

MIAMI-DADE COUNTY
PROPERTY APPRAISER
2016 PRELIMINARY AVERAGE AND MEDIAN 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	92,215	333,607	258,433	237,126	231,133	171,837	152,335
02 CITY OF MIAMI BEACH	47,341	708,813	497,281	481,176	297,420	230,286	218,080
03 CITY OF CORAL GABLES	16,307	881,683	634,562	599,159	544,111	379,060	348,199
04 CITY OF HIALEAH	49,396	149,918	108,479	73,477	144,167	101,251	64,420
05 CITY OF MIAMI SPRINGS	3,786	278,711	202,028	159,980	268,107	189,622	140,493
06 CITY OF NORTH MIAMI	14,325	176,482	124,009	99,006	109,568	80,849	52,145
07 CITY OF NORTH MIAMI BEACH	12,212	174,173	130,467	105,119	122,789	86,928	57,444
08 CITY OF OPA-LOCKA	2,630	80,244	60,749	40,616	76,308	56,850	28,045
09 CITY OF SOUTH MIAMI	3,636	391,783	264,937	230,846	340,212	213,417	187,995
10 CITY OF HOMESTEAD	17,352	120,962	97,794	78,641	110,001	86,000	70,530
11 MIAMI SHORES VILLAGE	3,680	417,431	268,887	229,112	364,766	226,938	183,060
12 BAL HARBOUR VILLAGE	3,285	1,413,142	1,116,398	1,105,435	711,670	587,709	582,080
13 TOWN OF BAY HARBOR ISLANDS	2,394	440,248	283,913	260,502	234,077	155,678	142,645
14 TOWN OF SURFSIDE	3,235	581,719	423,747	401,554	526,191	322,164	295,105
15 CITY OF WEST MIAMI	1,512	248,003	169,169	123,145	241,479	153,501	107,941
16 CITY OF FLORIDA CITY	1,830	84,036	58,269	44,696	83,359	55,099	45,250
17 VILLAGE OF BISCAYNE PARK	856	326,227	204,554	160,687	298,894	175,069	132,800
18 VILLAGE OF EL PORTAL	695	290,940	177,111	135,864	270,245	152,081	104,742
19 TOWN OF GOLDEN BEACH	344	3,794,076	2,474,540	2,439,260	2,675,671	1,560,958	1,531,171
20 VILLAGE OF PINECREST	5,942	888,217	652,929	611,565	748,063	491,493	445,586
21 VILLAGE OF INDIAN CREEK	30	22,517,711	13,763,983	13,731,687	22,184,484	12,439,472	12,414,472
22 TOWN OF MEDLEY	83	109,379	73,626	44,489	97,326	64,194	34,722
23 NORTH BAY VILLAGE	3,810	261,593	202,318	188,327	205,470	154,205	146,316
24 VILLAGE OF KEY BISCAYNE	6,854	1,449,474	1,136,457	1,114,647	912,120	696,474	679,416
25 CITY OF SWEETWATER	2,800	146,306	106,719	72,429	131,576	92,780	66,593
26 VILLAGE OF VIRGINIA GARDENS	566	206,554	144,006	104,947	206,470	135,370	85,090
27 CITY OF HIALEAH GARDENS	5,645	159,076	114,355	79,692	160,061	102,047	64,188
28 CITY OF AVENTURA	24,092	394,221	336,972	319,107	271,952	237,050	223,123
30 MUNICIPAL SERVICE AREA	314,692	209,659	155,866	122,248	173,901	126,672	92,613
31 CITY OF SUNNY ISLES BEACH	16,168	661,810	553,852	540,584	321,700	270,462	262,471
32 TOWN OF MIAMI LAKES	8,929	288,873	218,123	179,213	267,739	198,394	154,245
33 VILLAGE OF PALMETTO BAY	7,984	405,783	307,594	266,048	405,707	288,474	240,625
34 CITY OF MIAMI GARDENS	28,435	124,797	91,160	58,866	123,835	86,228	43,899
35 CITY OF DORAL	18,451	298,409	264,139	245,823	259,270	227,491	210,552
36 TOWN OF CUTLER BAY	14,321	196,062	150,865	116,880	179,641	136,219	99,307
MIAMI-DADE COUNTYWIDE	735,833	311,419	234,143	205,220	190,729	139,234	107,319
<u>Other Taxing Authorities</u>							
BOARD OF PUBLIC INSTRUCTION	735,833	311,419	249,379	234,772	190,729	146,144	130,690
SO FLORIDA WATER MANAGEMENT DIST	735,833	311,419	234,143	207,638	190,729	139,234	108,889
FLORIDA INLAND NAVIGATION DISTRICT	735,833	311,419	234,143	207,638	190,729	139,234	108,889
THE CHILDRENS' TRUST	735,833	311,419	234,143	207,638	190,729	139,234	108,889