

Section 5  
**Residential and Commercial Development**

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## 5.1 Real Property Tax Rates

### Lee County Real Property Tax Rates (2008)

	Unincorporated Areas Average					
<b>County</b>	\$4.15	\$4.15	\$4.15	\$4.15	\$4.15	\$4.15
<b>Dependent*</b>	\$0.28	\$0.28	\$0.28	\$0.00	\$0.00	\$0.28
<b>School</b>	\$6.87	\$6.87	\$6.87	\$6.87	\$6.87	\$6.87
<b>City</b>	\$0.91	\$7.16	\$4.94	\$2.16	\$0.71	\$0.83
<b>Independent/Other</b>	\$0.22	\$0.22	\$0.22	\$1.41	\$2.65	\$1.99
<b>Water Management</b>	\$0.62	\$0.62	\$0.62	\$0.62	\$0.62	\$0.62
<b>TOTALS</b>	<b>\$13.06</b>	<b>\$19.31</b>	<b>\$17.09</b>	<b>\$15.21</b>	<b>\$15.00</b>	<b>\$14.74</b>

\* Includes Lee County Library Fund, All Hazards, Unincorporated MSTU

Does not include Voter Approved Dept Patment

Source: Lee County Economic Development; Lee County Property Appraiser

### Historical Property Tax Rates

	Unincorporated Areas Average					
03-04	\$19.34	\$23.50	\$22.13	\$18.66	\$18.59	\$19.01
04-05	\$18.90	\$22.20	\$21.01	\$18.60	\$18.05	\$18.28
05-06	\$18.08	\$22.01	\$20.02	\$18.16	\$17.55	\$17.48
06-07	\$16.30	\$19.90	\$17.95	\$16.56	\$16.04	\$15.41
07-08	\$13.06	\$19.31	\$17.09	\$15.21	\$15.00	\$14.74

Source: Lee County Property Appraiser; Lee County Budget Services Office; Lee County Economic Development Office

## 5.2 Residential and Commercial Development

Year	Single-Family	% Change	Value	% Change	Multi-Family	% Change	Value	% Change
2003	9,221		\$1,269,644,856		1,037		\$641,892,313	
2004	14,157	53.5%	\$2,109,883,202	66.2%	1,652	59.3%	\$1,134,404,405	76.7%
2005	19,017	34.3%	\$3,168,389,194	50.2%	1,926	16.6%	\$1,621,253,439	42.9%
2006	12,470	-34.4%	\$2,640,832,576	-16.7%	1,322	-31.4%	\$906,594,540	-44.1%
2007	2,391	-521.5%	\$676,119,029	-390.6%	437	-302.5%	\$339,605,793	-267.0%
2008	482	-496.1%	\$180,513,745	-374.6%	63	-693.7%	\$35,299,048	-962.1%

### New Commercial Construction Permits Issued in Lee County

Year	Number of Permits	% Change	Value of Permits (\$Millions)	% Change
2003	640		\$413	
2004	903	41.1%	\$339	-17.9%
2005	1,126	24.7%	\$598	76.4%
2006	1,189	5.6%	\$962	60.9%
2007	1,294	14.9%	\$1,088	81.9%
2008	113	-90.5%	\$0.818	-99.9%

Source: Lee County Economic Development Office

## 5.3 Housing Unit Inventory/ Vacancy Rates

### Housing Unit Inventory

<b>Year</b>	<b>Lee County</b>	<b>% Change 1990-2000</b>	<b>% Change 2000-2009</b>
1990	189,053		
2000	245,405	29.8%	
2009	397,774		62.1%

Source: Demographics Now, Housing Units Summary Report

### Housing Unit Vacancy Rates

<b>Year</b>	<b>Lee County</b>
1990	25.9%
2000	23.2%
2009	38.5%

Source: Demographics Now, Housing Units Summary Report

## 5.4 Occupancy Characteristics

Subject	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
Occupied housing units	243,923	183,056	60,867
<b>HOUSEHOLD SIZE</b>			
1-person household	27.40%	25.00%	34.60%
2-person household	44.70%	48.40%	33.50%
3-person household	12.40%	11.80%	14.40%
4-or-more-person household	15.50%	14.80%	17.50%
<b>HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF HOUSEHOLDER</b>			
Family households	66.60%	70.50%	54.90%
Married-couple family	53.60%	62.00%	28.40%
Householder 15 to 34 years	7.20%	6.70%	8.80%
Householder 35 to 64 years	27.60%	31.90%	14.50%
Householder 65 years and over	18.90%	23.40%	5.10%
Other family	13.00%	8.50%	26.50%
Male householder, no wife present	4.20%	2.40%	9.40%
Householder 15 to 34 years	2.10%	0.80%	5.90%
Householder 35 to 64 years	1.90%	1.30%	3.40%
Householder 65 years and over	0.20%	0.30%	0.10%
Female householder, no husband present	8.80%	6.10%	17.10%
Householder 15 to 34 years	2.50%	1.00%	7.10%
Householder 35 to 64 years	4.80%	3.30%	9.20%
Householder 65 years and over	1.50%	1.70%	0.80%
Nonfamily households	33.40%	29.50%	45.10%
Householder living alone	27.40%	25.00%	34.60%
Householder 15 to 34 years	3.50%	1.60%	9.20%
Householder 35 to 64 years	11.20%	9.80%	15.60%
Householder 65 years and over	12.60%	13.60%	9.70%
Householder not living alone	6.00%	4.50%	10.50%
Householder 15 to 34 years	2.10%	0.70%	6.40%
Householder 35 to 64 years	2.70%	2.20%	3.90%
Householder 65 years and over	1.20%	1.50%	0.30%
<b>FAMILY TYPE AND PRESENCE OF OWN CHILDREN</b>			
With related children under 18 years	24.80%	22.70%	31.10%
With own children under 18 years	23.20%	21.30%	29.20%
Under 6 years only	5.50%	4.40%	9.00%
Under 6 years and 6 to 17 years	5.30%	4.20%	8.50%
6 to 17 years only	12.40%	12.70%	11.80%
No own children under 18 years	1.60%	1.50%	1.90%
No related children under 18 years	75.20%	77.30%	68.90%

Source: US Census Bureau 2008, American Community Survey (Subject Tables)