

TAX INCREMENT FINANCING

Clearwater Largo Rd Proposed TIF CRA

Created using Tax Roll 2025

City Millage Rate
*County Millage Rate**

Base
Year Taxable
Value

District	Value
Clearwater Largo Rd - Tax Year 2026	611,609,236

Total Value Change: %

Total Taxable Value

Tax Increment Value

Total Value Change: \$

Tax Increment Millage*

County Tax Increment Amt (@100%)

County Tax Increment Payment **75%**

City Tax Increment Payment **95%**

Total @ 75% County and
95% City

Millage Rate	FY26 Rate*
General - C/W	4.5423
Health Dept	0.0713
TOTAL	4.6136

<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>
<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>
Tax Year	Tax Year	Tax Year	Tax Year
2025	2026	2027	2028
<i>FY26</i>	<i>FY27</i>	<i>FY28</i>	<i>FY29</i>

	4.00%	4.00%	4.00%
611,609,236	636,073,605	661,516,550	687,977,212
	24,464,369	49,907,314	76,367,976
	24,464,369	25,442,944	26,460,662
4.6136			
	112,869	230,252	352,331

	84,652	172,689	264,248
	128,291	261,714	400,474
	212,943	434,403	664,722

*assumes 4% growth rate and unchanged millage rate

<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>
<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>
Tax Year	Tax Year	Tax Year	Tax Year
2029	2030	2031	2032
<i>FY30</i>	<i>FY31</i>	<i>FY32</i>	<i>FY33</i>

4.00%	4.00%	4.00%	4.00%
715,496,300	744,116,152	773,880,798	804,836,030
103,887,064	132,506,916	162,271,562	193,226,794
27,519,088	28,619,852	29,764,646	30,955,232

479,293	611,334	748,656	891,471
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359,470	458,500	561,492	668,603
544,784	694,866	850,952	1,013,281

904,254	1,153,367	1,412,444	1,681,885
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<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>
<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>
Tax Year	Tax Year	Tax Year	Tax Year
2033	2034	2035	2036
<i>FY34</i>	<i>FY35</i>	<i>FY36</i>	<i>FY37</i>

4.00%	4.00%	4.00%	4.00%
837,029,471	870,510,650	905,331,076	941,544,319
225,420,235	258,901,414	293,721,840	329,935,083
32,193,441	33,481,179	34,820,426	36,213,243

1,039,999	1,194,468	1,355,115	1,522,189
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779,999	895,851	1,016,336	1,141,641
1,182,104	1,357,679	1,540,277	1,730,180

1,962,103	2,253,530	2,556,614	2,871,821
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<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>
<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>
Tax Year	Tax Year	Tax Year	Tax Year
2037	2038	2039	2040
<i>FY38</i>	<i>FY39</i>	<i>FY40</i>	<i>FY41</i>

4.00%	4.00%	4.00%	4.00%
979,206,092	1,018,374,336	1,059,109,309	1,101,473,681
367,596,856	406,765,100	447,500,073	489,864,445
37,661,773	39,168,244	40,734,973	42,364,372

1,695,945	1,876,651	2,064,586	2,260,039
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1,271,959	1,407,489	1,548,440	1,695,029
1,927,678	2,133,076	2,346,690	2,568,849

3,199,637	3,540,565	3,895,130	4,263,878
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<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>	<i>5.5200</i>
<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>	<i>4.6136</i>
Tax Year	Tax Year	Tax Year	Tax Year
2041	2042	2043	2044
<i>FY42</i>	<i>FY43</i>	<i>FY44</i>	<i>FY45</i>

4.00%	4.00%	4.00%	4.00%
1,145,532,629	1,191,353,934	1,239,008,091	1,288,568,415
533,923,393	579,744,698	627,398,855	676,959,179
44,058,947	45,821,305	47,654,157	49,560,324

2,463,309	2,674,710	2,894,567	3,123,219
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1,847,482	2,006,033	2,170,926	2,342,414
2,799,894	3,040,181	3,290,080	3,549,974

4,647,376	5,046,214	5,461,005	5,892,388
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5.5200

4.6136

Tax Year

2045

FY46

Total

Projection

FY27 to FY46

4.00%

1,340,111,151

728,501,915

51,542,737

3,361,016

2,520,762

23,214,015

3,820,264

35,181,288

6,341,026

58,395,303