

**MIAMI-DADE COUNTY**  
**PROPERTY APPRAISER**  
**2014 PRELIMINARY AVERAGE AND MEDIAN RESIDENTIAL VALUES**  
**JULY 1, 2014**



<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	90,437	264,857	218,046	196,453	177,760	141,051	118,506
02 CITY OF MIAMI BEACH	47,109	515,777	391,228	374,875	235,840	193,180	179,510
03 CITY OF CORAL GABLES	16,409	717,498	574,764	540,084	429,765	345,950	312,193
04 CITY OF HIALEAH	48,862	113,854	96,114	60,525	107,760	90,762	53,348
05 CITY OF MIAMI SPRINGS	3,784	231,988	185,504	143,347	222,073	176,186	131,576
06 CITY OF NORTH MIAMI	14,332	129,880	106,102	80,827	82,610	72,523	43,681
07 CITY OF NORTH MIAMI BEACH	11,991	122,643	103,911	77,612	85,680	77,270	44,957
08 CITY OF OPA-LOCKA	2,613	63,507	53,728	33,648	60,095	51,109	25,000
09 CITY OF SOUTH MIAMI	3,642	304,318	232,316	197,692	267,844	193,804	160,614
10 CITY OF HOMESTEAD	16,786	94,349	80,304	62,904	82,981	69,280	56,485
11 MIAMI SHORES VILLAGE	3,682	327,547	234,900	195,439	297,892	201,340	161,124
12 BAL HARBOUR VILLAGE	3,310	1,132,745	973,579	962,449	504,960	483,360	480,391
13 TOWN OF BAY HARBOR ISLANDS	2,370	323,053	237,095	212,796	161,630	122,450	106,796
14 TOWN OF SURFSIDE	3,270	426,363	333,822	311,221	355,202	273,106	240,945
15 CITY OF WEST MIAMI	1,510	206,891	152,243	106,785	199,237	140,630	98,508
16 CITY OF FLORIDA CITY	1,830	55,400	48,424	35,677	53,794	46,172	33,174
17 VILLAGE OF BISCAYNE PARK	851	239,828	175,522	132,110	226,389	159,034	116,373
18 VILLAGE OF EL PORTAL	692	207,066	148,669	108,742	193,470	138,098	91,961
19 TOWN OF GOLDEN BEACH	348	2,745,058	1,992,328	1,958,386	1,859,064	1,310,510	1,280,783
20 VILLAGE OF PINECREST	5,932	728,121	589,534	547,753	584,616	453,985	407,939
21 VILLAGE OF INDIAN CREEK	31	14,331,225	11,989,888	11,960,352	12,062,374	9,749,133	9,749,133
22 TOWN OF MEDLEY	85	75,546	63,467	34,719	64,723	54,092	25,000
23 NORTH BAY VILLAGE	3,700	210,047	163,060	149,212	170,375	124,624	118,485
24 VILLAGE OF KEY BISCAYNE	6,690	1,177,887	923,459	901,556	710,960	579,937	564,483
25 CITY OF SWEETWATER	3,000	114,338	94,508	61,716	98,220	79,915	58,176
26 VILLAGE OF VIRGINIA GARDENS	566	153,219	130,533	89,589	150,762	129,659	79,265
27 CITY OF HIALEAH GARDENS	5,640	130,790	104,209	69,734	115,810	98,548	55,181
28 CITY OF AVENTURA	23,907	334,675	286,811	268,856	235,580	204,270	188,716
30 MUNICIPAL SERVICE AREA	312,479	167,243	138,752	105,180	134,510	112,515	77,898
31 CITY OF SUNNY ISLES BEACH	15,821	537,231	429,185	415,427	256,060	218,123	211,280
32 TOWN OF MIAMI LAKES	8,921	239,651	201,616	162,327	221,020	185,149	142,116
33 VILLAGE OF PALMETTO BAY	7,985	345,668	287,013	245,861	347,378	272,508	225,488
34 CITY OF MIAMI GARDENS	28,401	99,048	81,273	49,061	98,909	80,170	36,941
35 CITY OF DORAL	17,327	259,170	225,758	206,965	225,000	193,567	179,344
36 TOWN OF CUTLER BAY	14,126	158,510	134,262	100,550			
<b>MIAMI-DADE COUNTYWIDE</b>	<b>728,439</b>	<b>246,119</b>	<b>200,287</b>	<b>171,252</b>	<b>149,615</b>	<b>122,742</b>	<b>89,516</b>
<b><u>Other Taxing Authorities</u></b>							
BOARD OF PUBLIC INSTRUCTION	728,439	246,119	211,637	196,937	149,615	127,619	111,228
SO FLORIDA WATER MANAGEMENT DIST	728,439	246,119	200,287	173,773	149,615	122,742	91,410
FLORIDA INLAND NAVIGATION DISTRICT	728,439	246,119	200,287	173,773	149,615	122,742	91,410
THE CHILDRENS' TRUST	728,439	246,119	200,287	173,773	149,615	122,742	91,410