

**MIAMI-DADE COUNTY**  
**OFFICE OF THE PROPERTY APPRAISER**  
**2012 PRELIMINARY AVERAGE AND MEDIAN HOMESTEAD RESIDENTIAL VALUES**  
**JULY 1, 2012**



<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	38,637	201,463	167,782	118,112	129,514	112,392	55,151
02 CITY OF MIAMI BEACH	14,761	501,437	348,423	295,315	228,780	176,880	122,582
03 CITY OF CORAL GABLES	10,500	729,780	578,299	525,950	464,332	367,525	316,315
04 CITY OF HIALEAH	33,701	107,151	98,523	47,458	107,872	99,502	34,835
05 CITY OF MIAMI SPRINGS	3,021	200,899	177,720	126,142	188,211	166,272	114,503
06 CITY OF NORTH MIAMI	8,393	130,143	113,088	67,314	85,631	81,382	29,539
07 CITY OF NORTH MIAMI BEACH	7,102	126,214	108,880	62,611	87,067	82,166	30,944
08 CITY OF OPA-LOCKA	1,601	59,620	56,024	21,323	53,524	51,275	24,371
09 CITY OF SOUTH MIAMI	2,443	295,862	225,834	174,058	260,174	191,634	140,138
10 CITY OF HOMESTEAD	6,756	83,707	81,185	39,553	79,114	77,582	25,000
11 MIAMI SHORES VILLAGE	2,914	289,682	212,261	162,836	256,242	180,844	130,328
12 BAL HARBOUR VILLAGE	733	986,278	764,695	712,884	593,820	457,618	407,618
13 TOWN OF BAY HARBOR ISLANDS	1,174	301,185	232,186	182,041	131,280	117,329	64,474
14 TOWN OF SURFSIDE	1,389	365,687	283,901	229,015	290,893	235,617	180,450
15 CITY OF WEST MIAMI	1,145	164,792	139,738	83,750	156,113	128,197	74,231
16 CITY OF FLORIDA CITY	837	44,617	44,289	16,270	39,627	39,627	14,224
17 VILLAGE OF BISCAYNE PARK	713	191,220	159,071	107,363	175,014	146,578	96,389
18 VILLAGE OF EL PORTAL	535	161,198	122,309	70,509	153,586	110,144	59,569
19 TOWN OF GOLDEN BEACH	238	1,969,871	1,517,304	1,465,894	1,233,042	868,663	818,663
20 VILLAGE OF PINECREST	4,597	692,824	562,029	509,903	540,244	422,580	371,089
21 VILLAGE OF INDIAN CREEK	18	11,761,642	8,576,483	8,514,878	12,564,743	7,819,992	7,769,992
22 TOWN OF MEDLEY	64	77,414	63,535	27,986	73,350	56,389	25,000
23 CITY OF NORTH BAY VILLAGE	1,031	189,426	152,246	102,558	116,110	102,808	49,888
24 VILLAGE OF KEY BISCAYNE	2,619	1,036,114	758,249	704,858	704,680	454,730	402,039
25 CITY OF SWEETWATER	1,946	105,408	96,722	46,052	92,631	84,440	26,494
26 VILLAGE OF VIRGINIA GARDENS	418	152,695	130,517	81,927	146,693	124,497	74,497
27 CITY OF HIALEAH GARDENS	4,099	111,710	103,784	56,836	110,151	95,996	45,470
28 CITY OF AVENTURA	8,756	269,171	238,883	188,508	175,240	155,652	103,975
30 MUNICIPAL SERVICE AREA	210,735	156,674	139,649	89,962	131,200	119,052	63,753
31 CITY OF SUNNY ISLES BEACH	4,016	309,016	256,782	202,045	171,555	142,345	86,127
32 TOWN OF MIAMI LAKES	6,740	228,792	205,081	152,511	207,159	187,368	135,600
33 VILLAGE OF PALMETTO BAY	6,376	342,667	286,746	235,251	331,696	266,050	215,194
34 CITY OF MIAMI GARDENS	20,172	87,821	80,266	34,840	86,327	78,412	26,466
35 CITY OF DORAL	6,430	242,751	212,252	161,716	203,720	186,251	134,815
36 TOWN OF CUTLER BAY	9,360	133,398	128,104	77,355	121,237	115,398	63,810
<b>MIAMI-DADE COUNTYWIDE</b>	<b>423,970</b>	<b>202,242</b>	<b>171,118</b>	<b>121,298</b>	<b>131,447</b>	<b>117,808</b>	<b>62,658</b>
<b><u>Other Taxing Authorities</u></b>							
BOARD OF PUBLIC INSTRUCTION	423,970	202,242	171,121	145,625	131,447	117,808	92,404
SO FLORIDA WATER MANAGEMENT DIST	423,970	202,242	171,118	124,986	131,447	117,808	67,404
FLORIDA INLAND NAVIGATION DISTRICT	423,970	202,242	171,118	124,986	131,447	117,808	67,404
THE CHILDRENS' TRUST	423,970	202,242	171,118	124,986	131,447	117,808	67,404