

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2010 PRELIMINARY ROLL ANALYSIS BY TAXING AUTHORITY
JULY 1, 2010



TAXING AUTHORITY	2009 PRELIMINARY TAXABLE VALUE	2010 PRELIMINARY TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NET NEW TAXABLE VALUE	2010 PRELIMINARY TAXABLE VALUE	PERCENT CHANGE FROM 2009
01 MIAMI	37,149,190,992	30,835,168,070	-17.0%	631,289,820	31,466,457,890	-15.3%
0101 MIAMI (DDA)	11,037,426,431	9,444,604,050	-14.4%	362,020,681	9,806,624,731	-11.2%
02 MIAMI BEACH	24,694,916,494	21,548,116,369	-12.7%	556,626,578	22,104,742,947	-10.5%
0201 MB NORMANDY SHORES	117,709,157	100,693,548	-14.5%	1,289,587	101,983,135	-13.4%
03 CORAL GABLES	12,710,135,969	11,681,585,759	-8.1%	142,391,361	11,823,977,120	-7.0%
04 HIALEAH	9,599,506,410	7,718,435,945	-19.6%	32,277,726	7,750,713,671	-19.3%
05 MIAMI SPRINGS	990,211,809	894,280,376	-9.7%	8,254,944	902,535,320	-8.9%
06 NORTH MIAMI	2,823,674,799	2,171,371,296	-23.1%	65,073,418	2,236,444,714	-20.8%
07 NORTH MIAMI BEACH	2,269,795,183	1,803,859,206	-20.5%	3,137,071	1,806,996,277	-20.4%
08 OPA-LOCKA	932,162,334	782,697,833	-16.0%	1,919,397	784,617,230	-15.8%
09 SOUTH MIAMI	1,534,277,946	1,386,435,765	-9.6%	36,192,476	1,422,628,241	-7.3%
10 HOMESTEAD	2,986,366,417	2,041,196,180	-31.6%	12,648,948	2,053,845,128	-31.2%
11 MIAMI SHORES	798,148,808	718,047,005	-10.0%	3,126,818	721,173,823	-9.6%
12 BAL HARBOUR	2,521,905,497	2,361,278,221	-6.4%	7,724,080	2,369,002,301	-6.1%
13 BAY HARBOR ISLANDS	762,700,615	605,336,520	-20.6%	1,309,010	606,645,530	-20.5%
14 SURFSIDE	1,172,763,595	1,069,149,281	-8.8%	575,974	1,069,725,255	-8.8%
15 WEST MIAMI	357,744,826	310,105,431	-13.3%	609,782	310,715,213	-13.1%
16 FLORIDA CITY	719,973,937	545,962,087	-24.2%	5,071,758	551,033,845	-23.5%
17 BISCAYNE PARK	168,621,920	130,934,288	-22.4%	560,327	131,494,615	-22.0%
18 EL PORTAL	104,823,739	86,008,071	-17.9%	417,551	86,425,622	-17.6%
19 GOLDEN BEACH	712,373,295	639,873,315	-10.2%	4,364,364	644,237,679	-9.6%
20 PINECREST	3,721,999,603	3,485,432,214	-6.4%	31,907,725	3,517,339,939	-5.5%
21 INDIAN CREEK	342,079,619	314,034,845	-8.2%	8,019,801	322,054,646	-5.9%
22 MEDLEY	2,024,478,858	1,870,491,056	-7.6%	13,257,506	1,883,748,562	-7.0%
23 N. BAY VILLAGE	939,526,353	675,745,036	-28.1%	16,056,183	691,801,219	-26.4%
24 KEY BISCAYNE	5,936,216,017	5,416,608,133	-8.8%	13,152,147	5,429,760,280	-8.5%
25 SWEETWATER	402,378,129	331,285,403	-17.7%	351,404	331,636,807	-17.6%
26 VIRGINIA GARDENS	214,724,087	206,442,148	-3.9%	71,303	206,513,451	-3.8%
27 HIALEAH GARDENS	1,155,548,511	977,166,523	-15.4%	10,871,540	988,038,063	-14.5%
28 AVENTURA	8,063,834,953	7,241,443,347	-10.2%	3,163,260	7,244,606,607	-10.2%
29 ISLANDIA	374,763	302,103	-19.4%	0	302,103	-19.4%
30 UNINCORPORATED	68,236,064,758	57,440,621,825	-15.8%	491,849,367	57,932,471,192	-15.1%
31 SUNNY ISLES BEACH	6,131,641,645	5,175,875,235	-15.6%	454,360,612	5,630,235,847	-8.2%
32 MIAMI LAKES	2,873,498,534	2,548,770,445	-11.3%	8,037,939	2,556,808,384	-11.0%
33 PALMETTO BAY	2,537,228,421	2,380,346,265	-6.2%	8,825,796	2,389,172,061	-5.8%
34 MIAMI GARDENS	4,503,604,818	3,704,052,338	-17.8%	13,050,515	3,717,102,853	-17.5%
35 DORAL	9,992,827,909	8,836,355,648	-11.6%	87,110,551	8,923,466,199	-10.7%
36 CUTLER BAY	2,257,897,144	1,743,216,799	-22.8%	2,285,856	1,745,502,655	-22.7%
COUNTYWIDE	222,141,817,140	189,592,540,520	-14.7%	2,675,807,288	192,268,347,808	-13.4%
FIRE AND RESCUE	132,173,049,648	112,392,626,244	-15.0%	1,300,069,656	113,692,695,900	-14.0%
LIBRARY	202,344,136,687	173,191,660,602	-14.4%	2,562,590,253	175,754,250,855	-13.1%
SCHOOL BOARD	234,917,614,208	201,784,116,032	-14.1%	2,676,503,428	204,460,619,460	-13.0%
S FL WATER MNGT DIST	223,936,274,640	191,511,469,082	-14.5%	2,676,503,428	194,187,972,510	-13.3%
FL INLAND NAV DIST	223,936,274,640	191,511,469,082	-14.5%	2,676,503,428	194,187,972,510	-13.3%
THE CHILDREN'S TRUST	223,936,274,640	191,511,469,082	-14.5%	2,676,503,428	194,187,972,510	-13.3%

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2010 PRELIMINARY AVERAGE RESIDENTIAL VALUES
JULY 1, 2010



<u>MUNICIPALITY</u>	<u>COUNT</u>	<u>JUST VALUE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>
01 CITY OF MIAMI	89,783	204,878	187,247	163,665
02 CITY OF MIAMI BEACH	48,087	334,704	302,526	284,809
03 CITY OF CORAL GABLES	16,373	615,725	512,785	477,361
04 CITY OF HIALEAH	48,819	113,337	100,608	61,955
05 CITY OF MIAMI SPRINGS	3,780	217,859	180,912	138,376
06 CITY OF NORTH MIAMI	14,246	123,746	108,441	80,629
07 CITY OF NORTH MIAMI BEACH	11,990	115,979	102,987	73,978
08 CITY OF OPA-LOCKA	2,621	80,687	69,889	44,129
09 CITY OF SOUTH MIAMI	3,641	268,827	214,259	178,878
10 CITY OF HOMESTEAD	16,293	80,010	78,768	60,307
11 MIAMI SHORES VILLAGE	3,676	276,492	208,615	167,804
12 BAL HARBOUR VILLAGE	3,064	661,914	617,307	603,540
13 TOWN OF BAY HARBOR ISLANDS	2,375	233,786	197,923	171,709
14 TOWN OF SURFSIDE	3,331	327,657	287,246	264,740
15 CITY OF WEST MIAMI	1,510	179,681	145,553	101,587
16 CITY OF FLORIDA CITY	1,865	74,214	69,279	50,186
17 VILLAGE OF BISCAYNE PARK	847	197,561	160,845	117,169
18 VILLAGE OF EL PORTAL	691	169,714	131,693	89,401
19 TOWN OF GOLDEN BEACH	351	2,092,650	1,679,693	1,643,807
20 VILLAGE OF PINECREST	5,934	619,071	524,406	482,308
21 VILLAGE OF INDIAN CREEK	31	8,641,118	8,144,435	8,115,386
22 TOWN OF MEDLEY	86	101,914	80,791	55,448
23 CITY OF NORTH BAY VILLAGE	3,659	156,272	145,106	130,568
24 VILLAGE OF KEY BISCAYNE	6,903	822,094	735,684	713,574
25 CITY OF SWEETWATER	2,095	126,293	108,613	68,816
26 VILLAGE OF VIRGINIA GARDENS	568	158,172	128,512	92,112
27 CITY OF HIALEAH GARDENS	5,634	120,159	108,717	72,416
28 CITY OF AVENTURA	23,783	252,063	243,830	223,997
29 CITY OF ISLANDIA	1	263,809	252,808	202,808
30 MUNICIPAL SERVICE AREA	310,824	154,459	137,041	101,222
31 CITY OF SUNNY ISLES BEACH	16,633	307,964	300,079	285,831
32 TOWN OF MIAMI LAKES	8,909	217,765	192,492	151,702
33 VILLAGE OF PALMETTO BAY	7,976	310,419	268,131	225,924
34 CITY OF MIAMI GARDENS	28,243	104,206	88,416	54,615
35 CITY OF DORAL	15,983	202,487	193,381	172,446
36 TOWN OF CUTLER BAY	13,801	129,950	123,655	89,074
MIAMI-DADE COUNTYWIDE	724,406	200,770	179,534	148,579

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2010 PRELIMINARY HOMESTEAD AVERAGE RESIDENTIAL VALUES
JULY 1, 2010



<u>MUNICIPALITY</u>	<u>COUNT</u>	<u>JUST VALUE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>
01 CITY OF MIAMI	40,166	204,900	165,666	113,989
02 CITY OF MIAMI BEACH	15,794	407,233	311,138	258,219
03 CITY OF CORAL GABLES	10,620	714,349	555,686	503,408
04 CITY OF HIALEAH	34,554	121,330	103,346	48,833
05 CITY OF MIAMI SPRINGS	3,030	224,651	178,558	126,358
06 CITY OF NORTH MIAMI	8,856	140,112	115,492	71,012
07 CITY OF NORTH MIAMI BEACH	7,449	128,714	107,849	61,399
08 CITY OF OPA-LOCKA	1,686	84,719	67,982	28,519
09 CITY OF SOUTH MIAMI	2,492	293,372	213,663	162,036
10 CITY OF HOMESTEAD	6,804	93,009	90,038	46,021
11 MIAMI SHORES VILLAGE	2,953	288,932	204,436	155,000
12 BAL HARBOUR VILLAGE	769	890,341	712,610	660,200
13 TOWN OF BAY HARBOR ISLANDS	1,294	287,397	221,629	173,514
14 TOWN OF SURFSIDE	1,467	366,656	274,899	224,325
15 CITY OF WEST MIAMI	1,182	182,716	139,119	82,952
16 CITY OF FLORIDA CITY	877	81,472	70,978	31,408
17 VILLAGE OF BISCAYNE PARK	709	199,808	155,946	104,309
18 VILLAGE OF EL PORTAL	557	168,233	121,065	68,599
19 TOWN OF GOLDEN BEACH	241	2,078,550	1,477,106	1,424,840
20 VILLAGE OF PINECREST	4,670	647,408	527,170	475,132
21 VILLAGE OF INDIAN CREEK	18	8,863,293	8,007,893	7,957,866
22 TOWN OF MEDLEY	61	93,925	64,145	29,969
23 CITY OF NORTH BAY VILLAGE	1,124	178,034	142,728	95,402
24 VILLAGE OF KEY BISCAYNE	2,724	911,563	695,683	642,645
25 CITY OF SWEETWATER	1,523	132,725	108,406	54,106
26 VILLAGE OF VIRGINIA GARDENS	426	169,405	129,860	81,325
27 CITY OF HIALEAH GARDENS	4,153	126,684	111,162	61,940
28 CITY OF AVENTURA	9,348	247,092	226,555	176,299
29 CITY OF ISLANDIA	1	263,809	252,808	202,808
30 MUNICIPAL SERVICE AREA	216,238	165,767	140,833	89,698
31 CITY OF SUNNY ISLES BEACH	4,309	262,108	231,673	177,010
32 TOWN OF MIAMI LAKES	6,838	231,985	199,098	146,216
33 VILLAGE OF PALMETTO BAY	6,463	329,034	276,848	225,425
34 CITY OF MIAMI GARDENS	20,578	107,954	86,283	40,129
35 CITY OF DORAL	6,620	228,775	206,834	156,422
36 TOWN OF CUTLER BAY	9,304	138,751	129,413	78,291
MIAMI-DADE COUNTYWIDE	435,898	204,166	169,046	118,088

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2009 AND 2010 PRELIMINARY ROLL COMPARISON
JULY 1, 2010



TAXING AUTHORITY	2010 PRELIMINARY ASSESSMENT ROLL VALUES			2009 PRELIMINARY ASSESSMENT ROLL VALUES			CHANGE IN GROSS TAXABLE	PCT
	REAL PROPERTY	PERS PROP & CENT ASSD	GROSS TAXABLE	REAL PROPERTY	PERS PROP & CENT ASSD	GROSS TAXABLE		
CITY OF MIAMI	29,763,097,176	1,703,360,714	31,466,457,890	35,450,817,682	1,698,373,310	37,149,190,992	-5,682,733,102	-15.30%
DOWNTOWN DEV AUTHORITY	9,027,358,572	779,266,159	9,806,624,731	10,210,395,308	827,031,123	11,037,426,431	-1,230,801,700	-11.15%
CITY OF MIAMI BEACH	21,537,194,839	567,548,108	22,104,742,947	24,155,364,313	539,552,181	24,694,916,494	-2,590,173,547	-10.49%
NORMANDY SHORES	101,910,843	72,292	101,983,135	117,601,153	108,004	117,709,157	-15,726,022	-13.36%
CITY OF CORAL GABLES	11,517,484,781	306,492,339	11,823,977,120	12,388,660,415	321,475,554	12,710,135,969	-886,158,849	-6.97%
CITY OF HIALEAH	7,222,367,199	528,346,472	7,750,713,671	9,051,434,412	548,071,998	9,599,506,410	-1,848,792,739	-19.26%
CITY OF MIAMI SPRINGS	852,562,168	49,973,152	902,535,320	935,190,259	55,021,550	990,211,809	-87,676,489	-8.85%
CITY OF NORTH MIAMI	2,138,856,648	97,588,066	2,236,444,714	2,726,119,911	97,554,888	2,823,674,799	-587,230,085	-20.80%
CITY OF NORTH MIAMI BEACH	1,684,316,630	122,679,647	1,806,996,277	2,156,287,650	113,507,533	2,269,795,183	-462,798,906	-20.39%
CITY OF OPA-LOCKA	702,596,703	82,020,527	784,617,230	838,488,465	93,673,869	932,162,334	-147,545,104	-15.83%
CITY OF SOUTH MIAMI	1,350,916,363	71,711,878	1,422,628,241	1,455,866,814	78,411,132	1,534,277,946	-111,649,705	-7.28%
CITY OF HOMESTEAD	1,949,053,792	104,791,336	2,053,845,128	2,875,737,725	110,628,692	2,986,366,417	-932,521,289	-31.23%
MIAMI SHORES VILLAGE	703,899,345	17,274,478	721,173,823	778,813,734	19,335,074	798,148,808	-76,974,985	-9.64%
BAL HARBOUR VILLAGE	2,334,443,814	34,558,487	2,369,002,301	2,486,547,598	35,357,899	2,521,905,497	-152,903,196	-6.06%
TOWN OF BAY HARBOR ISLANDS	594,127,026	12,518,504	606,645,530	749,553,673	13,146,942	762,700,615	-156,055,085	-20.46%
TOWN OF SURFSIDE	1,057,460,764	12,264,491	1,069,725,255	1,160,433,083	12,330,512	1,172,763,595	-103,038,340	-8.79%
CITY OF WEST MIAMI	296,100,075	14,615,138	310,715,213	340,565,523	17,179,303	357,744,826	-47,029,613	-13.15%
CITY OF FLORIDA CITY	510,816,402	40,217,443	551,033,845	679,138,368	40,835,569	719,973,937	-168,940,092	-23.46%
VILLAGE OF BISCAYNE PARK	129,059,631	2,434,984	131,494,615	166,107,320	2,514,600	168,621,920	-37,127,305	-22.02%
VILLAGE OF EL PORTAL	84,018,395	2,407,227	86,425,622	102,263,421	2,560,318	104,823,739	-18,398,117	-17.55%
TOWN OF GOLDEN BEACH	643,193,656	1,044,023	644,237,679	711,296,509	1,076,786	712,373,295	-68,135,616	-9.56%
VILLAGE OF PINECREST	3,478,825,126	38,514,813	3,517,339,939	3,682,575,484	39,424,119	3,721,999,603	-204,659,664	-5.50%
VILLAGE OF INDIAN CREEK	320,637,475	1,417,171	322,054,646	340,520,785	1,558,834	342,079,619	-20,024,973	-5.85%
TOWN OF MEDLEY	1,663,252,810	220,495,752	1,883,748,562	1,794,407,821	230,071,037	2,024,478,858	-140,730,296	-6.95%
CITY OF NORTH BAY VILLAGE	672,564,043	19,237,176	691,801,219	918,399,145	21,127,208	939,526,353	-247,725,134	-26.37%
VILLAGE OF KEY BISCAYNE	5,390,947,415	38,812,865	5,429,760,280	5,896,694,256	39,521,761	5,936,216,017	-506,455,737	-8.53%
CITY OF SWEETWATER	318,656,189	12,980,618	331,636,807	390,861,043	11,517,086	402,378,129	-70,741,322	-17.58%
VILLAGE OF VIRGINIA GARDENS	147,424,939	59,088,512	206,513,451	160,887,886	53,836,201	214,724,087	-8,210,636	-3.82%
CITY OF HIALEAH GARDENS	932,793,443	55,244,620	988,038,063	1,105,688,396	49,860,115	1,155,548,511	-167,510,448	-14.50%
CITY OF AVENTURA	7,027,745,380	216,861,227	7,244,606,607	7,842,308,313	221,526,640	8,063,834,953	-819,228,346	-10.16%
CITY OF ISLANDIA	302,103	0	302,103	374,763	0	374,763	-72,660	-19.39%
CITY OF SUNNY ISLES BEACH	5,579,798,898	50,436,949	5,630,235,847	6,078,522,778	53,118,867	6,131,641,645	-501,405,798	-8.18%
TOWN OF MIAMI LAKES	2,371,488,304	185,320,080	2,556,808,384	2,679,549,553	193,948,981	2,873,498,534	-316,690,150	-11.02%
VILLAGE OF PALMETTO BAY	2,313,974,928	75,197,133	2,389,172,061	2,459,422,184	77,806,237	2,537,228,421	-148,056,360	-5.84%
CITY OF MIAMI GARDENS	3,358,176,291	358,926,562	3,717,102,853	4,126,573,626	377,031,192	4,503,604,818	-786,501,965	-17.46%
CITY OF DORAL	8,338,160,012	585,306,187	8,923,466,199	9,380,370,462	612,457,447	9,992,827,909	-1,069,361,710	-10.70%
TOWN OF CUTLER BAY	1,677,314,410	68,188,245	1,745,502,655	2,191,345,359	66,551,785	2,257,897,144	-512,394,489	-22.69%
COUNTY OPERATING	182,073,857,313	10,194,490,495	192,268,347,808	211,785,208,515	10,356,608,625	222,141,817,140	-29,873,469,332	-13.45%
MUNICIPAL SERVICE AREA	53,498,537,753	4,433,933,439	57,932,471,192	63,731,492,705	4,504,572,053	68,236,064,758	-10,303,593,566	-15.10%
FIRE & RESCUE	106,642,765,903	7,049,929,997	113,692,695,900	124,963,435,827	7,209,613,821	132,173,049,648	-18,480,353,748	-13.98%
LIBRARY	166,384,990,505	9,369,260,350	175,754,250,855	192,826,832,908	9,517,303,779	202,344,136,687	-26,589,885,832	-13.14%
SO FL WATER MGMT DIST	183,990,048,995	10,197,923,515	194,187,972,510	213,578,088,387	10,358,186,253	223,936,274,640	-29,748,302,130	-13.28%
EVERGLADES CONSTR PROJECT	183,990,048,995	10,197,923,515	194,187,972,510	213,578,088,387	10,358,186,253	223,936,274,640	-29,748,302,130	-13.28%
OKEECHOBEE BASIN	183,990,048,995	10,197,923,515	194,187,972,510	213,578,088,387	10,358,186,253	223,936,274,640	-29,748,302,130	-13.28%
FL INLAND NAVIGATION DIST	183,990,048,995	10,197,923,515	194,187,972,510	213,578,088,387	10,358,186,253	223,936,274,640	-29,748,302,130	-13.28%
CHILDREN'S TRUST	183,990,048,995	10,197,923,515	194,187,972,510	213,578,088,387	10,358,186,253	223,936,274,640	-29,748,302,130	-13.28%
BOARD OF PUBLIC INSTRUCTION	194,262,695,945	10,197,923,515	204,460,619,460	224,559,427,955	10,358,186,253	234,917,614,208	-30,456,994,748	-12.96%

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2010 PRELIMINARY ASSESSMENT ROLL CHANGE BY PROPERTY TYPE INCLUDING NEW CONSTRUCTION
JULY 1, 2010



Property Type	2009 Values		2010 Values W/O New Constr		New Construction Values	
	Just Value	Taxable Value	Just Value	Taxable Value	Just Value	Taxable Value
Single Family	114,270,484,495	68,172,854,213	86,095,595,179	57,342,560,494	417,868,865	416,000,606
Condos - Co-Ops	73,159,699,999	60,388,027,687	57,907,211,438	48,763,915,494	1,018,115,268	1,018,041,590
Multi Family (10+ Units)	9,400,106,418	7,934,153,611	7,696,616,720	7,251,870,945	297,596,006	268,971,242
Multi Family (Under 10 Units)	8,632,916,648	8,158,329,209	7,386,594,199	6,199,270,215	24,619,914	24,651,597
Commercial	41,232,672,680	39,706,144,850	37,920,053,379	36,428,576,988	876,732,988	870,112,483
Industrial	14,795,753,987	14,447,812,736	13,622,032,217	13,251,650,967	81,842,891	81,842,891
Institutional	6,137,516,594	1,198,025,973	5,656,755,654	1,092,103,490	54,191,134	4,149,760
Governmental	17,074,402,947	340,927,813	15,901,280,898	244,880,266	1,894,482,952	2,778
Agriculture	5,556,286,069	1,366,777,206	4,107,352,887	989,611,110	12,340,869	12,454,935
Vacant Land	8,752,182,188	8,040,894,652	6,788,554,384	6,235,460,765	-22,374,786	-20,548,610
Other Property Types	2,535,649,325	2,031,260,565	2,098,168,820	1,598,149,291	215,215	128,016
Total	301,547,671,350	211,785,208,515	245,180,215,775	179,398,050,025	4,655,631,316	2,675,807,288

Property Type	2010 Preliminary Value		Reassessment (Chg W/O)		Total Change Including	
	Just Value	Taxable Value	Just Value	Taxable Value	Just Value	Taxable Value
Single Family	86,513,464,044	57,758,561,100	-24.7%	-15.9%	-24.3%	-15.3%
Condos - Co-Ops	58,925,326,706	49,781,957,084	-20.8%	-19.2%	-19.5%	-17.6%
Multi Family (10+ Units)	7,994,212,726	7,520,842,187	-18.1%	-8.6%	-15.0%	-5.2%
Multi Family (Under 10 Units)	7,411,214,113	6,223,921,812	-14.4%	-24.0%	-14.2%	-23.7%
Commercial	38,796,786,367	37,298,689,471	-8.0%	-8.3%	-5.9%	-6.1%
Industrial	13,703,875,108	13,333,493,858	-7.9%	-8.3%	0.0%	0.0%
Institutional	5,710,946,788	1,096,253,250	-7.8%	-8.8%	-7.0%	0.0%
Governmental	17,795,763,850	244,883,044	-6.9%	-28.2%	4.2%	0.0%
Agriculture	4,119,693,756	1,002,066,045	-26.1%	-27.6%	0.0%	0.0%
Vacant Land	6,766,179,598	6,214,912,155	-22.4%	-22.5%	-22.7%	-22.7%
Other Property Types	2,098,384,035	1,598,277,307	-17.3%	-21.3%	-17.2%	-21.3%
Total	249,835,847,091	182,073,857,313	-18.7%	-15.3%	-17.1%	-14.0%

Breakdown by Property Type is for the Real Estate Assessment Roll only

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2010 PRELIMINARY ASSESSMENT ROLL CHANGE BY PROPERTY TYPE
JULY 1, 2010



<u>Property Type</u>	2010 Preliminary Assessment Roll Values			2009 Preliminary Assessment Roll Values		
	<u>Just Value</u>	<u>Assessed Value</u>	<u>Taxable Value</u>	<u>Just Value</u>	<u>Assessed Value</u>	<u>Taxable Value</u>
Single Family	86,513,464,044	73,279,721,159	57,758,561,100	114,270,484,495	83,694,135,816	68,172,854,213
Condos - Co-Ops	58,925,326,706	56,775,835,400	49,781,957,084	73,159,699,999	67,770,302,827	60,388,027,687
Multi Family (10+ Units)	7,994,212,726	7,982,569,057	7,520,842,187	9,400,106,418	8,647,965,416	7,934,153,611
Multi Family (Under 10 Units)	7,411,214,113	6,944,823,442	6,223,921,812	8,632,916,648	8,613,221,206	8,158,329,209
Commercial	38,796,786,367	38,547,634,069	37,298,689,471	41,232,672,680	40,964,484,310	39,706,144,850
Industrial	13,703,875,108	13,615,487,481	13,333,493,858	14,795,753,987	14,744,176,469	14,447,812,736
Institutional	5,710,946,788	5,699,737,821	1,096,253,250	6,137,516,594	6,129,838,109	1,198,025,973
Governmental	17,795,763,850	17,558,980,599	244,883,044	17,074,402,947	16,937,757,981	340,927,813
Agriculture	4,119,693,756	1,096,843,842	1,002,066,045	5,556,286,069	1,478,138,214	1,366,777,206
Vacant Land	6,766,179,598	6,665,579,668	6,214,912,155	8,752,182,188	8,589,102,719	8,040,894,652
Other Property Types	2,098,384,035	1,897,263,414	1,598,277,307	2,535,649,325	2,342,689,052	2,031,260,565
Total	249,835,847,091	230,064,475,952	182,073,857,313	301,547,671,350	259,911,812,119	211,785,208,515

<u>Property Type</u>	Preliminary Value Change 2009-2010			Percent Change		
	<u>Just Value</u>	<u>Assessed Value</u>	<u>Taxable Value</u>	<u>Just</u>	<u>Assd</u>	<u>Txbl</u>
Single Family	-27,757,020,451	-10,414,414,657	-10,414,293,113	-24.3%	-12.4%	-15.3%
Condos - Co-Ops	-14,234,373,293	-10,994,467,427	-10,606,070,603	-19.5%	-16.2%	-17.6%
Multi Family (10+ Units)	-1,405,893,692	-665,396,359	-413,311,424	-15.0%	-7.7%	-5.2%
Multi Family (Under 10 Units)	-1,221,702,535	-1,668,397,764	-1,934,407,397	-14.2%	-19.4%	-23.7%
Commercial	-2,435,886,313	-2,416,850,241	-2,407,455,379	-5.9%	-5.9%	-6.1%
Industrial	-1,091,878,879	-1,128,688,988	-1,114,318,878	-7.4%	-7.7%	-7.7%
Institutional	-426,569,806	-430,100,288	-101,772,723	-7.0%	-7.0%	-8.5%
Governmental	721,360,903	621,222,618	-96,044,769	4.2%	3.7%	-28.2%
Agriculture	-1,436,592,313	-381,294,372	-364,711,161	-25.9%	-25.8%	-26.7%
Vacant Land	-1,986,002,590	-1,923,523,051	-1,825,982,497	-22.7%	-22.4%	-22.7%
Other Property Types	-437,265,290	-445,425,638	-432,983,258	-17.2%	-19.0%	-21.3%
Total	-51,711,824,259	-29,847,336,167	-29,711,351,202	-17.1%	-11.5%	-14.0%

Values are based on Real Estate Assessment Roll only.

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
2010 PROPOSED MILLAGE RATES
AUGUST 9, 2010



	TAXING AUTHORITY	2009 ADOPTED MILLAGE (Operating and Debt)	2010 PROPOSED MILLAGE (Operating and Debt)	PERCENT CHANGE
0100	City of Miami	8.3335	8.6441	3.73%
0101	Downtown Development Authority	0.5000	0.5000	0.00%
0200	Miami Beach	5.9123	6.7013	13.35%
0201	MB - Normandy Shores	0.8567	1.0375	21.10%
0300	Coral Gables	5.8950	6.1890	4.99%
0400	Hialeah	6.5400	6.5400	0.00%
0500	Miami Springs	6.5924	7.4548	13.08%
0600	North Miami	7.4973	8.4192	12.30%
0700	North Miami Beach	7.5731	7.8096	3.12%
0800	Opa-locka	8.3000	9.1052	9.70%
0900	South Miami	4.9526	5.1452	3.89%
1000	Homestead	6.2917	6.2917	0.00%
1100	Miami Shores	8.7059	8.7762	0.81%
1200	Bal Harbour	2.5265	2.8619	13.28%
1300	Bay Harbor Islands	4.4120	5.2971	20.06%
1400	Surfside	4.7332	5.9499	25.71%
1500	West Miami	6.7376	6.7376	0.00%
1600	Florida City	7.7500	8.9000	14.84%
1700	Biscayne Park	8.8903	8.9933	1.16%
1800	El Portal	7.8442	7.9000	0.71%
1900	Golden Beach	8.5000	9.1626	7.80%
2000	Pincrest	2.1040	2.1900	4.09%
2100	Indian Creek	6.9500	7.2830	4.79%
2200	Medley	5.6500	5.6500	0.00%
2300	North Bay Village	4.7987	6.7236	40.11%
2400	Key Biscayne	3.2000	3.2000	0.00%
2500	Sweetwater	3.9252	4.6618	18.77%
2600	Virginia Gardens	4.4233	6.0000	35.65%
2700	Hialeah Gardens	4.9000	5.4600	11.43%
2800	Aventura	1.7261	1.7261	0.00%
2900	Islandia	0.0000	0.0000	0.00%
3000	Unincorporated County	2.0083	2.2980	14.43%
3100	Sunny Isles	2.6500	2.8860	8.91%
3200	Miami Lakes	2.4470	2.4470	0.00%
3300	Palmetto Bay	2.4470	2.5440	3.96%
3400	Miami Gardens	5.3734	6.2728	16.74%
3500	Doral	2.4470	2.4470	0.00%
3600	Cutler Bay	2.5888	3.2322	24.85%
	Countywide	5.1229	5.8725	14.63%
	Fire-Rescue	2.2271	2.5953	16.53%
	Library	0.3822	0.3500	-8.42%
	School Board	7.9950	8.2490	3.18%
	FIND	0.0345	0.0345	0.00%
	South Florida Water Mngt Dist	0.6240	0.6240	0.00%
	Children's Trust	0.5000	0.5000	0.00%