

## How do I calculate my MSTU tax for year one?

1. First you need your TAXABLE VALUE for your property. You can find this online at [www.gulfpa.com](http://www.gulfpa.com) by searching the name your property is deeded under, the address or the parcel number. Remember, do not use your ASSESSED VALUE OR JUST VALUE if those number is different from your TAXABLE VALUE (homesteaded properties).

2005 CERTIFIED VALUES AS OF LAST YEARS CERTIFIED TAX ROLL								
<u>JUST VALUE OF LAND</u>	<u>LAND VALUE AGRICULTURAL</u>	<u>BUILDING VALUE</u>	<u>TOTAL MISC VALUE</u>	<u>JUST OR CLASSIFIED TOTAL VALUE</u>	<u>ASSESSED VALUE</u>	<u>EXEMPT VALUE</u>	<u>TAXABLE VALUE</u>	<u>HOME STEAD</u>

2. Divide the taxable value by 1,000. If your property's taxable value is \$500,000, you'd end up with a number of 500.

3. Multiply that number by the millage rate for your MSTU classification. For example, if the property above were in the bayside MSTU, the tax for year one would be \$500. If the property were in gulf interior, the tax for year one would be \$865 and if the property were on the gulf front, the tax would be \$2,540.