

**MIAMI-DADE COUNTY
PROPERTY APPRAISER**

2021 AND 2020 PRELIMINARY ROLL COMPARISON

July 1, 2021



TAXING AUTHORITY	2021 PRELIMINARY ASSESSMENT ROLL VALUES			2020 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	63,159,503,398	2,675,736,253	65,835,239,651	60,410,681,023	2,596,961,699	63,007,642,722	2,827,596,929	4.49%
DOWNTOWN DEV AUTHORITY	21,458,421,555	1,189,667,465	22,648,089,020	21,495,531,164	1,106,469,188	22,602,000,352	46,088,668	0.20%
CITY OF MIAMI BEACH	41,140,757,296	725,917,498	41,866,674,794	40,956,653,628	786,345,358	41,742,998,986	123,675,808	0.30%
NORMANDY SHORES	248,717,331	138,923	248,856,254	242,593,252	164,259	242,757,511	6,098,743	2.51%
CITY OF CORAL GABLES	17,774,827,280	350,297,460	18,125,124,740	17,093,184,916	356,646,565	17,449,831,481	675,293,259	3.87%
CITY OF HIALEAH	12,824,900,473	750,018,790	13,574,919,263	11,784,320,757	697,716,606	12,482,037,363	1,092,881,900	8.76%
CITY OF MIAMI SPRINGS	1,240,517,927	96,957,919	1,337,475,846	1,228,376,386	95,465,959	1,323,842,345	13,633,501	1.03%
CITY OF NORTH MIAMI	3,814,093,740	165,855,237	3,979,948,977	3,581,513,406	158,156,540	3,739,669,946	240,279,031	6.43%
CITY OF NORTH MIAMI BEACH	3,517,383,028	148,098,668	3,665,481,696	3,413,850,660	116,063,151	3,529,913,811	135,567,885	3.84%
CITY OF OPA-LOCKA	1,057,531,091	260,388,437	1,317,919,528	975,067,195	260,509,816	1,235,577,011	82,342,517	6.66%
CITY OF SOUTH MIAMI	2,037,154,490	71,322,001	2,108,476,491	1,999,537,115	73,599,775	2,073,136,890	35,339,601	1.70%
CITY OF HOMESTEAD	3,610,760,249	137,963,609	3,748,723,858	3,344,477,923	139,807,883	3,484,285,806	264,438,052	7.59%
MIAMI SHORES VILLAGE	1,290,977,319	1,317,453,798	1,317,453,798	1,233,170,132	24,137,329	1,257,307,461	60,146,337	4.78%
BAL HARBOUR VILLAGE	5,194,694,956	68,381,187	5,263,076,143	5,204,974,693	72,015,813	5,276,990,506	-13,914,363	-0.26%
TOWN OF BAY HARBOR ISLANDS	1,356,365,268	18,119,124	1,374,484,392	1,358,207,676	20,014,024	1,378,221,700	-3,737,308	-0.27%
TOWN OF SURFSIDE	3,253,692,806	38,566,875	3,292,259,681	3,084,770,797	41,266,220	3,126,037,017	166,222,664	5.32%
CITY OF WEST MIAMI	696,097,715	25,178,358	721,276,073	629,272,002	23,813,158	653,085,160	68,190,913	10.44%
CITY OF FLORIDA CITY	637,029,757	60,091,499	697,121,256	574,814,131	62,015,388	636,829,519	60,291,737	9.47%
VILLAGE OF BISCAYNE PARK	265,610,128	4,504,568	270,114,696	245,009,508	4,278,633	249,288,141	20,826,555	8.35%
VILLAGE OF EL PORTAL	191,832,714	3,554,909	195,387,623	178,569,232	3,389,231	181,958,463	13,429,160	7.38%
TOWN OF GOLDEN BEACH	1,193,275,632	2,076,897	1,195,352,529	1,177,300,702	2,220,801	1,179,521,503	15,831,026	1.34%
VILLAGE OF PINECREST	5,325,043,375	52,964,069	5,378,007,444	5,099,116,379	55,481,134	5,154,597,513	223,409,931	4.33%
VILLAGE OF INDIAN CREEK	719,470,729	3,690,509	723,161,238	674,790,838	3,533,993	678,324,831	44,836,407	6.61%
TOWN OF MEDLEY	2,486,598,155	347,302,107	2,833,900,262	2,316,479,274	331,930,540	2,648,409,814	185,490,448	7.00%
NORTH BAY VILLAGE	1,090,947,795	28,831,101	1,119,778,896	1,053,457,191	30,314,692	1,083,771,883	36,007,013	3.32%
VILLAGE OF KEY BISCAYNE	8,222,512,910	46,599,237	8,269,112,147	8,159,243,933	43,407,550	8,202,651,483	66,460,664	0.81%
CITY OF SWEETWATER	1,870,913,542	175,961,811	2,046,875,353	1,800,261,767	176,362,642	1,976,624,409	70,250,944	3.55%
VILLAGE OF VIRGINIA GARDENS	211,196,247	100,974,014	312,170,261	194,933,109	81,440,422	276,373,531	35,796,730	12.95%
CITY OF HIALEAH GARDENS	1,484,838,791	111,555,711	1,596,394,502	1,404,540,196	87,479,772	1,492,019,968	104,374,534	7.00%
CITY OF AVENTURA	10,150,313,507	301,043,151	10,451,356,658	10,241,071,717	309,145,157	10,550,216,874	-98,860,216	-0.94%
CITY OF SUNNY ISLES BEACH	12,547,408,083	88,434,603	12,635,842,686	11,822,701,284	92,810,808	11,915,512,092	720,330,594	6.05%
TOWN OF MIAMI LAKES	3,571,438,616	195,932,950	3,767,371,566	3,449,008,441	187,947,281	3,636,955,722	130,415,844	3.59%
VILLAGE OF PALMETTO BAY	3,296,155,136	70,825,223	3,366,980,359	3,134,543,411	65,018,556	3,199,561,967	167,418,392	5.23%
CITY OF MIAMI GARDENS	5,276,278,212	446,892,283	5,723,170,495	4,926,037,307	420,193,085	5,346,230,392	376,940,103	7.05%
CITY OF DORAL	14,120,297,868	770,828,678	14,891,126,546	13,520,098,965	801,885,559	14,321,984,524	569,142,022	3.97%
TOWN OF CUTLER BAY	2,831,267,639	84,916,326	2,916,183,965	2,689,875,625	77,649,674	2,767,525,299	148,658,666	5.37%
COUNTY OPERATING	321,388,435,522	16,580,258,828	337,968,694,350	308,293,135,354	16,069,861,810	324,362,997,164	13,605,697,186	4.19%
MUNICIPAL SERVICE AREA	84,071,165,750	8,124,001,287	92,195,167,037	79,498,457,249	7,770,836,996	87,269,294,245	4,925,872,792	5.64%
FIRE & RESCUE	178,385,616,392	12,031,689,590	190,417,305,982	170,026,561,113	11,588,784,032	181,615,345,145	8,801,960,837	4.85%
LIBRARY	288,012,272,015	15,244,897,983	303,257,169,998	276,794,823,733	14,820,698,268	291,615,522,001	11,641,647,997	3.99%
SO FL WATER MGMT DIST	323,480,175,789	16,580,258,828	340,060,434,617	310,492,641,080	16,069,861,810	326,562,502,890	13,497,931,727	4.13%
EVERGLADES CONSTR PROJECT	323,480,175,789	16,580,258,828	340,060,434,617	310,492,641,080	16,069,861,810	326,562,502,890	13,497,931,727	4.13%
OKEECHOBEE BASIN	323,480,175,789	16,580,258,828	340,060,434,617	310,492,641,080	16,069,861,810	326,562,502,890	13,497,931,727	4.13%
FL INLAND NAVIGATION DIST	323,480,175,789	16,580,258,828	340,060,434,617	310,492,641,080	16,069,861,810	326,562,502,890	13,497,931,727	4.13%
CHILDREN'S TRUST	323,480,175,789	16,580,258,828	340,060,434,617	310,492,641,080	16,069,861,810	326,562,502,890	13,497,931,727	4.13%
BOARD OF PUBLIC INSTRUCTION	349,534,217,436	16,580,287,590	366,114,505,026	337,113,583,258	16,069,861,810	353,183,445,068	12,931,059,958	3.66%