

MIAMI-DADE COUNTY
PROPERTY APPRAISER
2021 PRELIMINARY AVERAGE AND MEDIAN HOMESTEAD RESIDENTIAL VALUES
JULY 1 2021



<u>Municipality</u>	<u>Count</u>	<u>Average Values</u>			<u>Median Values</u>		
		<u>Just</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Just</u>	<u>Assessed</u>	<u>Taxable</u>
01 CITY OF MIAMI	38,830	412,566	275,381	221,844	296,703	175,699	121,648
02 CITY OF MIAMI BEACH	13,249	953,169	623,203	569,192	402,240	272,738	220,738
03 CITY OF CORAL GABLES	10,509	1,078,323	772,962	720,086	728,528	493,762	442,838
04 CITY OF HIALEAH	32,004	235,403	143,424	86,650	242,643	132,995	72,571
05 CITY OF MIAMI SPRINGS	2,986	356,614	246,529	192,439	338,563	225,518	172,863
06 CITY OF NORTH MIAMI	7,898	305,700	175,017	124,976	228,431	106,009	53,202
07 CITY OF NORTH MIAMI BEACH	6,472	269,959	161,386	110,488	221,381	103,352	50,657
08 CITY OF OPA-LOCKA	1,486	171,267	92,475	46,930	166,740	76,061	25,000
09 CITY OF SOUTH MIAMI	2,418	546,728	358,135	305,651	481,928	288,847	237,498
10 CITY OF HOMESTEAD	9,727	213,138	155,157	104,056	207,803	150,839	96,936
11 MIAMI SHORES VILLAGE	2,910	512,463	334,479	284,006	454,114	289,134	238,820
12 BAL HARBOUR VILLAGE	703	1,652,358	1,203,947	1,153,137	1,087,200	691,876	641,876
13 TOWN OF BAY HARBOR ISLANDS	1,038	583,454	397,266	345,143	269,900	188,574	137,800
14 TOWN OF SURFSIDE	1,286	803,718	539,724	485,380	573,051	341,072	288,048
15 CITY OF WEST MIAMI	1,163	333,699	204,655	144,487	323,673	177,212	121,867
16 CITY OF FLORIDA CITY	950	177,101	97,777	59,540	168,018	66,580	25,000
17 VILLAGE OF BISCAYNE PARK	700	411,203	261,357	208,167	374,209	224,748	173,741
18 VILLAGE OF EL PORTAL	564	414,575	219,250	165,977	386,967	180,177	128,009
19 TOWN OF GOLDEN BEACH	237	3,668,559	2,418,831	2,367,595	2,942,030	1,643,671	1,593,671
20 VILLAGE OF PINECREST	4,439	1,055,691	781,540	728,376	871,107	586,349	534,055
21 VILLAGE OF INDIAN CREEK	16	24,090,210	12,226,211	12,162,322	25,722,620	9,882,704	9,832,704
22 TOWN OF MEDLEY	55	181,620	95,367	48,239	166,596	81,338	27,633
23 CITY OF NORTH BAY VILLAGE	1,165	345,419	243,664	191,816	232,800	189,500	136,687
24 VILLAGE OF KEY BISCAYNE	2,585	1,365,327	1,073,130	1,019,364	925,400	637,000	584,514
25 CITY OF SWEETWATER	1,729	226,617	128,466	72,765	213,424	113,069	45,594
26 VILLAGE OF VIRGINIA GARDENS	416	281,710	181,109	124,525	272,699	157,292	102,641
27 CITY OF HIALEAH GARDENS	3,822	242,090	144,297	91,525	240,220	122,788	67,379
28 CITY OF AVENTURA	8,648	350,240	310,307	258,762	246,700	219,293	167,382
30 MUNICIPAL SERVICE AREA	214,042	302,785	198,926	145,263	275,569	171,158	116,933
31 CITY OF SUNNY ISLES BEACH	3,811	536,573	440,289	384,502	274,000	226,000	171,052
32 TOWN OF MIAMI LAKES	6,777	378,575	273,879	219,689	356,895	247,389	195,265
33 VILLAGE OF PALMETTO BAY	6,374	503,759	371,571	318,451	488,670	347,313	295,471
34 CITY OF MIAMI GARDENS	20,245	208,887	123,936	72,352	205,576	109,968	56,608
35 CITY OF DORAL	8,525	333,157	292,706	240,210	300,000	268,710	218,000
36 TOWN OF CUTLER BAY	10,203	274,803	191,477	138,577	264,325	173,336	122,001
MIAMI-DADE COUNTYWIDE	427,982	370,599	250,419	196,888	274,000	173,799	119,883
<u>Other Taxing Authorities</u>							
BOARD OF PUBLIC INSTRUCTION	427,982	370,599	250,431	224,325	274,000	173,816	147,967
SO FLORIDA WATER MANAGEMENT DIST	427,982	370,599	250,419	201,335	274,000	173,799	122,966
FLORIDA INLAND NAVIGATION DISTRICT	427,982	370,599	250,419	201,335	274,000	173,799	122,966
THE CHILDRENS' TRUST	427,982	370,599	250,419	201,335	274,000	173,799	122,966
MIAMI-DADE FIRE & RESCUE DISTRICT	330,805	325,164	219,881	166,667	270,645	172,689	118,831
MIAMI-DADE LIBRARY DISTRICT	366,982	384,636	261,961	208,534	282,131	182,204	128,593