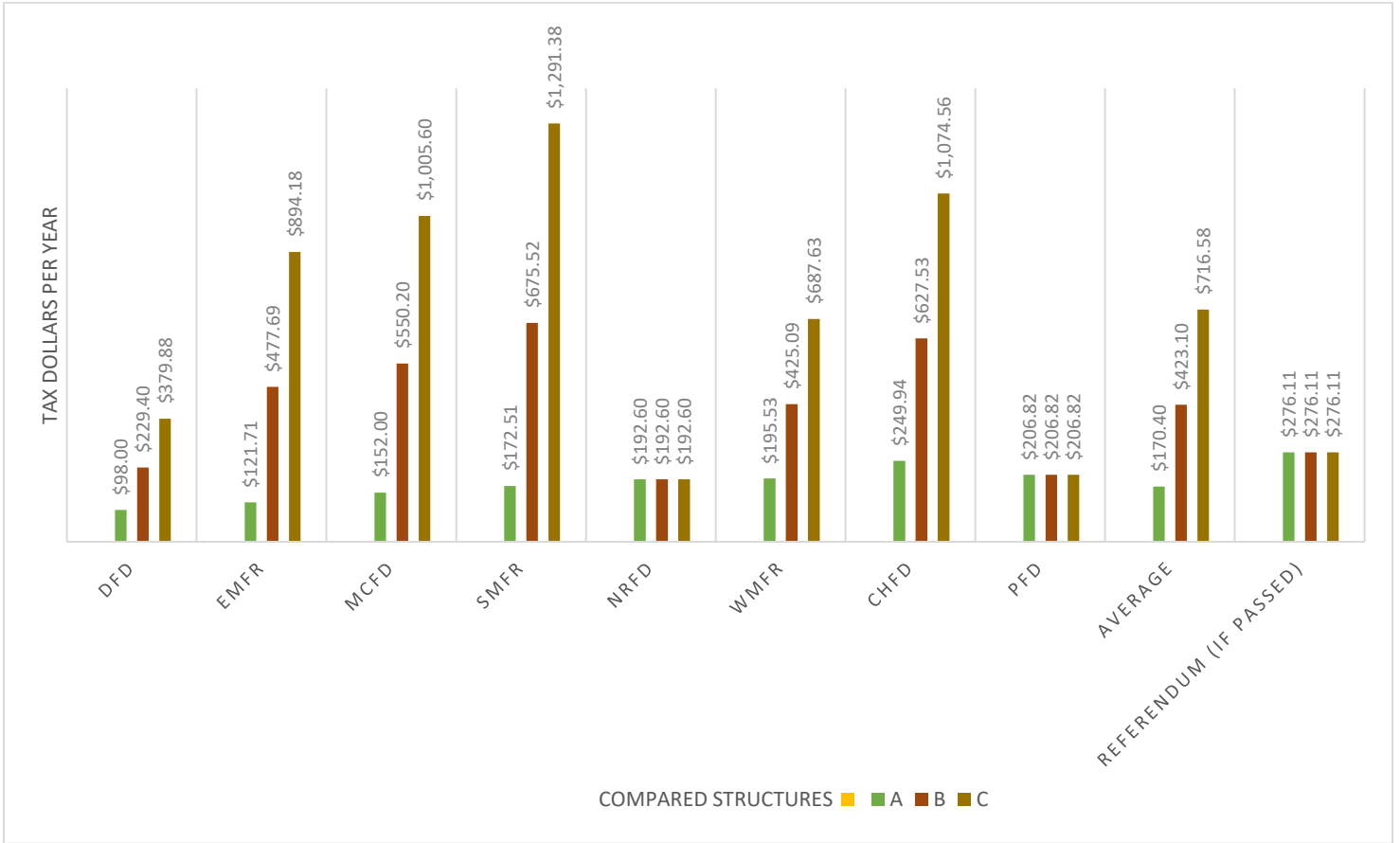
Southern Manatee: Base Rate \$125.3166 1000 SF, then apply square footage rate of \$0.0766 for anything over, plus 1.2061 Millage

West Manatee: Base rate \$195.53 to 1000 SF then apply square footage rate of \$0.1153 for anything over

Duette: Base Rate \$98 to 1000 SF, then apply per square footage rate of \$0.066 for anything over

	DFD	EMFR	MCFD	SMFR	NRFD	WMFR	CHFD	PFD	Average	Referendum (IF PASSED)
A	\$98.00	\$121.71	\$177.00	\$172.51	\$192.60	\$195.53	\$249.94	\$206.82	\$170.40	\$276.11
B	\$229.40	\$477.69	\$550.20	\$675.52	\$192.60	\$425.09	\$627.53	\$206.82	\$423.10	\$276.11
C	\$379.88	\$894.18	\$1,005.60	\$1,291.38	\$192.60	\$687.63	\$1,074.56	\$206.82	\$716.58	\$276.11

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Example A: 879 square foot home, county assessed value at \$39,134

PARRISH	\$206.82	DIFFERENCE
CEDAR HAMMOCK	\$249.94	+\$43.12
WEST MANATEE	\$195.53	-\$11.29
NORTH RIVER	\$192.60	-\$14.22
MYAKKA CITY	\$152.00	-\$54.82
SOUTHERN MANATEE	\$172.51	-\$34.31
EAST MANATEE	\$121.71	-\$85.11
DUETTE	\$98.00	-\$108.82
AVERAGE	\$173.63	-\$33.19

MANATEE COUNTY FIRE DISTRICTS RESIDENTIAL TAX ASSESSMENT STUDY



Example B: 2991 square foot home, county assessed value \$329,590

PARRISH	\$206.82	DIFFERENCE
CEDAR HAMMOCK	\$627.53	+\$420.71
WEST MANATEE	\$425.09	+\$218.27
NORTH RIVER	\$192.60	-\$14.22
MYAKKA CITY	\$550.20	+\$343.38
SOUTHERN MANATEE	\$675.52	+\$468.70
EAST MANATEE	\$477.69	+\$270.87
DUETTE	\$229.40	+\$22.58
AVERAGE	\$423.10	+\$216.28

MANATEE COUNTY FIRE DISTRICTS TAX ASSESSMENT COMPARISON STUDY



Example C: 5268 square foot home, county assessed value at \$673,456

PARRISH	\$206.82	DIFFERENCE
CEDAR HAMMOCK	\$1074.56	+\$867.74
WEST MANATEE	\$687.63	+\$480.81
NORTH RIVER	\$192.60	-\$14.22
MYAKKA CITY	\$1005.60	+\$798.78
SOUTHERN MANATEE	\$1291.38	+\$1084.56
EAST MANATEE	\$894.18	+\$698.07
DUETTE	\$379.88	+\$173.06
AVERAGE	\$716.58	+\$509.76