

MIAMI-DADE COUNTY
PROPERTY APPRAISER
2016 PRELIMINARY AVERAGE AND MEDIAN HOMESTEAD RESIDENTIAL VALUES
JULY 1, 2016



<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	37,312	348,300	209,998	158,354	220,735	128,979	72,222
02 CITY OF MIAMI BEACH	13,749	964,591	481,206	427,845	401,460	220,835	167,342
03 CITY OF CORAL GABLES	10,365	1,010,207	645,109	591,542	673,303	411,425	359,823
04 CITY OF HIALEAH	31,794	163,509	107,779	53,513	160,499	107,527	39,405
05 CITY OF MIAMI SPRINGS	2,946	292,892	197,952	144,138	276,700	183,806	131,913
06 CITY OF NORTH MIAMI	7,725	207,221	125,639	79,531	121,972	82,190	29,674
07 CITY OF NORTH MIAMI BEACH	6,411	187,078	119,061	71,181	130,195	83,687	31,567
08 CITY OF OPA-LOCKA	1,443	86,213	57,777	21,568	82,048	54,097	25,000
09 CITY OF SOUTH MIAMI	2,370	442,749	263,422	211,259	379,514	217,541	165,343
10 CITY OF HOMESTEAD	7,255	141,770	102,984	57,371	138,477	99,989	47,169
11 MIAMI SHORES VILLAGE	2,867	437,011	254,182	204,607	382,714	216,745	166,669
12 BAL HARBOUR VILLAGE	700	1,592,618	922,632	871,184	1,020,202	565,568	509,411
13 TOWN OF BAY HARBOR ISLANDS	1,077	591,275	304,723	252,684	259,280	142,434	90,977
14 TOWN OF SURFSIDE	1,302	628,997	335,103	280,750	541,081	278,434	225,711
15 CITY OF WEST MIAMI	1,131	253,948	156,362	95,032	246,770	140,795	85,232
16 CITY OF FLORIDA CITY	773	91,473	49,950	19,769	87,934	44,578	19,446
17 VILLAGE OF BISCAYNE PARK	705	330,271	190,241	137,660	301,843	165,501	114,263
18 VILLAGE OF EL PORTAL	544	289,408	155,205	102,509	269,136	132,888	81,303
19 TOWN OF GOLDEN BEACH	237	3,440,259	1,788,092	1,736,884	2,475,688	1,213,179	1,163,179
20 VILLAGE OF PINECREST	4,478	945,233	642,995	590,259	771,877	478,806	427,374
21 VILLAGE OF INDIAN CREEK	15	21,957,040	10,395,844	10,331,252	22,735,395	8,460,205	8,410,205
22 TOWN OF MEDLEY	56	119,149	72,928	29,742	110,095	63,467	24,750
23 CITY OF NORTH BAY VILLAGE	1,028	340,712	198,723	147,030	233,157	144,800	91,711
24 VILLAGE OF KEY BISCAYNE	2,613	1,595,435	942,275	888,359	1,123,810	567,695	516,766
25 CITY OF SWEETWATER	1,789	155,728	101,886	48,747	143,549	86,944	32,093
26 VILLAGE OF VIRGINIA GARDENS	400	222,046	140,458	85,189	214,665	131,753	80,266
27 CITY OF HIALEAH GARDENS	3,909	170,471	113,521	63,463	167,682	103,240	50,031
28 CITY OF AVENTURA	8,404	406,283	285,411	234,521	275,850	192,238	138,772
30 MUNICIPAL SERVICE AREA	203,741	229,050	155,924	104,355	199,736	132,931	77,867
31 CITY OF SUNNY ISLES BEACH	3,829	572,898	355,661	300,005	304,112	174,221	119,448
32 TOWN OF MIAMI LAKES	6,490	315,569	222,897	169,728	293,678	203,831	152,296
33 VILLAGE OF PALMETTO BAY	6,295	432,516	311,135	259,166	418,596	290,363	239,324
34 CITY OF MIAMI GARDENS	18,962	132,789	87,593	39,477	129,159	83,680	30,861
35 CITY OF DORAL	6,534	328,237	247,491	196,013	290,912	218,986	167,717
36 TOWN OF CUTLER BAY	9,349	208,342	146,278	94,393	193,464	131,303	79,746
MIAMI-DADE COUNTYWIDE	408,598	310,715	198,975	147,417	202,781	132,647	77,642
<u>Other Taxing Authorities</u>							
BOARD OF PUBLIC INSTRUCTION	408,598	310,715	198,990	173,312	202,781	132,656	107,114
SO FLORIDA WATER MANAGEMENT DIST	408,598	310,715	198,975	151,772	202,781	132,647	82,112
FLORIDA INLAND NAVIGATION DISTRICT	408,598	310,715	198,975	151,772	202,781	132,647	82,112
THE CHILDRENS' TRUST	408,598	310,715	198,975	151,772	202,781	132,647	82,112