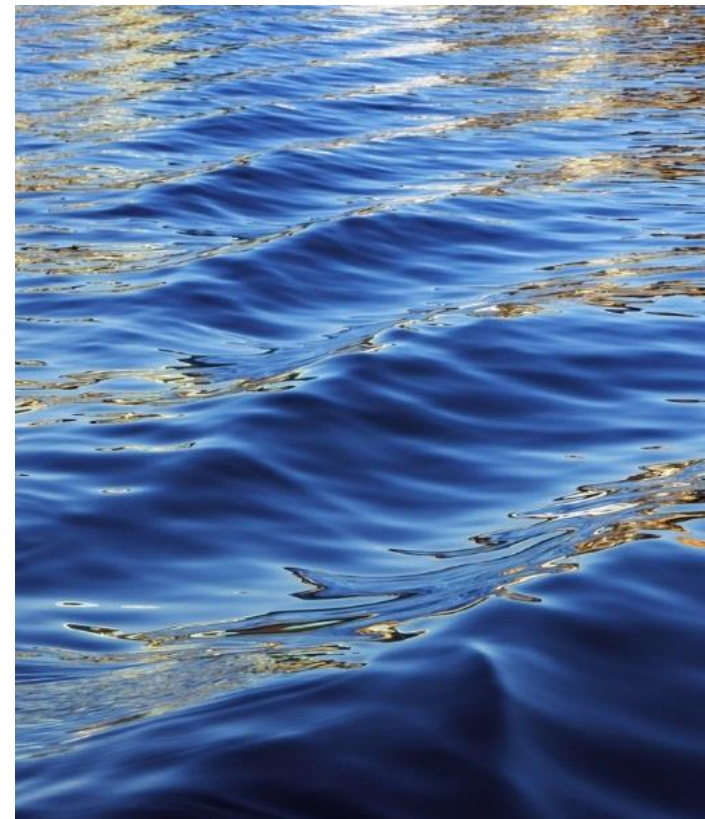




Lee County Property Appraiser

Matt Caldwell



What is the Property Appraiser?

- County Constitutional Officers
 - Clerk of Courts
 - Property Appraiser
 - Sheriff
 - Supervisor of Elections
 - Tax Collector
- Elected, Not Employed
- Three Part Ad Valorem Tax System
- Advocate for the Taxpayer

Basic Duties

- Annual Valuation (January 1)
 - 500,000+ Real Property Parcels
 - 100,000+ TPP Accounts
- Exemptions/Classifications (March 1)
 - 200,000+ Homestead
 - Save Our Homes/Portability
 - Fraud/TRU Roll
 - 4,000± Ag Classification
 - All Others (Blind, Widow, Charitable, etc.)
- Tax Roll Submission (July 1)
- TRIM (August)
- VAB (Sept+)
- Tax Roll Certification (October)
 - Non-Ad Valorem
 - \$1/parcel (Cape Coral)
- Chief Executive Officer
 - 85± Employees
 - \$15/parcel vs \$25-\$50/parcel
- Public Information Officer
- Lobbyist
 - PA Organizations
 - PAAF
 - FAPA (5 of Big 8)
 - IAAO
 - Constitutional Amendments
 - Ken W - 7± Amendments

Tax Roll Values

LEE COUNTY TAX ROLL VALUES - 2021 PRELIMINARY

COUNTYWIDE	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
TOTAL JUST:	\$ 121,857,664,522	\$ 130,998,749,000	\$ 133,160,348,849	\$ 11,302,684,327	9.28%
TOTAL ASSESSED:	\$ 106,015,521,028	\$ 112,413,830,000	\$ 113,902,896,467	\$ 7,887,375,439	7.44%
TOTAL TAXABLE:	\$ 89,307,891,228	\$ 94,932,934,000	\$ 96,179,154,738	\$ 6,871,263,510	7.69%
SCHOOL TAXABLE:	\$ 96,548,789,447	\$ 103,038,285,000	\$ 104,783,192,492	\$ 8,234,403,045	8.53%
Total New Construction Just:	\$ 2,001,784,569	\$ 2,255,854,980	\$ 2,294,067,084		
New Construction Taxable:	\$ 1,913,502,002	\$ 2,137,646,851	\$ 2,171,031,586		

City of Cape Coral	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
TOTAL JUST:	\$ 23,884,054,121	\$ 26,548,532,000	\$ 26,917,272,859	\$ 3,033,218,738	12.70%
TOTAL ASSESSED:	\$ 20,375,407,355	\$ 22,156,768,000	\$ 22,414,310,049	\$ 2,038,902,694	10.01%
TOTAL TAXABLE:	\$ 16,578,755,881	\$ 18,180,505,000	\$ 18,382,969,754	\$ 1,804,213,873	10.88%
Total New Construction Just:	\$ 511,760,310	\$ 623,470,979	\$ 629,580,749		
New Construction Taxable:	\$ 494,947,257	\$ 611,298,077	\$ 616,594,782		

City of Fort Myers	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
TOTAL JUST:	\$ 11,112,492,447	\$ 12,294,070,000	\$ 12,538,278,940	\$ 1,425,786,493	12.83%
TOTAL ASSESSED:	\$ 9,777,132,008	\$ 10,607,758,000	\$ 10,768,220,397	\$ 991,088,389	10.14%
TOTAL TAXABLE:	\$ 7,807,388,308	\$ 8,512,404,000	\$ 8,648,494,796	\$ 841,106,488	10.77%
Total New Construction Just:	\$ 360,541,343	\$ 407,928,457	\$ 413,560,328		
New Construction Taxable:	\$ 354,983,366	\$ 367,249,896	\$ 370,973,390		

Tax Roll Values

LEE COUNTY TAX ROLL VALUES - 2021 PRELIMINARY

<i>City of Sanibel</i>	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
TOTAL JUST:	\$ 6,180,245,949	\$ 6,389,153,000	\$ 6,473,886,982	\$ 293,641,033	4.75%
TOTAL ASSESSED:	\$ 5,722,261,142	\$ 5,876,299,000	\$ 5,941,940,988	\$ 219,679,846	3.84%
TOTAL TAXABLE:	\$ 5,413,060,402	\$ 5,552,346,000	\$ 5,615,481,773	\$ 202,421,371	3.74%
Total New Construction Just:	\$ 21,033,454	\$ 15,440,779	\$ 15,700,017		
New Construction Taxable:	\$ 20,970,548	\$ 12,146,122	\$ 12,376,290		

<i>Town of Fort Myers Beach</i>	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
TOTAL JUST:	\$ 4,277,026,323	\$ 4,539,916,000	\$ 4,594,713,732	\$ 317,687,409	7.43%
TOTAL ASSESSED:	\$ 3,924,744,412	\$ 4,072,114,000	\$ 4,115,454,263	\$ 190,709,851	4.86%
TOTAL TAXABLE:	\$ 3,713,639,808	\$ 3,848,123,000	\$ 3,889,099,339	\$ 175,459,531	4.72%
Total New Construction Just:	\$ 20,760,799	\$ 7,805,050	\$ 8,075,722		
New Construction Taxable:	\$ 20,760,799	\$ 7,805,050	\$ 8,073,283		

<i>City of Bonita Springs</i>	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
TOTAL JUST:	\$ 14,120,984,473	\$ 14,853,758,000	\$ 15,080,996,315	\$ 960,011,842	6.80%
TOTAL ASSESSED:	\$ 12,931,249,068	\$ 13,516,747,000	\$ 13,708,422,397	\$ 777,173,329	6.01%
TOTAL TAXABLE:	\$ 11,779,983,489	\$ 12,328,042,000	\$ 12,501,803,494	\$ 721,820,005	6.13%
Total New Construction Just:	\$ 263,556,744	\$ 256,134,178	\$ 270,222,583		
New Construction Taxable:	\$ 255,124,741	\$ 252,263,479	\$ 265,023,985		

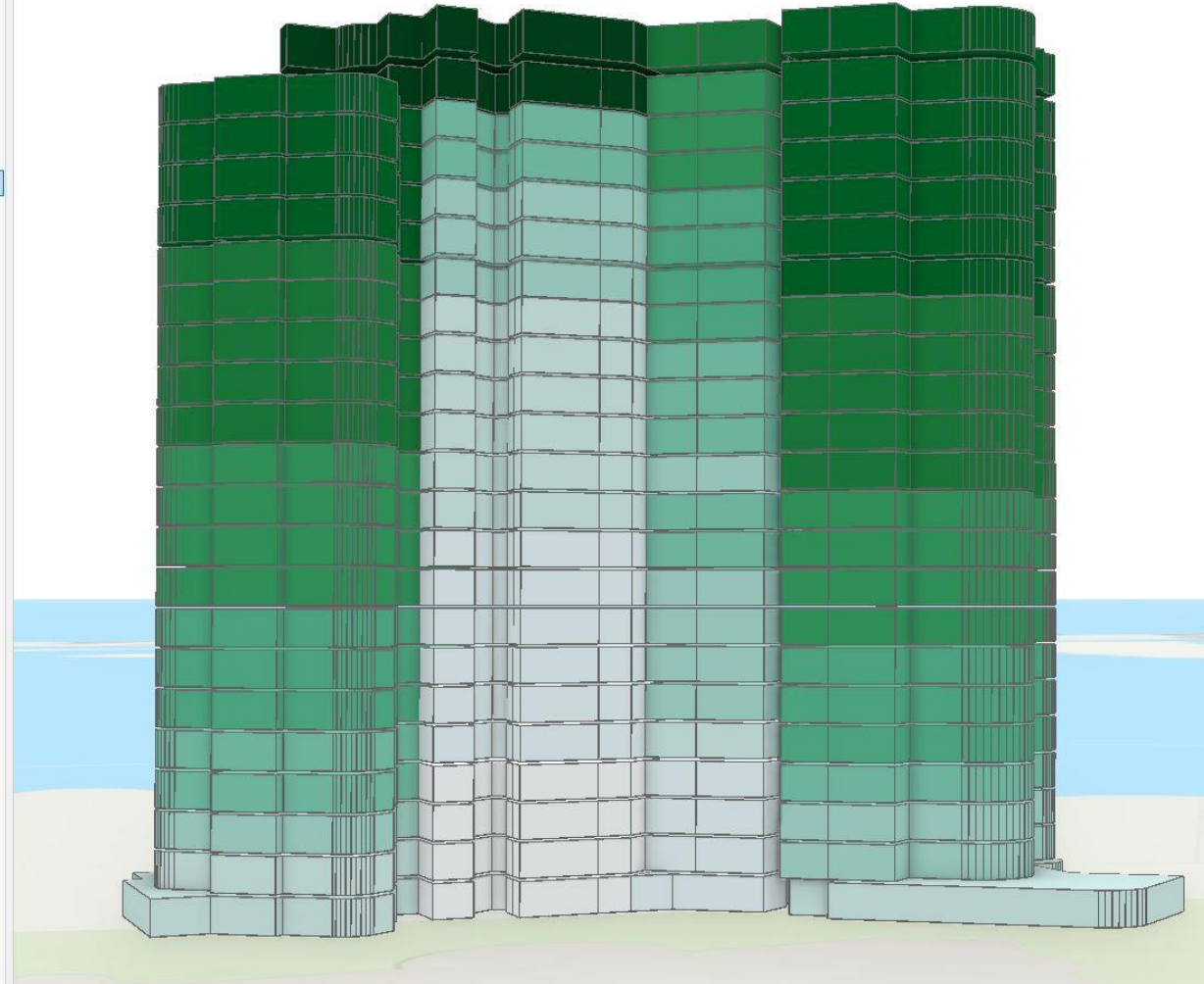
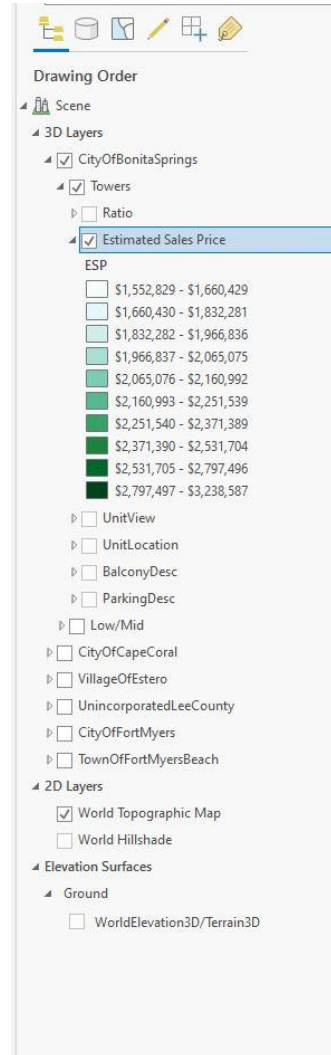
Tax Roll Values

LEE COUNTY TAX ROLL VALUES - 2021 PRELIMINARY


<i>Village of Estero</i>	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
TOTAL JUST:	\$ 8,362,058,350	\$ 8,733,813,000	\$ 8,859,255,490	\$ 497,197,140	5.95%
TOTAL ASSESSED:	\$ 7,773,446,865	\$ 7,997,555,000	\$ 8,093,359,536	\$ 319,912,671	4.12%
TOTAL TAXABLE:	\$ 6,901,137,756	\$ 7,103,071,000	\$ 7,196,324,224	\$ 295,186,468	4.28%
Total New Construction Just:	\$ 59,732,450	\$ 59,678,073	\$ 60,391,164		
New Construction Taxable:	\$ 58,561,485	\$ 59,678,073	\$ 60,384,329		

<i>Fire Districts</i>	Post VAB Final 2020	Estimate 2021	Preliminary 2021	Value change from 2020 Post VAB Final to 2021 Preliminary	% Change from 2020 Post VAB Final to 2021 Preliminary
ALVA FIRE DISTRICT	\$ 361,482,915	\$ 388,500,000	\$ 393,603,763	\$ 32,120,848	8.89%
BAYSHORE FIRE DISTRICT	\$ 458,066,646	\$ 486,896,000	\$ 494,353,130	\$ 36,286,484	7.92%
BOCA GRANDE FIRE DISTRICT	\$ 2,499,368,932	\$ 2,677,508,000	\$ 2,712,869,847	\$ 213,500,915	8.54%
BONITA SPRINGS FIRE DISTRICT	\$ 12,350,245,713	\$ 12,916,746,000	\$ 13,076,352,653	\$ 726,106,940	5.88%
CAPTIVA FIRE DISTRICT	\$ 1,507,583,922	\$ 1,522,617,000	\$ 1,542,825,679	\$ 35,241,757	2.34%
ESTERO FIRE DISTRICT	\$ 7,806,089,674	\$ 8,169,643,000	\$ 8,292,247,531	\$ 486,157,857	6.23%
FORT MYERS BEACH FIRE DISTRICT	\$ 4,429,345,634	\$ 4,595,437,000	\$ 4,647,261,505	\$ 217,915,871	4.92%
FORT MYERS SHORES FIRE DISTRICT	\$ 2,729,691,571	\$ 2,674,755,000	\$ 2,701,447,130	\$ (28,244,441)	-1.03%
IONA MCGREGOR FIRE DISTRICT	\$ 8,739,511,606	\$ 9,050,656,000	\$ 9,174,150,786	\$ 434,639,180	4.97%
LEHIGH ACRES FIRE DISTRICT	\$ 5,041,946,749	\$ 5,531,360,000	\$ 5,593,725,191	\$ 551,778,442	10.94%
MATLACHA-PINE ISLAND FIRE DIST	\$ 1,789,782,949	\$ 1,861,272,000	\$ 1,881,909,038	\$ 92,126,089	5.15%
NORTH FORT MYERS FIRE DISTRICT	\$ 3,082,478,622	\$ 3,226,159,000	\$ 3,289,732,876	\$ 207,254,254	6.72%
SAN CARLOS FIRE DISTRICT	\$ 5,035,198,558	\$ 5,586,863,000	\$ 5,669,720,758	\$ 634,522,200	12.60%
SANIBEL FIRE DISTRICT	\$ 5,533,636,482	\$ 5,671,491,000	\$ 5,735,681,035	\$ 202,044,553	3.65%
SOUTH TRAIL FIRE DISTRICT	\$ 7,177,072,850	\$ 7,536,907,000	\$ 7,647,509,604	\$ 470,436,754	6.55%
TICE FIRE DISTRICT	\$ 1,095,848,640	\$ 1,164,529,000	\$ 1,179,000,694	\$ 83,152,054	7.59%
UPPER CAPTIVA FIRE DISTRICT	\$ 228,576,911	\$ 238,243,000	\$ 240,535,745	\$ 11,958,834	5.23%

Condo Model



GIS Updates



The screenshot displays a GIS application interface. On the left, there is a 'Map Tools' panel with various icons for map manipulation and a 'Find parcels' search box. The search box contains the text 'Find parcel(s) by: Owner Name' and a search button. The main map area shows an aerial view of a coastal region with a large green area outlined in cyan. The map includes labels for 'PINE ISLAND SOUND' and 'MILACH PASS'. At the bottom, there is a data table with the following columns: STRAP, Folio, Owner Name, Site Address, Last Trans. Date, Last Trans. Amt, Just Value, and Taxable Value. The table contains one row of data.

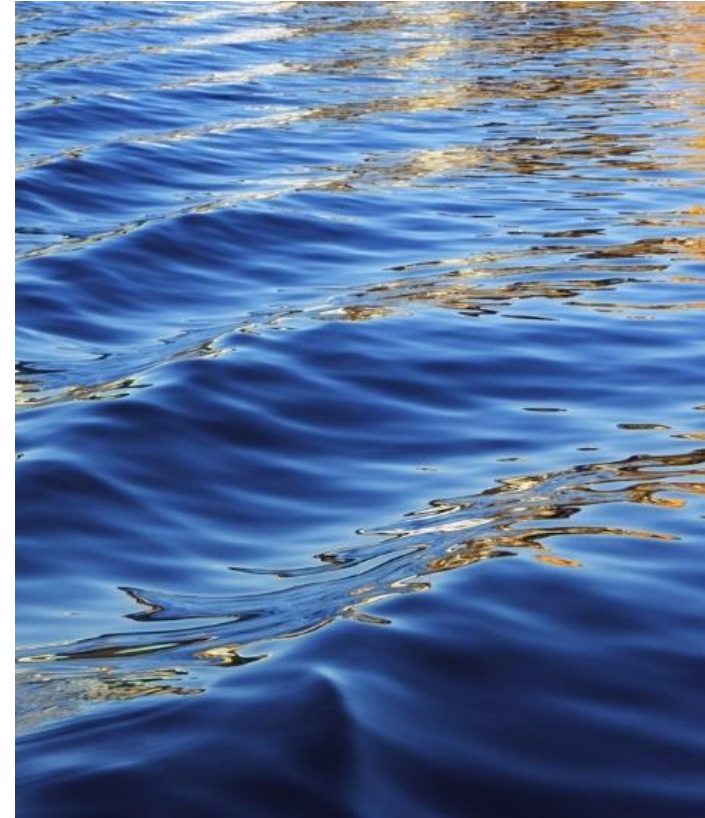
STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
35-44-22-L1-U9210.4287	10605711	TIITF STATE OF FLORIDA	PINE ISLAND RD NW, BOKEELIA	-	\$ 0	\$ 0	\$ 0

- Section Corners
- Public Lands Combine
- Older Aerials/Surveys



What Do I Look At?

Interesting Data Points

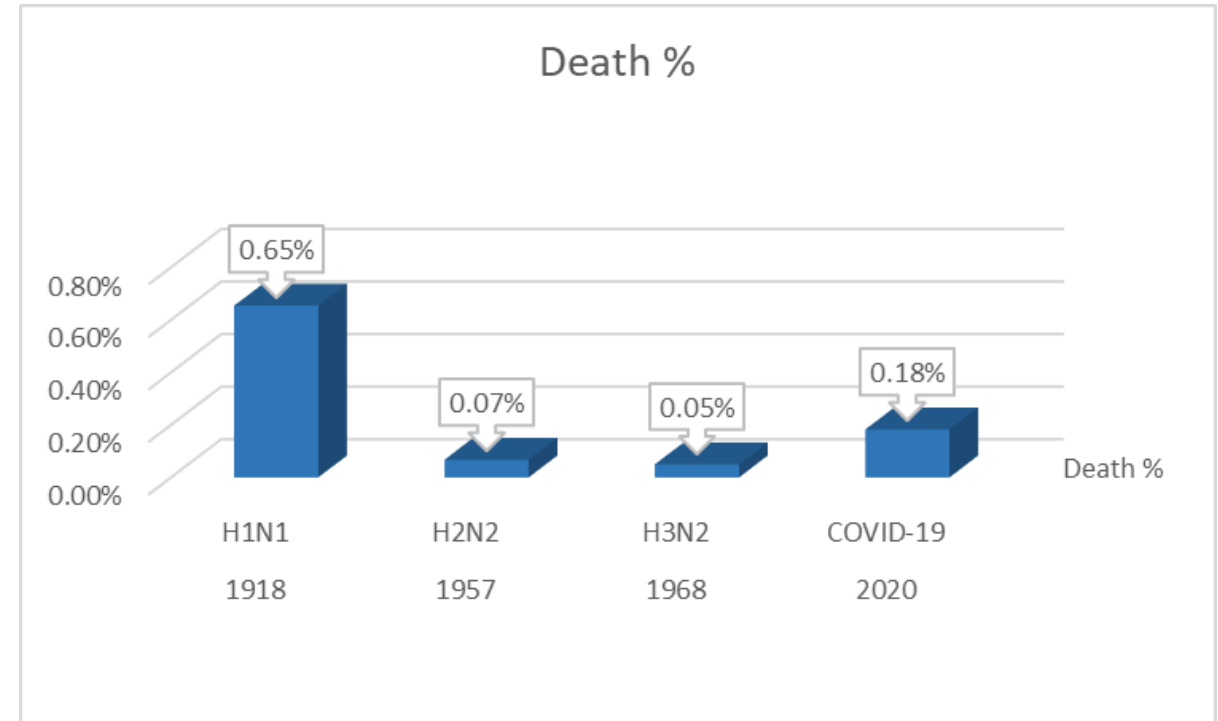
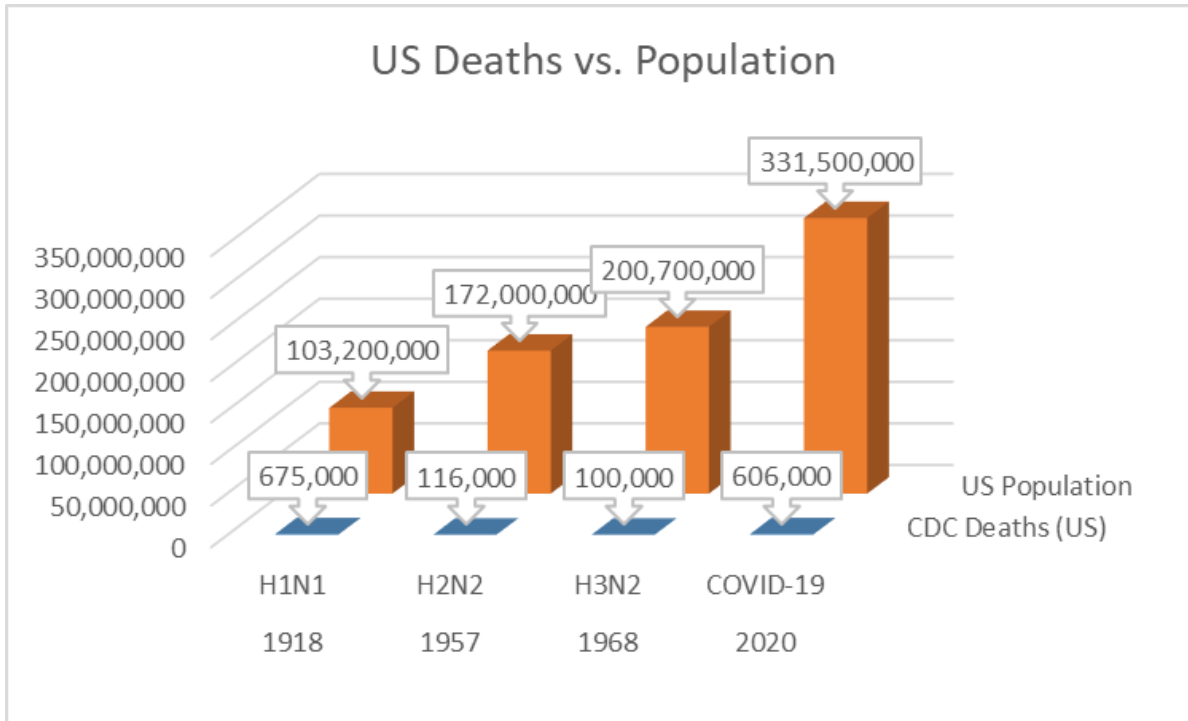


Someone asked me if I had
plans for the fall.

It took me a moment to
realize they meant

"autumn", not
the collapse of civilization.

US COVID Deaths vs. Historic Pandemics (CDC Data July 2021)



COVID cont.



LOGIN



Review

SUBSCRIBE

MENU



New research suggests white-tailed deer are encountering the coronavirus in the wild, a possible spillover from human infections.
PHOTOGRAPH BY BEN HASTY, MEDIUM NEWS GROUP/READING EAGLE VIA GETTY IMAGES

ANIMALS | CORONAVIRUS COVERAGE

Wild U.S. deer found with coronavirus antibodies

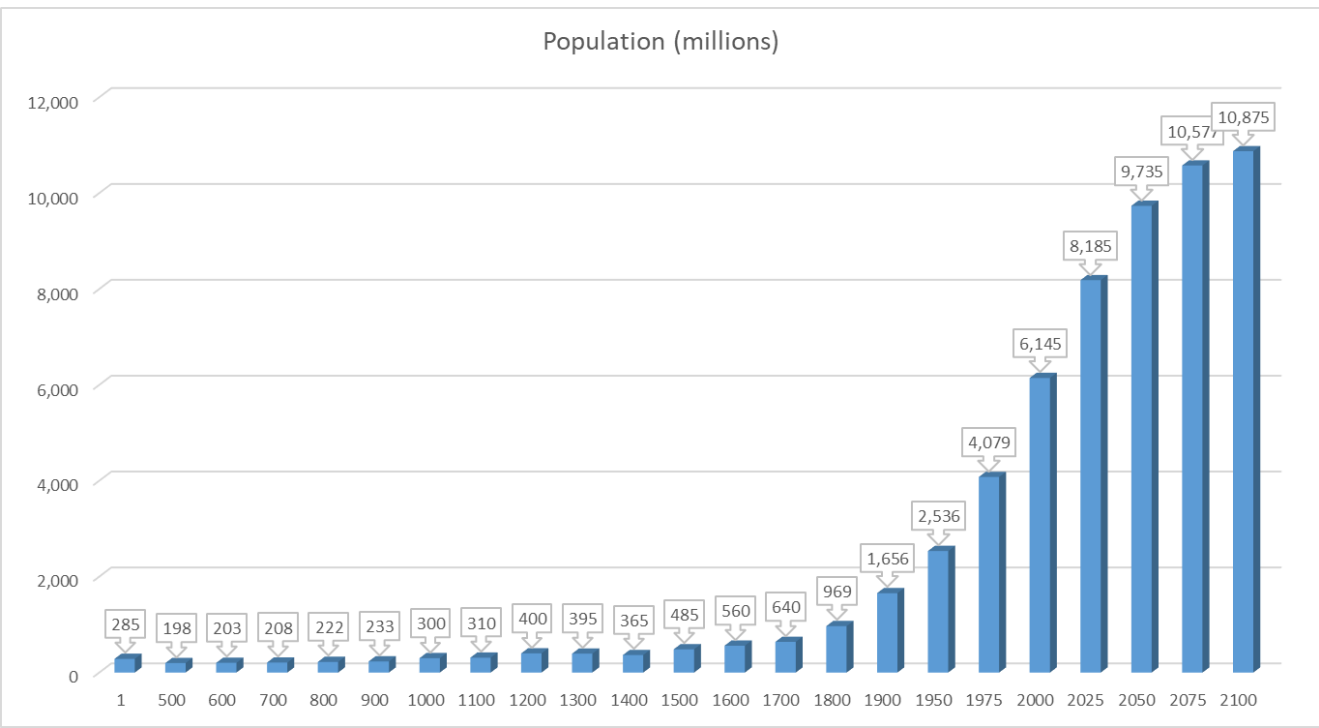
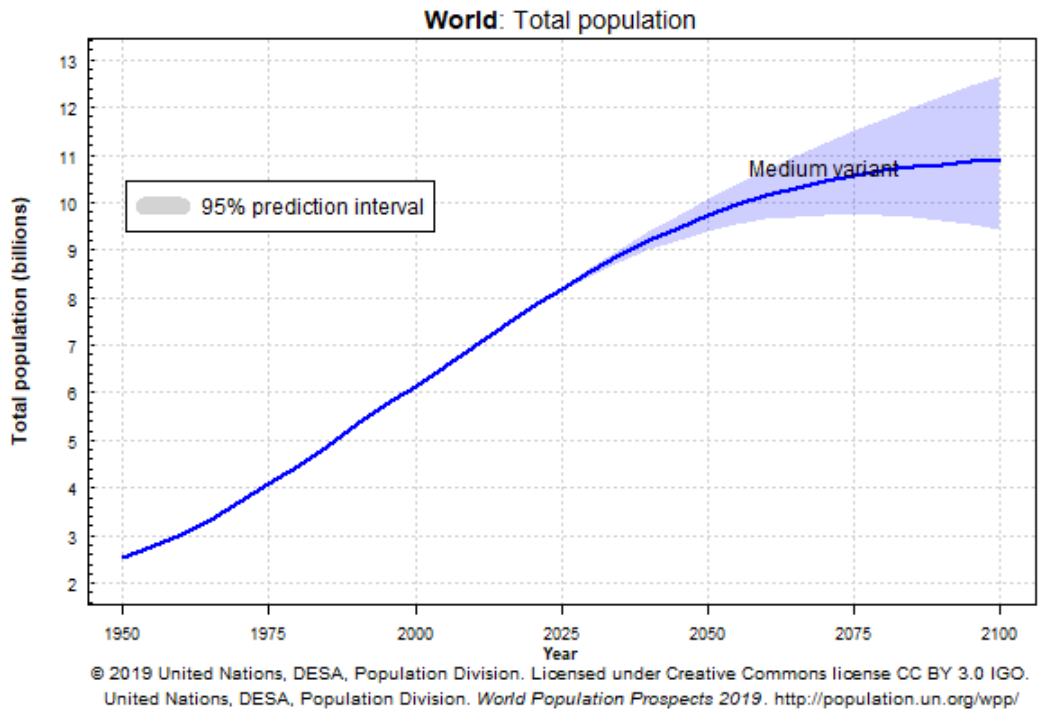
A new study detected coronavirus antibodies in 40 percent of deer tested this year. Here's why that matters.

BY DINA FINE MARON

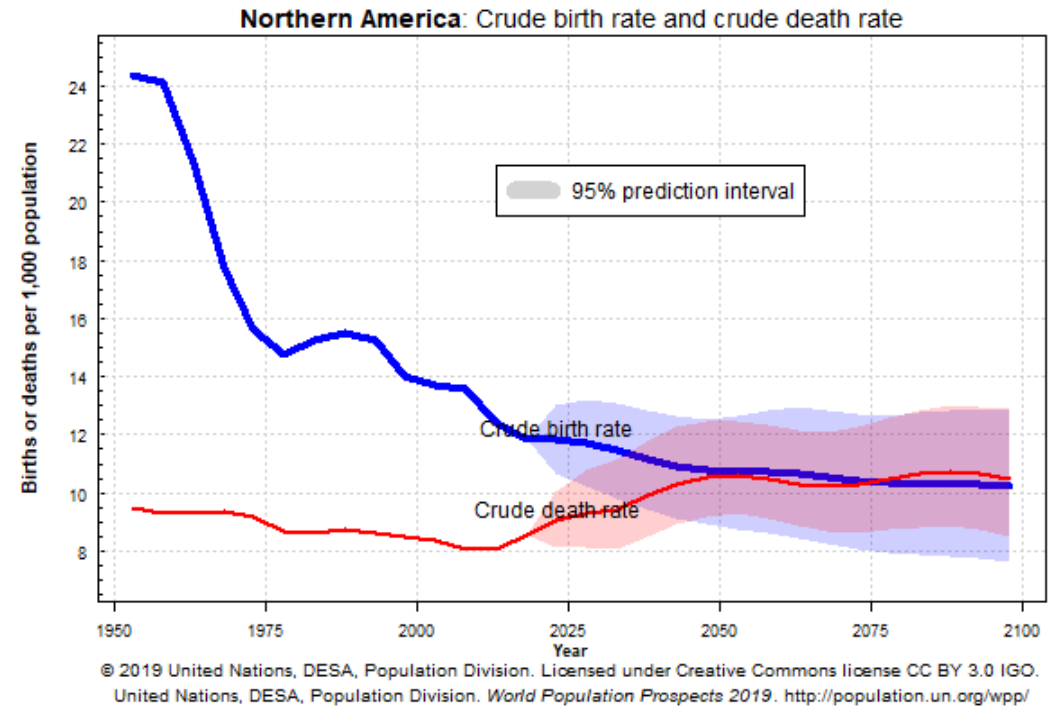
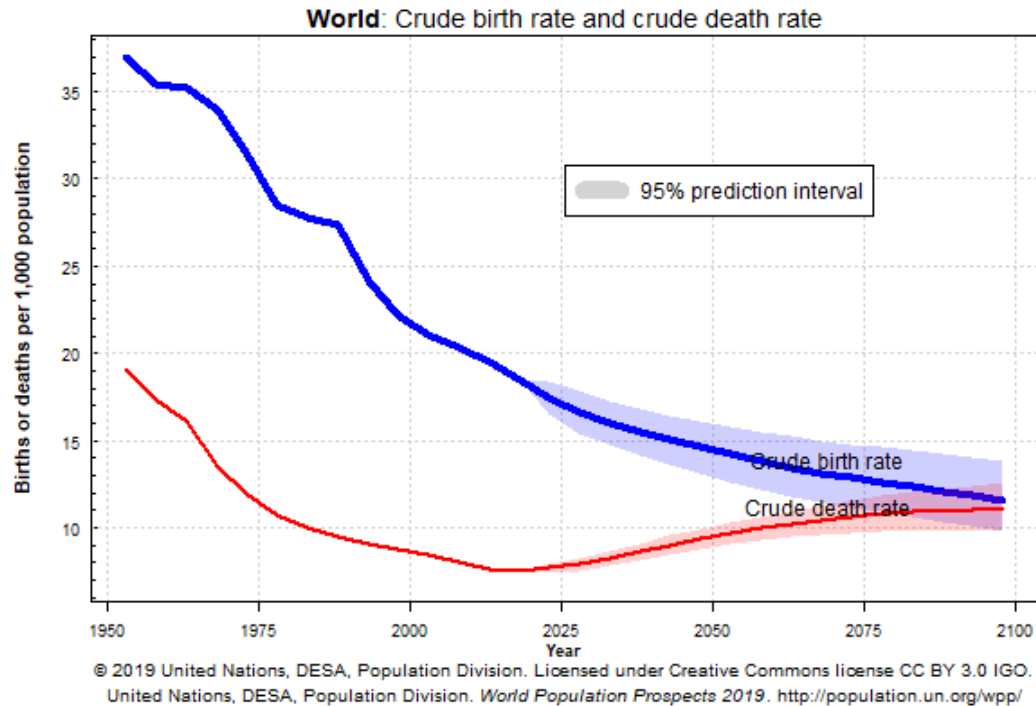


PUBLISHED: AUGUST 2, 2021 • 7 MIN READ

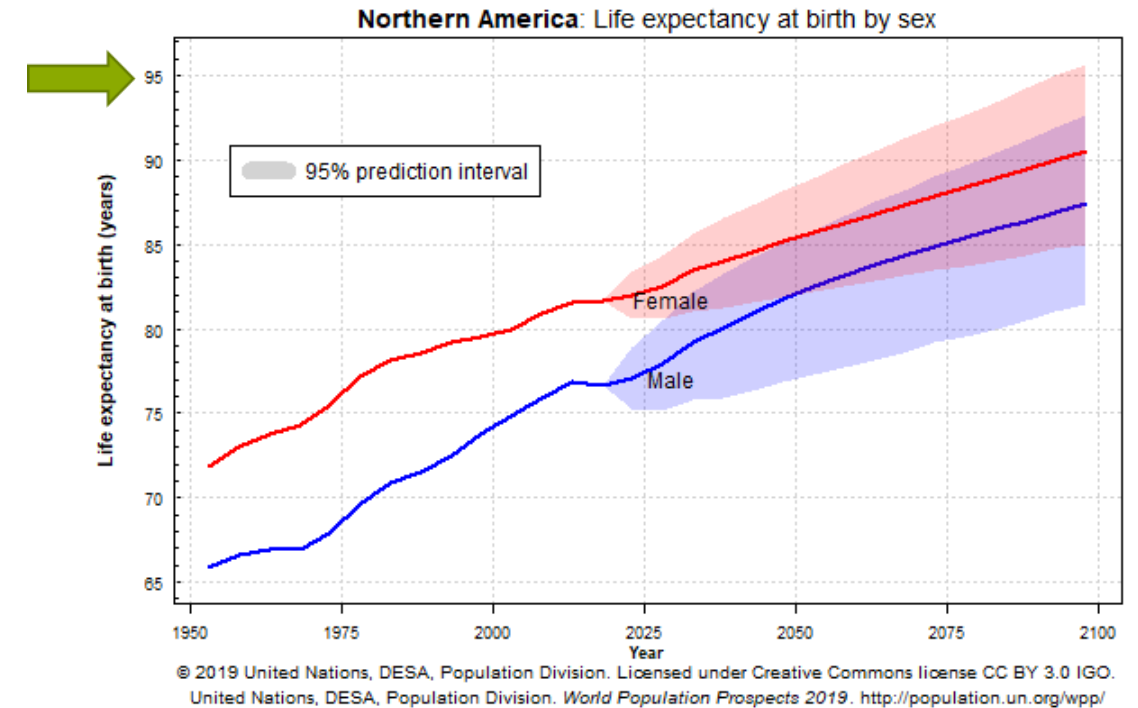
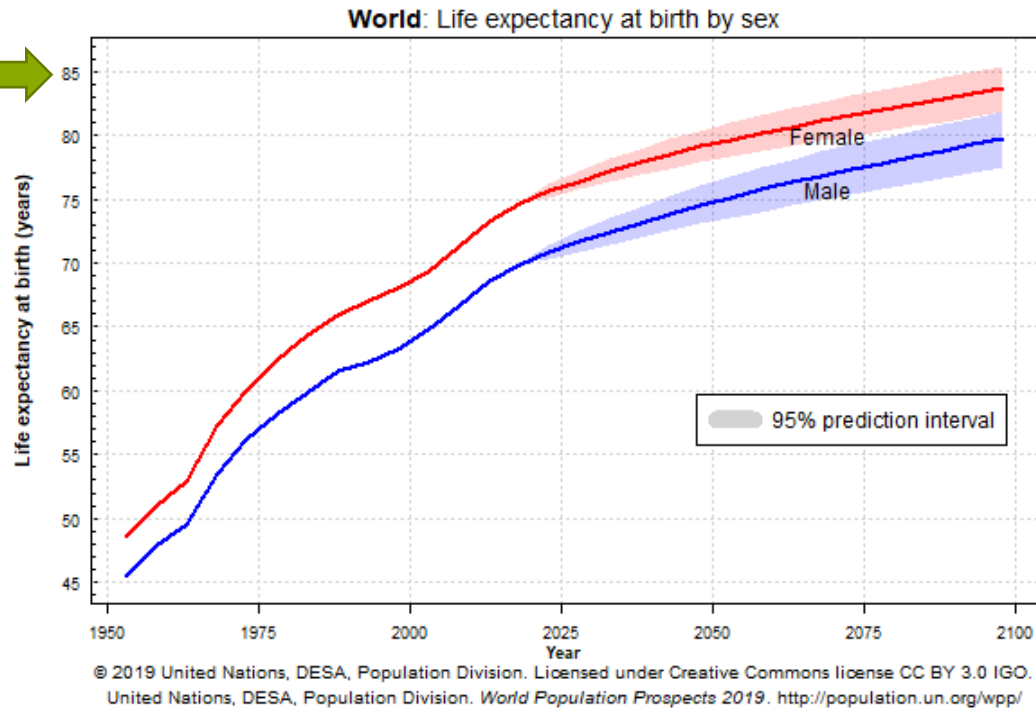
Population Changes (UN Population Data 2019)



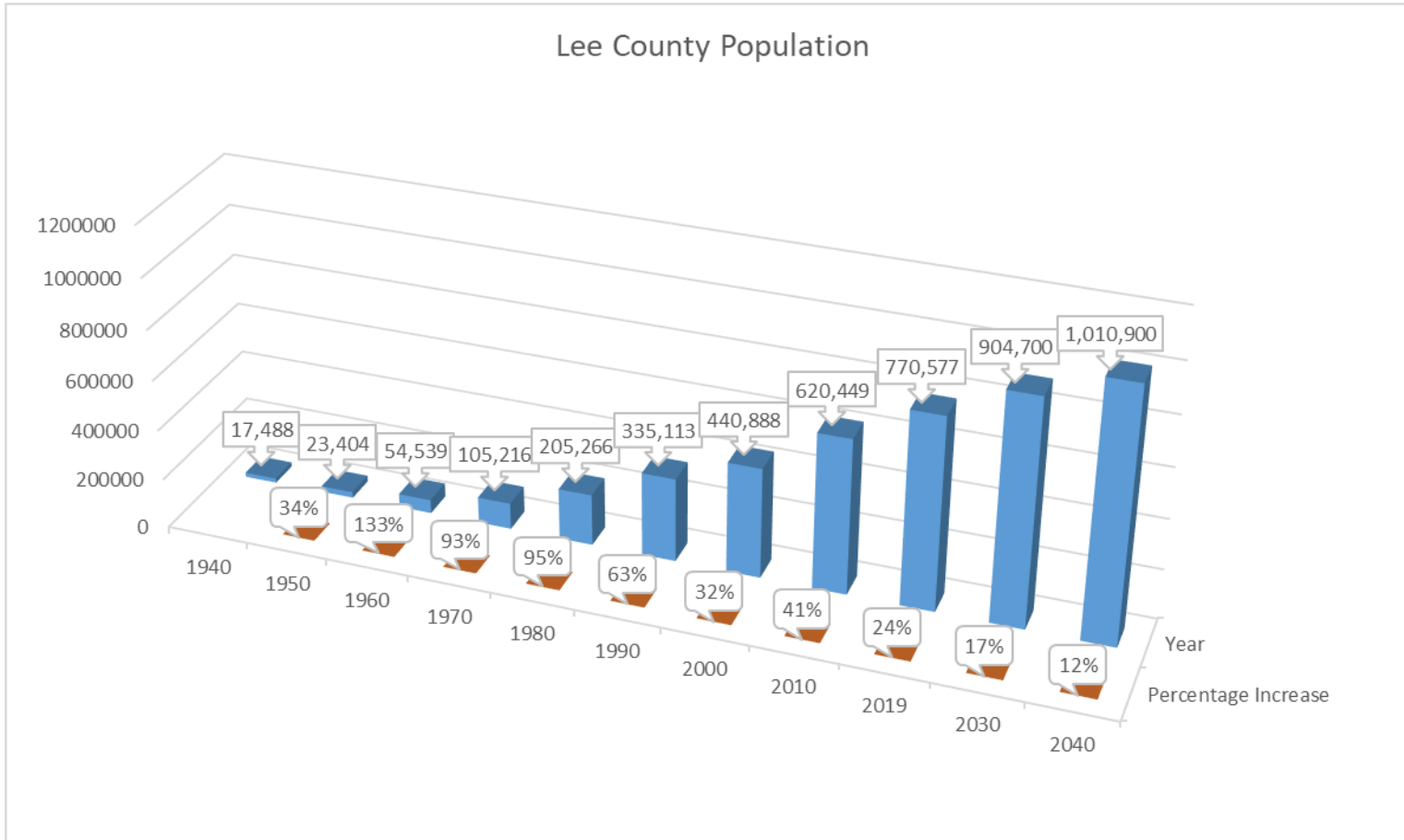
Population Changes (UN Population Data 2019)



Population Changes (UN Population Data 2019)



Lee County Population (US Census & BEBR)

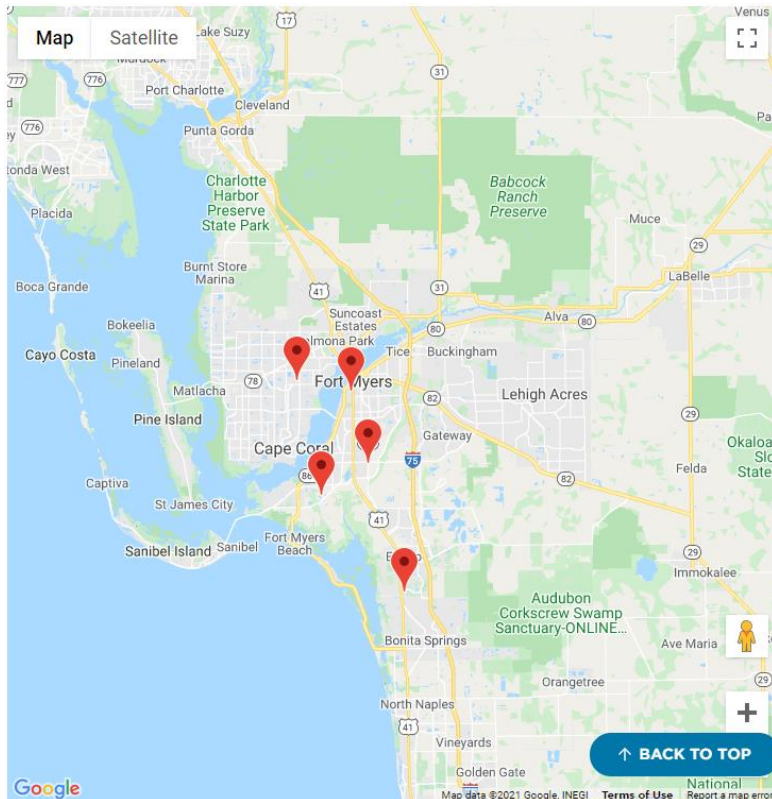


Location	Population
North Dakota	779,094
Lee County	770,577
Alaska	733,391
District of Columbia	689,545
Vermont	643,077
Wyoming	576,851

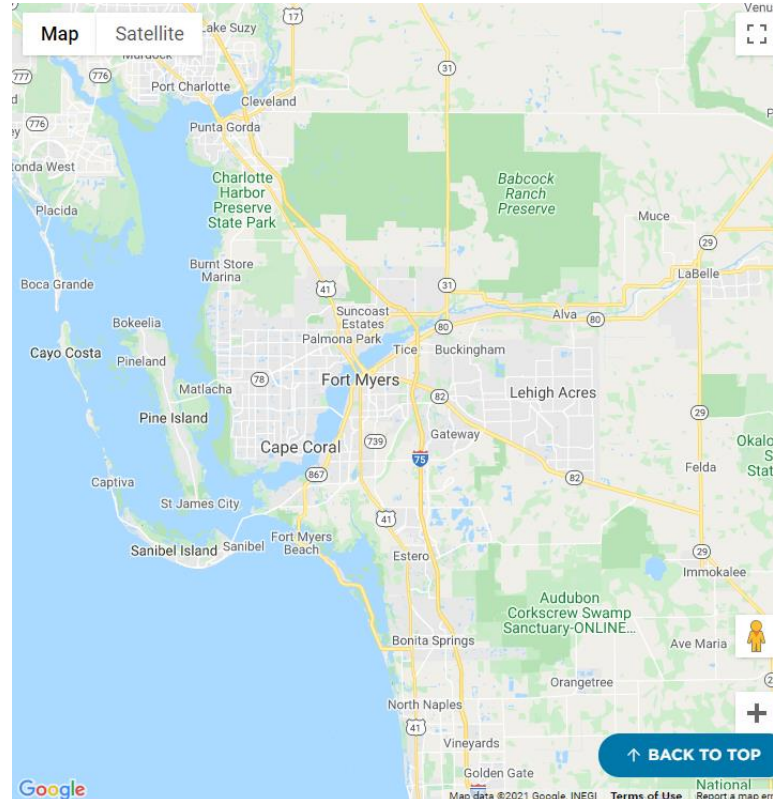
- Lee County rounds out the “Big 8” in Florida, with 51% of the general election vote from 2016-2020
- Increase in State House from 3.95 to 4.29 seats
- As population stabilizes
 - Pensions
 - Construction Bonds
 - Other fixed liabilities?

Lehigh Acres – Growing Political Force

Within 15 miles of 33907



Within 15 miles of 33936



Geography	2019
Lee County	770,577
Cape Coral	194,495
Lehigh Acres	130,000±
Fort Myers	87,103
Estero	33,871
Bonita	59,637

All East of I-75/North of Alico
Road likely > 150,000

Other Issues

- Inflation/Money Supply/Interest Rates
- Education
- LOSOM (Lake Okeechobee)
- Transportation
- Urban Development
- Mental Health/Homeless/Re-entry

Questions?