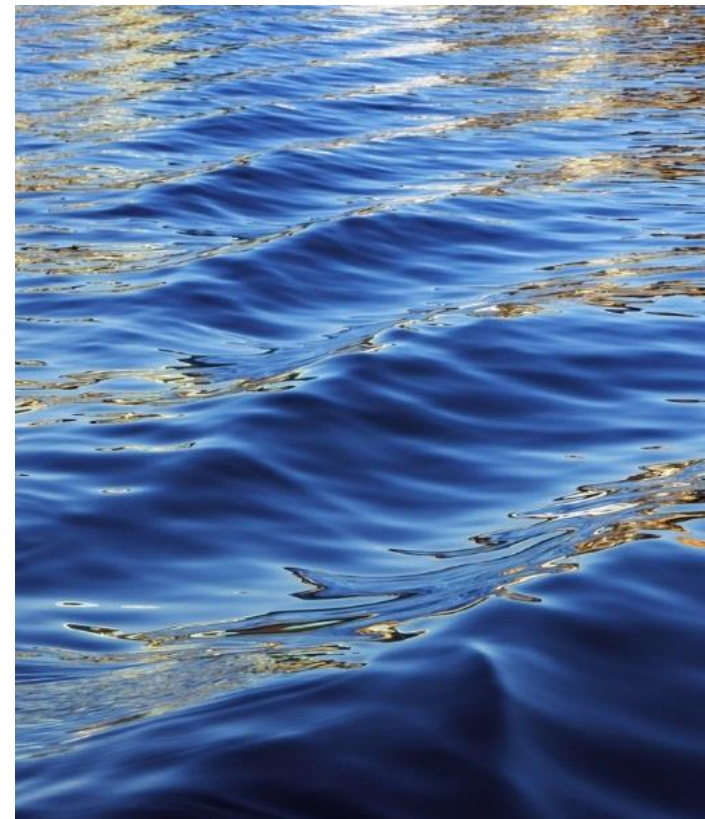




Lee County Property Appraiser

Matt Caldwell



**One great thing about
the Florida heat is that
you can guarantee that
no one is waiting in
your back seat to kill
you**

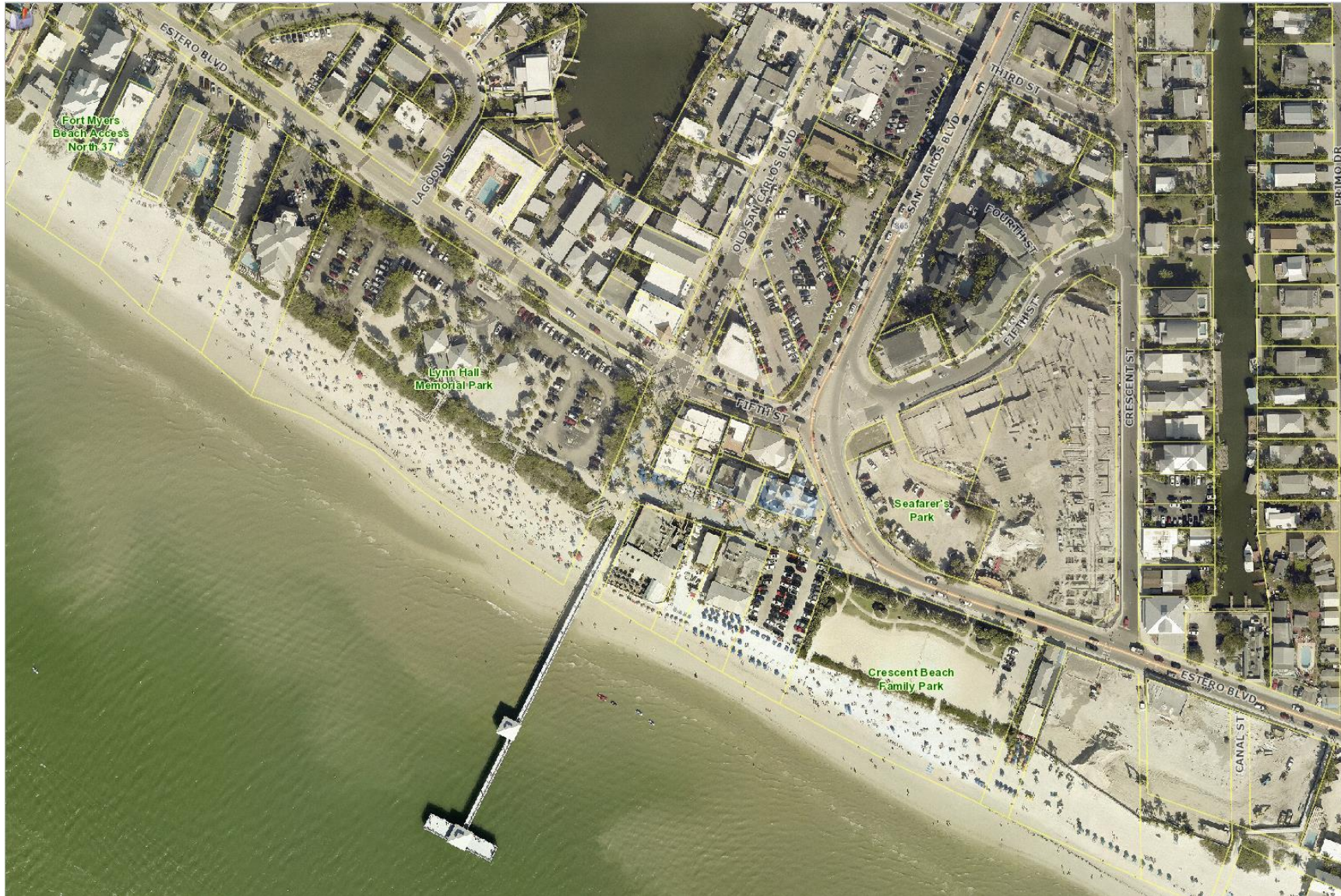
What is the Property Appraiser?

- County Constitutional Officers
 - Clerk of Courts
 - Property Appraiser
 - Sheriff
 - Supervisor of Elections
 - Tax Collector
- Elected, Not Employed
- Multi-Part Ad Valorem Tax System
 - Prop. App. - Tax Auth. - Tax Coll. - Clerk
- 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/True Roll
 - 4,000± Ag Classification
 - All Others (Blind, Widow, Charitable, etc.)
- Tax Roll Submission (July 1)
- TRIM (August 25)
- VAB (September)
- Tax Roll Certification (October)
 - Non-Ad Valorem
 - \$1/parcel average cost
- Chief Executive Officer
 - 90± Employees
 - \$15/parcel vs \$25-\$50/parcel
- Public Information Officer
- Lobbyist
 - PA Organizations
 - Tax Legislation
 - Constitutional Amendments

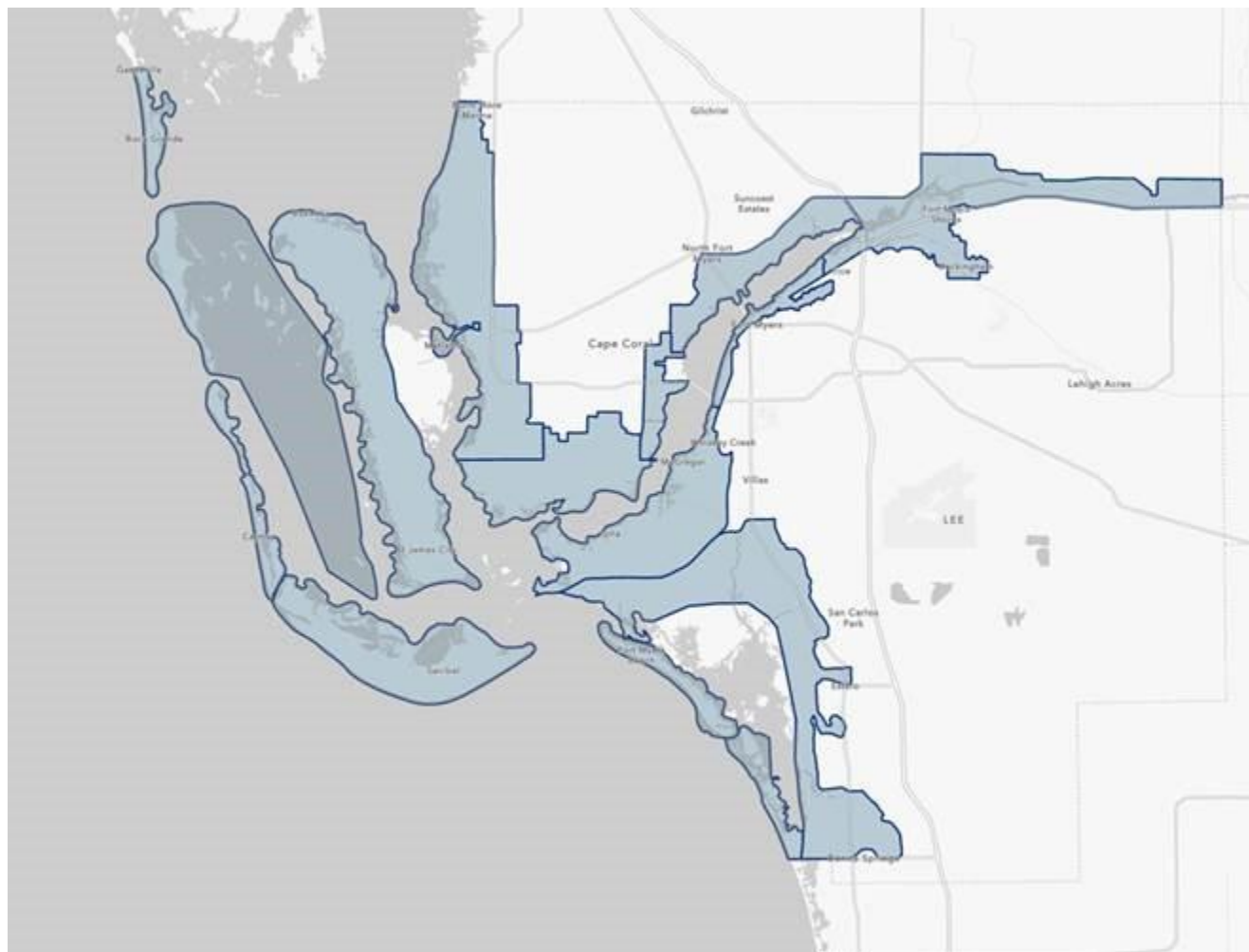
FMB Times Square (Jan 2022)



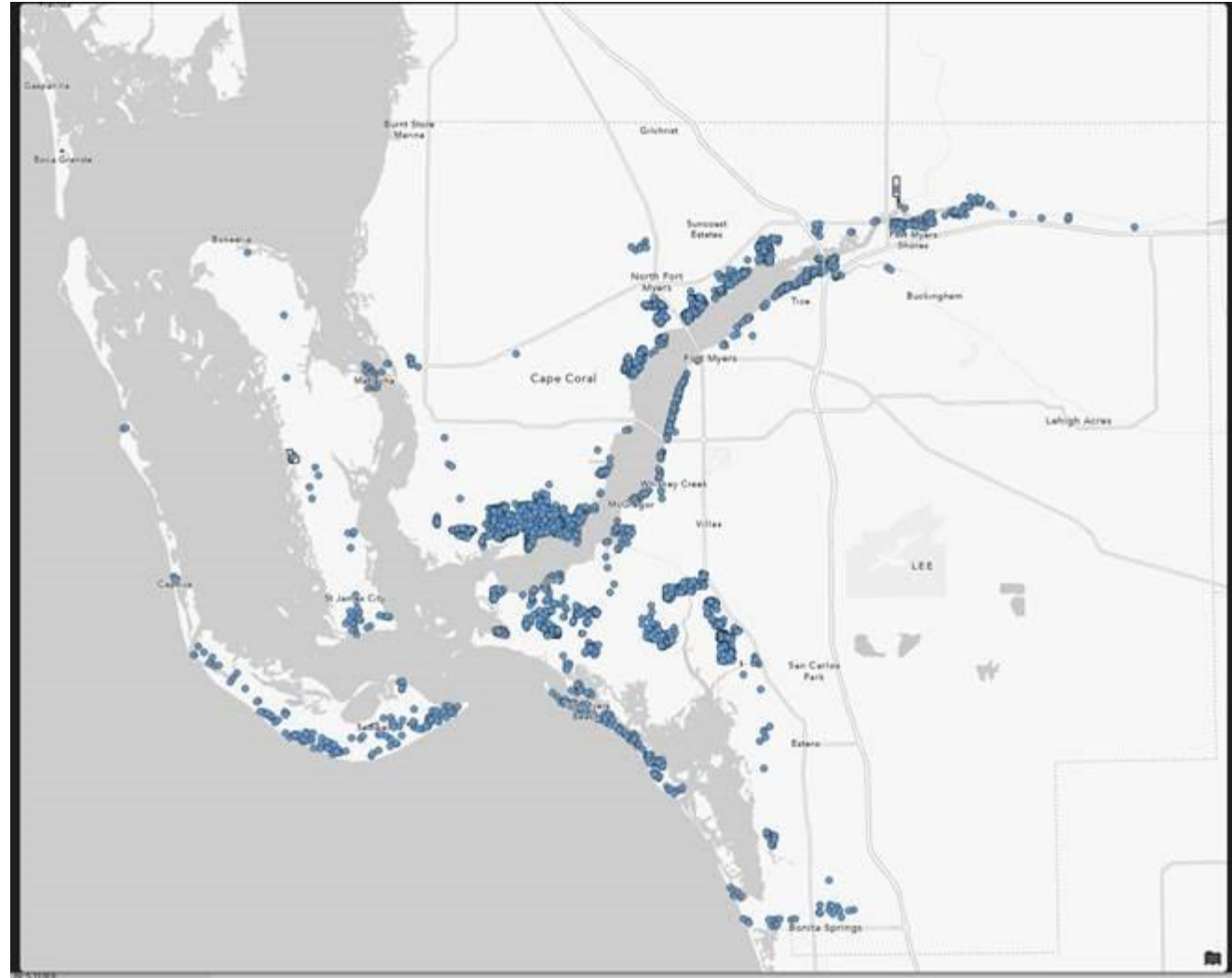
FMB Times Square (Oct 2022)



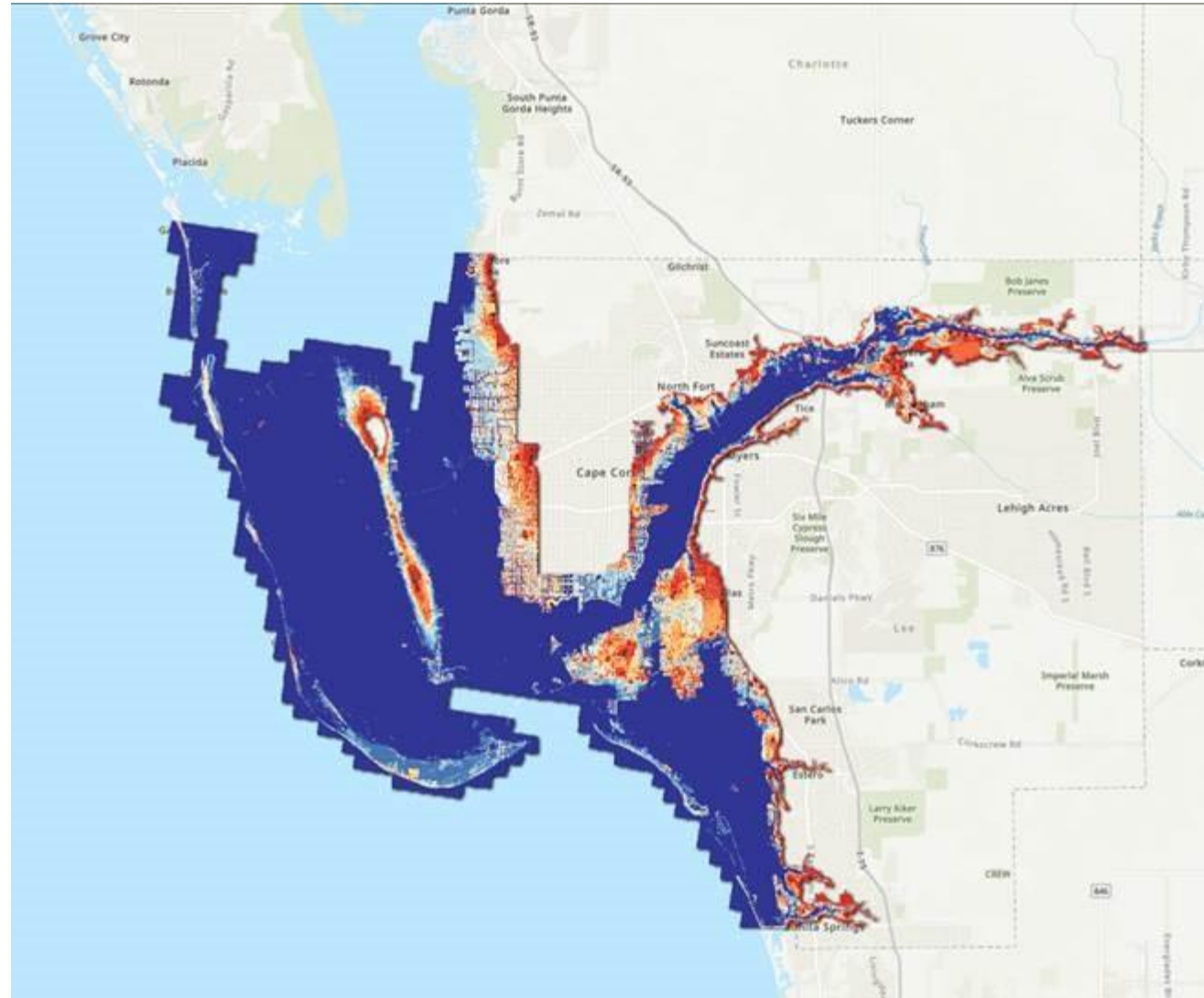
"100,000 parcels"



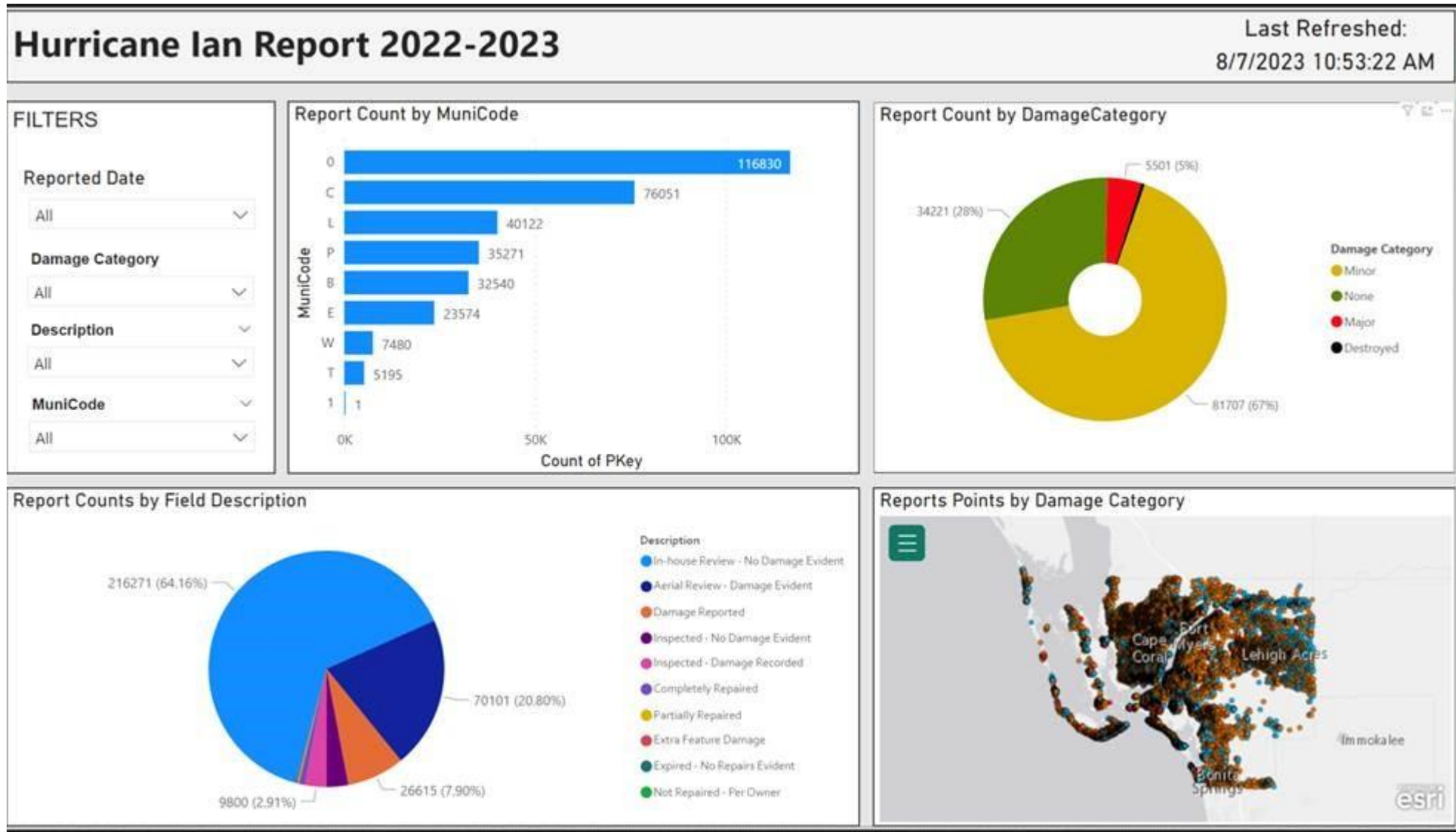
Field Observed Flood Damage



Modeled Flood Damage



Dashboard



Uninhabitable/Deletions

SFR/MH/Coop	12,790
Condo	19,233
MFR/Apt	579
All else	1,183

*Deletions include any physical features, from shed to entire house

*18,792 refunds processed

Tax Roll Values (July 1 Roll)

LEE COUNTY TAX ROLL VALUES - 2023

<i>COUNTYWIDE</i>	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
TOTAL JUST:	\$ 180,629,897,687	\$ 200,951,353,099	\$ 200,951,353,099	\$ 20,321,455,412	11.25%
TOTAL ASSESSED:	\$ 131,848,363,600	\$ 140,292,534,734	\$ 140,292,534,734	\$ 8,444,171,134	6.40%
TOTAL TAXABLE:	\$ 112,604,506,532	\$ 120,119,421,485	\$ 120,119,421,485	\$ 7,514,914,953	6.67%
SCHOOL TAXABLE:	\$ 133,136,232,873	\$ 145,086,194,440	\$ 145,086,194,440	\$ 11,949,961,567	8.98%
<i>New Construction Just:</i>	\$ 2,953,492,772				
<i>New Construction Taxable:</i>	\$ 2,875,334,418				

Tax Roll Values (July 1 Roll)

LEE COUNTY TAX ROLL VALUES - 2023					
<i>City of Fort Myers</i>	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
TOTAL JUST:	\$ 16,535,398,888	\$ 18,636,166,130		\$ 2,100,767,242	12.70%
TOTAL ASSESSED:	\$ 12,680,990,742	\$ 14,116,948,368		\$ 1,435,957,626	11.32%
TOTAL TAXABLE:	\$ 10,319,057,041	\$ 11,651,679,234		\$ 1,332,622,193	12.91%
<i>New Construction Just:</i>	\$ 216,998,738				
<i>New Construction Taxable:</i>	\$ 212,551,639				
<i>City of Cape Coral</i>	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
TOTAL JUST:	\$ 39,449,126,436	\$ 44,517,706,069		\$ 5,068,579,633	12.85%
TOTAL ASSESSED:	\$ 26,855,824,529	\$ 30,255,135,283		\$ 3,399,310,754	12.66%
TOTAL TAXABLE:	\$ 22,545,069,623	\$ 25,741,662,454		\$ 3,196,592,831	14.18%
<i>New Construction Just:</i>	\$ 756,048,992				
<i>New Construction Taxable:</i>	\$ 741,678,584				
<i>City of Sanibel</i>	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
TOTAL JUST:	\$ 8,840,510,867	\$ 6,627,182,959		\$ (2,213,327,908)	-25.04%
TOTAL ASSESSED:	\$ 6,676,250,345	\$ 4,559,461,044		\$ (2,116,789,301)	-31.71%
TOTAL TAXABLE:	\$ 6,338,265,027	\$ 4,217,281,792		\$ (2,120,983,235)	-33.46%
<i>New Construction Just:</i>	\$ 5,632,507				
<i>New Construction Taxable:</i>	\$ 2,451,000				

Tax Roll Values (July 1 Roll)

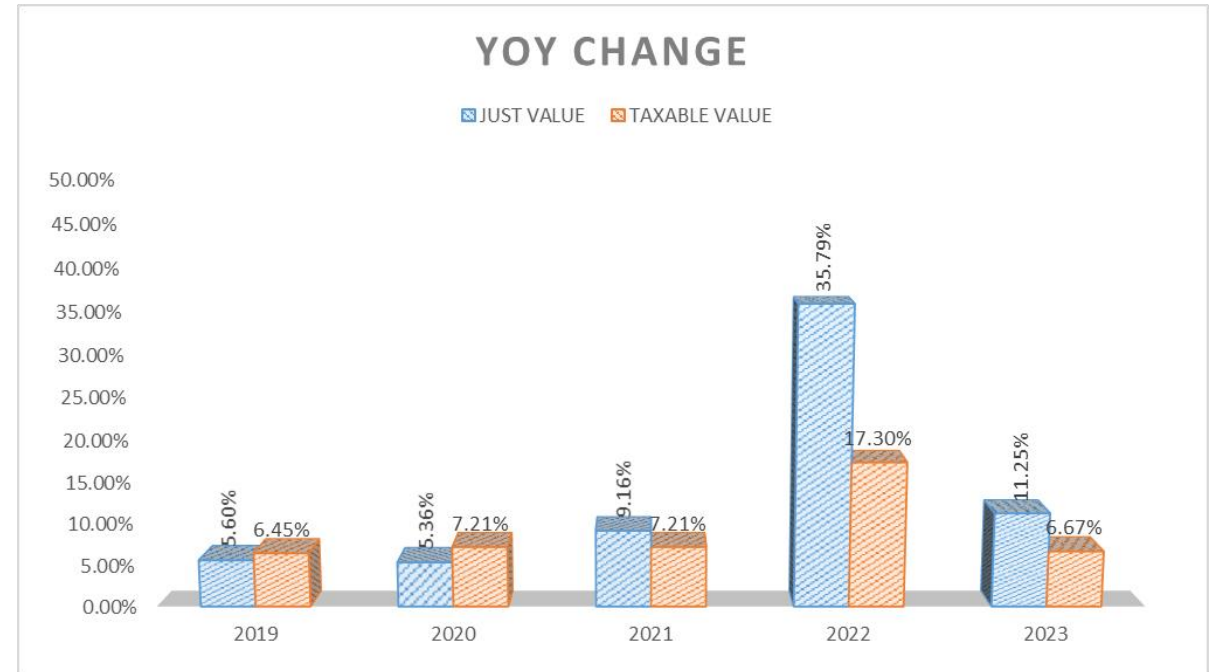
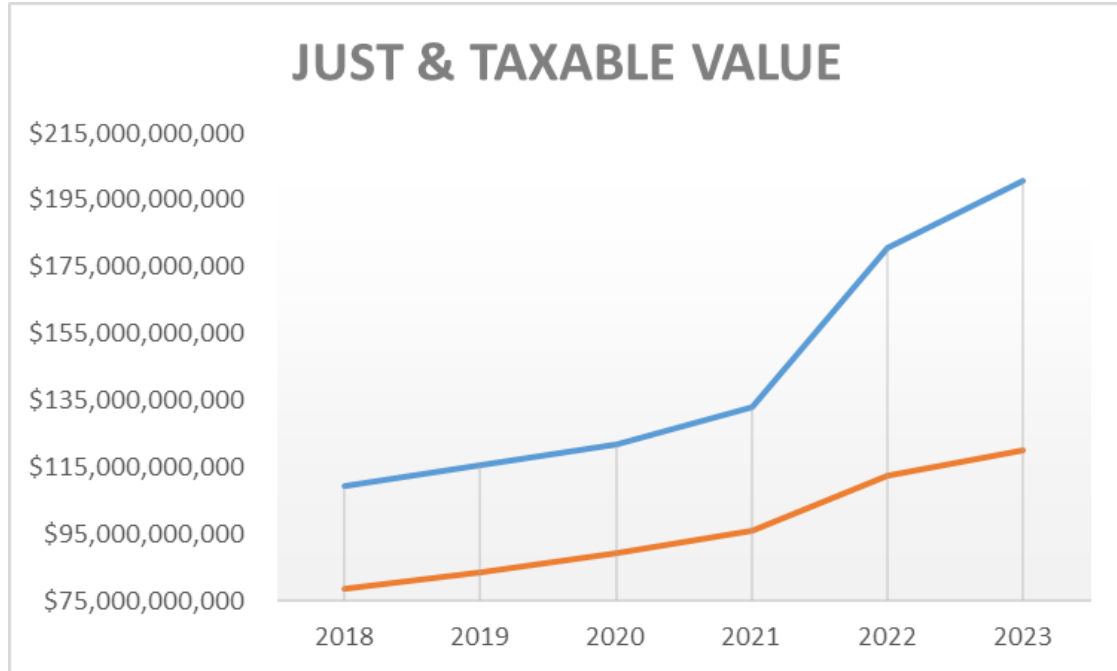
LEE COUNTY TAX ROLL VALUES - 2023					
<i>Town of Fort Myers Beach</i>	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
TOTAL JUST:	\$ 6,263,620,895	\$ 4,114,080,521		\$ (2,149,540,374)	-34.32%
TOTAL ASSESSED:	\$ 4,709,251,015	\$ 2,797,249,620		\$ (1,912,001,395)	-40.60%
TOTAL TAXABLE:	\$ 4,469,009,246	\$ 2,581,402,802		\$ (1,887,606,444)	-42.24%
<i>New Construction Just:</i>	\$ 1,224,157				
<i>New Construction Taxable:</i>	\$ 1,224,157				
<i>City of Bonita Springs</i>	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
TOTAL JUST:	\$ 20,318,742,168	\$ 24,562,783,119		\$ 4,244,040,951	20.89%
TOTAL ASSESSED:	\$ 15,603,390,098	\$ 16,938,468,865		\$ 1,335,078,767	8.56%
TOTAL TAXABLE:	\$ 14,314,866,319	\$ 15,597,955,768		\$ 1,283,089,449	8.96%
<i>New Construction Just:</i>	\$ 444,235,956				
<i>New Construction Taxable:</i>	\$ 443,326,216				
<i>Village of Estero</i>	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
TOTAL JUST:	\$ 11,132,499,571	\$ 13,456,440,739		\$ 2,323,941,168	20.88%
TOTAL ASSESSED:	\$ 8,872,248,908	\$ 9,613,743,032		\$ 741,494,124	8.36%
TOTAL TAXABLE:	\$ 7,929,707,459	\$ 8,644,916,691		\$ 715,209,232	9.02%
<i>New Construction Just:</i>	\$ 20,678,679				
<i>New Construction Taxable:</i>	\$ 20,608,122				

Tax Roll Values (July 1 Roll)

LEE COUNTY TAX ROLL VALUES - 2023

Fire Districts	Post VAB Final 2022	Preliminary	2023	Value change from 2022 Post VAB Final to 2023 Preliminary	% Change from 2022 Post VAB Final to 2023 Preliminary
ALVA FIRE DISTRICT	\$ 463,221,832	\$ 453,608,115	\$ (9,613,717)		-2.08%
BAYSHORE FIRE DISTRICT	\$ 599,849,392	\$ 627,918,624	\$ 28,069,232		4.68%
BOCA GRANDE FIRE DISTRICT	\$ 3,162,022,991	\$ 3,292,284,149	\$ 130,261,158	←	4.12%
BONITA SPRINGS FIRE DISTRICT	\$ 14,912,603,911	\$ 15,386,356,931	\$ 473,753,020		3.18%
CAPTIVA FIRE DISTRICT	\$ 1,755,080,264	\$ 1,715,045,280	\$ (40,034,984)	←	-2.28%
ESTERO FIRE DISTRICT	\$ 9,305,095,521	\$ 9,637,043,649	\$ 331,948,128		3.57%
FORT MYERS BEACH FIRE DISTRICT	\$ 5,305,633,711	\$ 3,178,365,412	\$ (2,127,268,299)	←	-40.09%
FORT MYERS SHORES FIRE DISTRICT	\$ 2,899,929,828	\$ 3,041,798,644	\$ 141,868,816	←	4.89%
IONA MCGREGOR FIRE DISTRICT	\$ 10,224,363,752	\$ 9,820,530,648	\$ (403,833,104)		-3.95%
LEHIGH ACRES FIRE DISTRICT	\$ 6,710,719,743	\$ 6,876,363,634	\$ 165,643,891		2.47%
MATLACHA-PINE ISLAND FIRE DIST	\$ 2,154,583,991	\$ 2,025,375,825	\$ (129,208,166)		-6.00%
NORTH FORT MYERS FIRE DISTRICT	\$ 3,825,036,939	\$ 3,613,495,031	\$ (211,541,908)		-5.53%
SAN CARLOS FIRE DISTRICT	\$ 6,991,259,041	\$ 7,636,692,463	\$ 645,433,422		9.23%
SANIBEL FIRE DISTRICT	\$ 6,461,026,367	\$ 4,217,789,351	\$ (2,243,237,016)		-34.72%
SOUTH TRAIL FIRE DISTRICT	\$ 8,656,287,785	\$ 8,838,263,139	\$ 181,975,354		2.10%
TICE FIRE DISTRICT	\$ 1,362,809,264	\$ 1,373,671,347	\$ 10,862,083		0.80%
UPPER CAPTIVA FIRE DISTRICT	\$ 301,915,334	\$ 299,468,306	\$ (2,447,028)		-0.81%

Countywide Values (July 1 Roll)





Other Projects



AI Project



FIG WORKING WEEK 2023

28 May - 1 June 2023 Orlando Florida USA

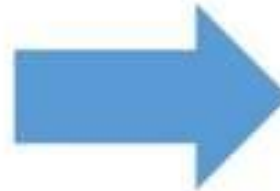
Protecting Our World, Conquering New Frontiers

Why is Machine Learning so exciting?

we are stepping away from rule-based systems

$\text{If}(x = y): \text{do } z$

Traditionally, software engineering combined human created rules with data to create answers to a problem. Instead, machine learning uses data and answers to discover the rules behind a problem. (Chollet, 2017)



AI Project



FIG WORKING WEEK 2023

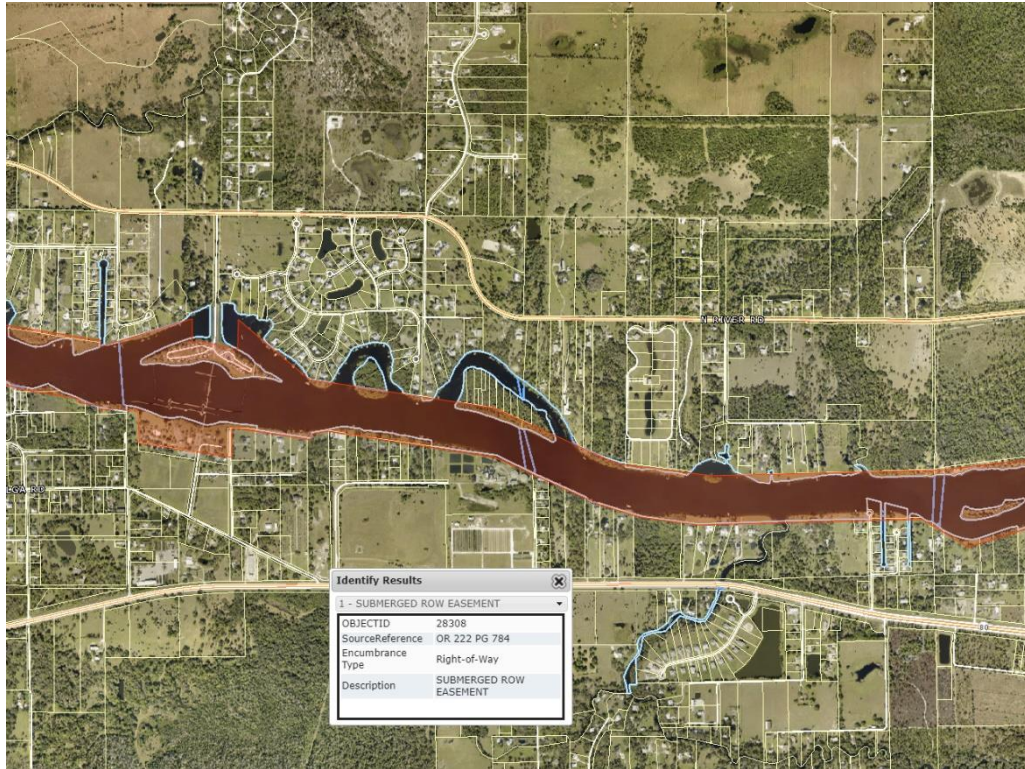
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Protecting Our World, Conquering New Frontiers

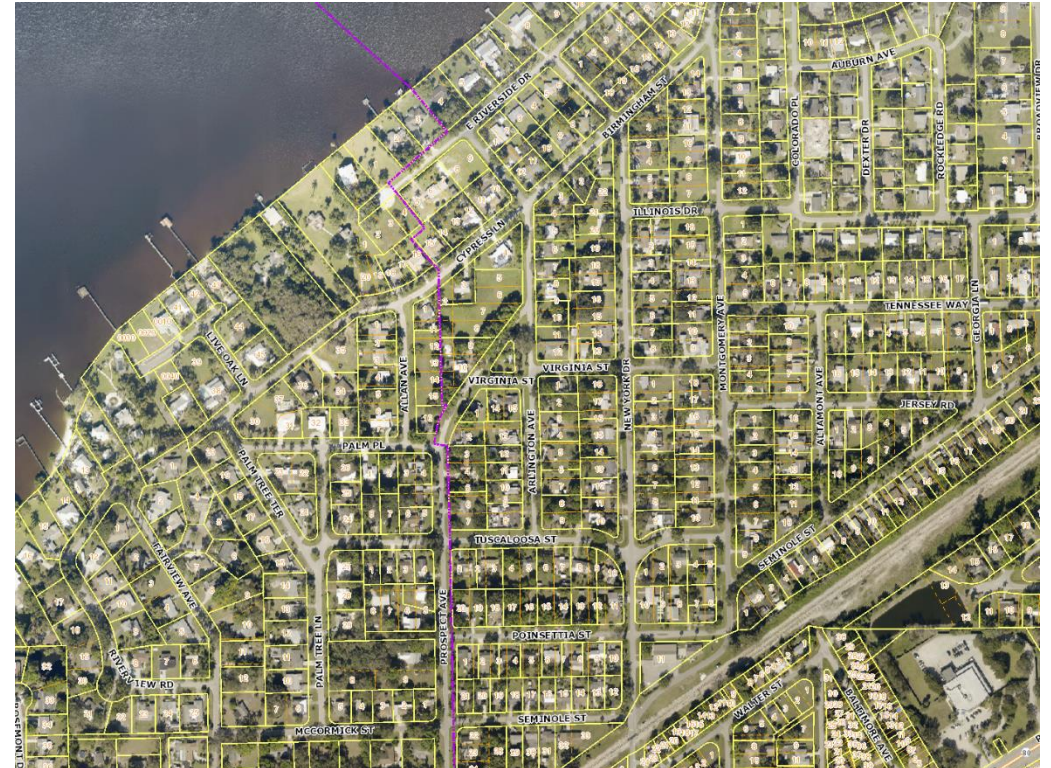
Takeaways and Questions

- Employing machine learning models addresses many of the limitations of linear regression models
- Machine learning models have not only outperformed the linear regression models, but they also maintained appraisal vertical and horizontal equity where the linear model failed to do so
- Explainable AI techniques such as SHAP were applied to the model in order to provide a high level of "explainability" to the outcomes that capture nonlinearities and other nuances

GIS Updates



- Section Corners
- Public Lands Combine
- Older Aerials/Surveys
- Submerged Lands
- Mineral Rights



Other Issues

<u>Aug-21</u>	<u>Jul-22</u>	<u>Aug-23</u>
Inflation	Inflation	Inflation
Afford. Housing (Urban Dev.)	Education	Afford. Housing (Urban Dev.)
Education	LOSOM (Lake Okeechobee)	Education
Transportation	Transportation	Transportation
Mental Health/Homeless/Re-entry	Afford. Housing (Urban Dev.)	Mental Health/Homeless/Re-entry
LOSOM (Lake Okeechobee)	Mental Health/Homeless/Re-entry	LOSOM (Lake Okeechobee)

Questions?



caldwellm@leepa.org

www.leepa.org

239-533-6100