

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2011 PRELIMINARY AVERAGE HOMESTEAD RESIDENTIAL VALUES
JULY 1, 2011



<u>MUNICIPALITY</u>	<u>COUNT</u>	<u>JUST VALUE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>	
01 CITY OF MIAMI	39,340	199,679	164,546	114,006	
02 CITY OF MIAMI BEACH	15,254	424,051	318,067	265,290	
03 CITY OF CORAL GABLES	10,551	717,677	561,182	509,044	
04 CITY OF HIALEAH	34,143	109,803	99,154	47,032	
05 CITY OF MIAMI SPRINGS	3,029	223,796	181,161	129,329	
06 CITY OF NORTH MIAMI	8,626	128,912	112,011	68,048	
07 CITY OF NORTH MIAMI BEACH	7,267	124,988	106,968	60,771	
08 CITY OF OPA-LOCKA	1,652	68,698	60,379	23,628	2
09 CITY OF SOUTH MIAMI	2,461	292,709	218,312	166,501	
10 CITY OF HOMESTEAD	6,751	86,404	83,473	41,029	
11 MIAMI SHORES VILLAGE	2,938	282,459	206,398	156,938	
12 BAL HARBOUR VILLAGE	756	937,160	744,810	692,916	
13 TOWN OF BAY HARBOR ISLANDS	1,251	295,946	224,788	174,824	
14 TOWN OF SURFSIDE	1,437	339,880	270,771	216,232	
15 CITY OF WEST MIAMI	1,173	175,567	139,925	83,842	
16 CITY OF FLORIDA CITY	855	55,230	54,652	23,169	1
17 VILLAGE OF BISCAYNE PARK	698	190,319	154,613	102,878	
18 VILLAGE OF EL PORTAL	543	160,743	120,698	68,557	
19 TOWN OF GOLDEN BEACH	237	2,024,106	1,467,103	1,414,782	
20 VILLAGE OF PINECREST	4,607	661,923	538,347	486,273	
21 VILLAGE OF INDIAN CREEK	18	9,436,218	8,575,347	8,525,319	
22 TOWN OF MEDLEY	62	91,332	68,783	32,394	3
23 CITY OF NORTH BAY VILLAGE	1,059	181,852	145,984	98,869	
24 VILLAGE OF KEY BISCAYNE	2,671	934,856	712,064	658,901	
25 CITY OF SWEETWATER	1,964	110,137	98,348	45,926	
26 VILLAGE OF VIRGINIA GARDENS	422	168,261	131,280	82,765	
27 CITY OF HIALEAH GARDENS	4,115	116,593	105,888	58,279	
28 CITY OF AVENTURA	9,036	260,636	231,273	181,066	
29 CITY OF ISLANDIA	1	263,809	256,600	206,600	
30 MUNICIPAL SERVICE AREA	213,454	160,657	139,380	88,937	
31 CITY OF SUNNY ISLES BEACH	4,178	283,829	242,411	187,644	
32 TOWN OF MIAMI LAKES	6,761	230,810	201,445	148,821	
33 VILLAGE OF PALMETTO BAY	6,422	327,522	277,688	226,265	
34 CITY OF MIAMI GARDENS	20,378	92,975	81,486	36,030	4
35 CITY OF DORAL	6,556	236,557	207,319	156,945	
36 TOWN OF CUTLER BAY	9,318	138,384	129,223	78,255	
MIAMI-DADE COUNTYWIDE	429,984	200,065	168,143	117,756	
OTHER TAXING AUTHORITIES:					
BOARD OF PUBLIC INSTRUCTION	429,984	200,065	168,143	142,677	
SO FLORIDA WATER MANAGEMENT DIST	429,984	200,065	168,143	121,584	
FLORIDA INLAND NAVIGATION DISTRICT	429,984	200,065	168,143	121,584	
THE CHILDRENS' TRUST	429,984	200,065	168,143	121,584	

Average Miami Gardens Homeowner pays \$213/yr in property taxes to the City.