

**MIAMI-DADE COUNTY**  
**PROPERTY APPRAISER**  
**2014 PRELIMINARY AVERAGE AND MEDIAN HOMESTEAD RESIDENTIAL VALUES**  
**JULY 1, 2014**



| <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                       | 37,488         | 254,231               | 184,149         | 132,963        | 153,025              | 117,939         | 60,079         |
| 02 CITY OF MIAMI BEACH                 | 14,097         | 673,020               | 404,254         | 351,189        | 306,280              | 197,714         | 143,680        |
| 03 CITY OF CORAL GABLES                | 10,369         | 825,047               | 612,288         | 558,952        | 526,730              | 388,129         | 335,940        |
| 04 CITY OF HIALEAH                     | 32,335         | 124,613               | 101,578         | 47,883         | 121,055              | 102,904         | 32,174         |
| 05 CITY OF MIAMI SPRINGS               | 2,971          | 243,605               | 187,328         | 133,818        | 230,228              | 175,334         | 123,040        |
| 06 CITY OF NORTH MIAMI                 | 7,963          | 149,208               | 116,080         | 70,901         | 90,480               | 78,505          | 26,283         |
| 07 CITY OF NORTH MIAMI BEACH           | 6,681          | 137,798               | 111,129         | 64,237         | 90,220               | 80,143          | 28,502         |
| 08 CITY OF OPA-LOCKA                   | 1,490          | 68,104                | 54,586          | 19,888         | 64,205               | 52,317          | 24,500         |
| 09 CITY OF SOUTH MIAMI                 | 2,423          | 341,585               | 240,509         | 188,585        | 299,188              | 202,242         | 149,994        |
| 10 CITY OF HOMESTEAD                   | 6,693          | 109,172               | 88,962          | 45,481         | 106,184              | 85,928          | 33,340         |
| 11 MIAMI SHORES VILLAGE                | 2,856          | 345,538               | 230,747         | 181,201        | 311,921              | 197,490         | 147,303        |
| 12 BAL HARBOUR VILLAGE                 | 708            | 1,282,422             | 837,378         | 785,343        | 772,700              | 482,366         | 432,366        |
| 13 TOWN OF BAY HARBOR ISLANDS          | 1,116          | 405,994               | 254,028         | 202,425        | 191,750              | 125,213         | 71,303         |
| 14 TOWN OF SURFSIDE                    | 1,345          | 473,809               | 302,653         | 248,086        | 368,976              | 251,791         | 198,304        |
| 15 CITY OF WEST MIAMI                  | 1,116          | 211,928               | 145,880         | 84,374         | 203,538              | 133,629         | 78,220         |
| 16 CITY OF FLORIDA CITY                | 784            | 59,238                | 47,226          | 18,209         | 56,627               | 43,283          | 18,035         |
| 17 VILLAGE OF BISCAYNE PARK            | 695            | 243,698               | 168,770         | 116,186        | 228,606              | 152,923         | 102,224        |
| 18 VILLAGE OF EL PORTAL                | 529            | 206,121               | 135,148         | 82,919         | 193,294              | 121,152         | 68,695         |
| 19 TOWN OF GOLDEN BEACH                | 230            | 2,694,304             | 1,673,923       | 1,622,567      | 1,741,740            | 1,043,960       | 993,960        |
| 20 VILLAGE OF PINECREST                | 4,521          | 773,889               | 597,773         | 544,763        | 608,579              | 450,771         | 398,645        |
| 21 VILLAGE OF INDIAN CREEK             | 14             | 14,315,488            | 9,959,799       | 9,894,397      | 13,858,058           | 7,419,664       | 7,369,664      |
| 22 TOWN OF MEDLEY                      | 62             | 80,101                | 63,771          | 24,358         | 69,423               | 58,206          | 21,240         |
| 23 CITY OF NORTH BAY VILLAGE           | 1,004          | 259,727               | 171,708         | 120,677        | 200,155              | 120,656         | 65,041         |
| 24 VILLAGE OF KEY BISCAYNE             | 2,613          | 1,337,416             | 851,681         | 798,366        | 887,030              | 507,456         | 457,170        |
| 25 CITY OF SWEETWATER                  | 1,876          | 124,310               | 97,820          | 45,700         | 122,803              | 85,067          | 28,647         |
| 26 VILLAGE OF VIRGINIA GARDENS         | 409            | 164,272               | 133,621         | 76,959         | 157,351              | 127,368         | 75,035         |
| 27 CITY OF HIALEAH GARDENS             | 3,972          | 140,465               | 108,132         | 59,199         | 137,006              | 99,655          | 48,548         |
| 28 CITY OF AVENTURA                    | 8,420          | 344,684               | 259,606         | 208,925        | 230,920              | 171,432         | 118,967        |
| 30 MUNICIPAL SERVICE AREA              | 204,361        | 182,776               | 145,386         | 94,383         | 156,993              | 124,530         | 68,639         |
| 31 CITY OF SUNNY ISLES BEACH           | 3,894          | 457,189               | 299,761         | 244,174        | 245,110              | 157,836         | 102,875        |
| 32 TOWN OF MIAMI LAKES                 | 6,575          | 262,165               | 213,597         | 160,587        | 239,460              | 195,650         | 144,010        |
| 33 VILLAGE OF PALMETTO BAY             | 6,279          | 368,129               | 296,034         | 244,255        | 358,906              | 278,074         | 226,383        |
| 34 CITY OF MIAMI GARDENS               | 19,372         | 104,880               | 82,225          | 35,256         | 102,637              | 80,062          | 27,693         |
| 35 CITY OF DORAL                       | 6,347          | 293,645               | 228,648         | 177,506        | 256,310              | 199,274         | 148,874        |
| 36 TOWN OF CUTLER BAY                  | 9,211          | 167,944               | 136,045         | 84,493         | 152,952              | 122,382         | 70,428         |
| <b>MIAMI-DADE COUNTYWIDE</b>           | <b>410,819</b> | <b>243,639</b>        | <b>182,491</b>  | <b>131,540</b> | <b>158,011</b>       | <b>123,656</b>  | <b>67,881</b>  |
| <b><u>Other Taxing Authorities</u></b> |                |                       |                 |                |                      |                 |                |
| BOARD OF PUBLIC INSTRUCTION            | 410,819        | 243,639               | 182,497         | 156,921        | 158,011              | 123,657         | 98,156         |
| SO FLORIDA WATER MANAGEMENT DIST       | 410,819        | 243,639               | 182,491         | 135,924        | 158,011              | 123,656         | 73,157         |
| FLORIDA INLAND NAVIGATION DISTRICT     | 410,819        | 243,639               | 182,491         | 135,924        | 158,011              | 123,656         | 73,157         |
| THE CHILDRENS' TRUST                   | 410,819        | 243,639               | 182,491         | 135,924        | 158,011              | 123,656         | 73,157         |