

**MIAMI-DADE COUNTY  
PROPERTY APPRAISER**

**2022 AND 2021 PRELIMINARY ROLL COMPARISON**

July 1, 2022



| TAXING AUTHORITY            | 2022 PRELIMINARY ASSESSMENT ROLL VALUES |                          |                        | 2021 PRELIMINARY ASSESSMENT ROLL VALUES |                          |                        | CHANGE IN<br>GROSS TAXABLE | PCT           |
|-----------------------------|---|--------------------------|------------------------|---|--------------------------|------------------------|----------------------------|---------------|
|                             | REAL PROPERTY                           | PERS PROP<br>& CENT ASSD | GROSS<br>TAXABLE       | REAL PROPERTY                           | PERS PROP<br>& CENT ASSD | GROSS<br>TAXABLE       |                            |               |
| CITY OF MIAMI               | 70,891,151,642                          | 2,858,329,569            | 73,749,481,211         | 63,159,503,398                          | 2,675,736,253            | 65,835,239,651         | 7,914,241,560              | 12.02%        |
| DOWNTOWN DEV AUTHORITY      | 23,353,494,454                          | 1,249,039,349            | 24,602,533,803         | 21,458,421,555                          | 1,189,667,465            | 22,648,089,020         | 1,954,444,783              | 8.63%         |
| CITY OF MIAMI BEACH         | 45,791,951,962                          | 752,742,108              | 46,544,694,070         | 41,140,757,296                          | 725,917,498              | 41,866,674,794         | 4,678,019,276              | 11.17%        |
| NORMANDY SHORES             | 305,165,239                             | 307,673                  | 305,472,912            | 248,717,331                             | 138,923                  | 248,856,254            | 56,616,658                 | 22.75%        |
| CITY OF CORAL GABLES        | 19,743,728,759                          | 357,280,828              | 20,101,009,587         | 17,774,827,280                          | 350,297,460              | 18,125,124,740         | 1,975,884,847              | 10.90%        |
| CITY OF HIALEAH             | 14,523,534,895                          | 846,336,204              | 15,369,871,099         | 12,824,900,473                          | 750,018,790              | 13,574,919,263         | 1,794,951,836              | 13.22%        |
| CITY OF MIAMI SPRINGS       | 1,353,595,991                           | 96,210,140               | 1,449,806,131          | 1,240,517,927                           | 96,957,919               | 1,337,475,846          | 112,330,285                | 8.40%         |
| CITY OF NORTH MIAMI         | 4,425,478,056                           | 179,966,544              | 4,605,444,600          | 3,814,093,740                           | 165,855,237              | 3,979,948,977          | 625,495,623                | 15.72%        |
| CITY OF NORTH MIAMI BEACH   | 3,943,582,612                           | 169,843,340              | 4,113,425,952          | 3,517,383,028                           | 148,098,668              | 3,665,481,696          | 447,944,256                | 12.22%        |
| CITY OF OPA-LOCKA           | 1,212,543,714                           | 338,844,476              | 1,551,388,190          | 1,057,531,091                           | 260,388,437              | 1,317,919,528          | 233,468,662                | 17.71%        |
| CITY OF SOUTH MIAMI         | 2,280,216,928                           | 82,764,028               | 2,362,980,956          | 2,037,154,490                           | 71,322,001               | 2,108,476,491          | 254,504,465                | 12.07%        |
| CITY OF HOMESTEAD           | 4,218,009,838                           | 142,601,938              | 4,360,611,776          | 3,610,760,249                           | 137,963,609              | 3,748,723,858          | 611,887,918                | 16.32%        |
| MIAMI SHORES VILLAGE        | 1,508,571,438                           | 26,892,860               | 1,535,464,298          | 1,290,977,319                           | 26,476,479               | 1,317,453,798          | 218,010,500                | 16.55%        |
| BAL HARBOUR VILLAGE         | 5,695,404,575                           | 78,797,301               | 5,774,201,876          | 5,194,694,956                           | 68,381,187               | 5,263,076,143          | 511,125,733                | 9.71%         |
| TOWN OF BAY HARBOR ISLANDS  | 1,612,629,990                           | 20,173,228               | 1,632,803,218          | 1,356,365,268                           | 18,119,124               | 1,374,484,392          | 258,318,826                | 18.79%        |
| TOWN OF SURFSIDE            | 3,614,035,051                           | 37,013,579               | 3,651,048,630          | 3,253,692,806                           | 38,566,875               | 3,292,259,681          | 358,788,949                | 10.90%        |
| CITY OF WEST MIAMI          | 803,694,093                             | 25,099,763               | 828,793,856            | 696,097,715                             | 25,178,358               | 721,276,073            | 107,517,783                | 14.91%        |
| CITY OF FLORIDA CITY        | 855,928,181                             | 69,553,524               | 925,481,705            | 637,029,757                             | 60,091,499               | 697,121,256            | 228,360,449                | 32.76%        |
| VILLAGE OF BISCAYNE PARK    | 304,902,442                             | 4,805,247                | 309,707,689            | 265,610,128                             | 4,504,568                | 270,114,696            | 39,592,993                 | 14.66%        |
| VILLAGE OF EL PORTAL        | 222,511,268                             | 3,729,234                | 226,240,502            | 191,832,714                             | 3,554,909                | 195,387,623            | 30,852,879                 | 15.79%        |
| TOWN OF GOLDEN BEACH        | 1,436,313,749                           | 2,108,588                | 1,438,422,337          | 1,193,275,632                           | 2,076,897                | 1,195,352,529          | 243,069,808                | 20.33%        |
| VILLAGE OF PINECREST        | 6,010,766,055                           | 55,944,153               | 6,066,710,208          | 5,325,043,375                           | 52,964,069               | 5,378,007,444          | 688,702,764                | 12.81%        |
| VILLAGE OF INDIAN CREEK     | 827,984,658                             | 3,986,787                | 831,971,445            | 719,470,729                             | 3,690,509                | 723,161,238            | 108,810,207                | 15.05%        |
| TOWN OF MEDLEY              | 2,839,661,265                           | 365,580,899              | 3,205,242,164          | 2,486,598,155                           | 347,302,107              | 2,833,900,262          | 371,341,902                | 13.10%        |
| NORTH BAY VILLAGE           | 1,281,200,595                           | 29,899,852               | 1,311,100,447          | 1,090,947,795                           | 28,831,101               | 1,119,778,896          | 191,321,551                | 17.09%        |
| VILLAGE OF KEY BISCAYNE     | 9,049,058,784                           | 47,436,400               | 9,096,495,184          | 8,222,512,910                           | 46,599,237               | 8,269,112,147          | 827,383,037                | 10.01%        |
| CITY OF SWEETWATER          | 2,925,966,370                           | 381,192,661              | 3,307,159,031          | 1,870,913,542                           | 175,961,811              | 2,046,875,353          | 1,260,283,678              | 61.57%        |
| VILLAGE OF VIRGINIA GARDENS | 231,048,445                             | 141,440,856              | 372,489,301            | 211,196,247                             | 100,974,014              | 312,170,261            | 60,319,040                 | 19.32%        |
| CITY OF HIALEAH GARDENS     | 1,654,280,623                           | 114,502,954              | 1,768,783,577          | 1,484,838,791                           | 111,555,711              | 1,596,394,502          | 172,389,075                | 10.80%        |
| CITY OF AVENTURA            | 11,042,467,305                          | 325,924,234              | 11,368,391,539         | 10,150,313,507                          | 301,043,151              | 10,451,356,658         | 917,034,881                | 8.77%         |
| CITY OF SUNNY ISLES BEACH   | 13,688,565,955                          | 93,229,085               | 13,781,795,040         | 12,547,408,083                          | 88,434,603               | 12,635,842,686         | 1,145,952,354              | 9.07%         |
| TOWN OF MIAMI LAKES         | 3,917,377,348                           | 213,663,865              | 4,131,041,213          | 3,571,438,616                           | 195,932,950              | 3,767,371,566          | 363,669,647                | 9.65%         |
| VILLAGE OF PALMETTO BAY     | 3,643,143,967                           | 71,230,083               | 3,714,374,050          | 3,296,155,136                           | 70,825,223               | 3,366,980,359          | 347,393,691                | 10.32%        |
| CITY OF MIAMI GARDENS       | 6,354,159,737                           | 514,796,436              | 6,868,956,173          | 5,276,278,212                           | 446,892,283              | 5,723,170,495          | 1,145,785,678              | 20.02%        |
| CITY OF DORAL               | 15,829,847,816                          | 779,533,133              | 16,609,380,949         | 14,120,297,868                          | 770,828,678              | 14,891,126,546         | 1,718,254,403              | 11.54%        |
| TOWN OF CUTLER BAY          | 3,175,372,304                           | 86,431,753               | 3,261,804,057          | 2,831,267,639                           | 84,916,328               | 2,916,183,965          | 345,620,092                | 11.85%        |
| <b>COUNTY OPERATING</b>     | <b>360,428,313,937</b>                  | <b>17,469,082,107</b>    | <b>377,897,396,044</b> | <b>321,388,435,522</b>                  | <b>16,580,258,828</b>    | <b>337,968,694,350</b> | <b>39,928,701,694</b>      | <b>11.81%</b> |
| MUNICIPAL SERVICE AREA      | 93,672,596,351                          | 8,151,196,457            | 101,823,792,808        | 84,071,165,750                          | 8,124,001,287            | 92,195,167,037         | 9,628,625,771              | 10.44%        |
| FIRE & RESCUE               | 200,558,002,612                         | 12,606,956,998           | 213,164,959,610        | 178,385,616,392                         | 12,031,689,590           | 190,417,305,982        | 22,747,653,628             | 11.95%        |
| LIBRARY                     | 322,639,486,456                         | 15,987,630,341           | 338,627,116,797        | 288,012,272,015                         | 15,244,897,983           | 303,257,169,998        | 35,369,946,799             | 11.66%        |
| SO FL WATER MGMT DIST       | 362,464,049,858                         | 17,469,082,107           | 379,933,131,965        | 323,480,175,789                         | 16,580,258,828           | 340,060,434,617        | 39,872,697,348             | 11.73%        |
| EVERGLADES CONSTR PROJECT   | 362,464,049,858                         | 17,469,082,107           | 379,933,131,965        | 323,480,175,789                         | 16,580,258,828           | 340,060,434,617        | 39,872,697,348             | 11.73%        |
| OKEECHOBEE BASIN            | 362,464,049,858                         | 17,469,082,107           | 379,933,131,965        | 323,480,175,789                         | 16,580,258,828           | 340,060,434,617        | 39,872,697,348             | 11.73%        |
| FL INLAND NAVIGATION DIST   | 362,464,049,858                         | 17,469,082,107           | 379,933,131,965        | 323,480,175,789                         | 16,580,258,828           | 340,060,434,617        | 39,872,697,348             | 11.73%        |
| CHILDREN'S TRUST            | 362,464,049,858                         | 17,469,082,107           | 379,933,131,965        | 323,480,175,789                         | 16,580,258,828           | 340,060,434,617        | 39,872,697,348             | 11.73%        |
| BOARD OF PUBLIC INSTRUCTION | 411,367,922,232                         | 17,469,082,107           | 428,837,004,339        | 349,534,217,436                         | 16,580,287,590           | 366,114,505,026        | 62,722,499,313             | 17.13%        |