

**MIAMI-DADE COUNTY**
**OFFICE OF THE PROPERTY APPRAISER**
**2009 PRELIMINARY ROLL ANALYSIS BY TAXING AUTHORITY**
**JULY 1, 2009**


| TAXING AUTHORITY        | 2008<br>PRELIMINARY<br>TAXABLE<br>VALUE | 2009 PRELIMINARY<br>TAXABLE VALUE<br>BEFORE NEW<br>CONSTRUCTION | PERCENT<br>CHANGE | NET NEW<br>TAXABLE<br>VALUE | 2009<br>PRELIMINARY<br>TAXABLE<br>VALUE | TAXABLE<br>VALUE<br>PERCENT<br>CHANGE |
|-------------------------|-----------------------------------------|-----------------------------------------------------------------|-------------------|-----------------------------|-----------------------------------------|---------------------------------------|
| 01 MIAMI                | 39,684,734,032                          | 33,449,627,330                                                  | -15.7%            | 3,699,563,662               | 37,149,190,992                          | -6.4%                                 |
| 0101 MIAMI ( DDA )      | 10,075,325,487                          | 8,274,335,476                                                   | -17.9%            | 2,763,090,955               | 11,037,426,431                          | 9.5%                                  |
| 02 MIAMI BEACH          | 26,898,698,386                          | 22,912,660,362                                                  | -14.8%            | 1,782,256,132               | 24,694,916,494                          | -8.2%                                 |
| 0201 MB NORMANDY SHORES | 144,174,761                             | 116,094,673                                                     | -19.5%            | 1,614,484                   | 117,709,157                             | -18.4%                                |
| 03 CORAL GABLES         | 13,414,845,503                          | 12,408,440,631                                                  | -7.5%             | 301,695,338                 | 12,710,135,969                          | -5.3%                                 |
| 04 HIALEAH              | 10,688,837,569                          | 9,529,736,149                                                   | -10.8%            | 69,770,261                  | 9,599,506,410                           | -10.2%                                |
| 05 MIAMI SPRINGS        | 1,090,250,653                           | 985,164,416                                                     | -9.6%             | 5,047,393                   | 990,211,809                             | -9.2%                                 |
| 06 NORTH MIAMI          | 3,257,864,149                           | 2,803,745,065                                                   | -13.9%            | 19,929,734                  | 2,823,674,799                           | -13.3%                                |
| 07 NORTH MIAMI BEACH    | 2,647,683,672                           | 2,265,498,643                                                   | -14.4%            | 4,296,540                   | 2,269,795,183                           | -14.3%                                |
| 08 OPA-LOCKA            | 974,444,294                             | 913,361,919                                                     | -6.3%             | 18,800,415                  | 932,162,334                             | -4.3%                                 |
| 09 SOUTH MIAMI          | 1,690,951,450                           | 1,522,573,311                                                   | -10.0%            | 11,704,635                  | 1,534,277,946                           | -9.3%                                 |
| 10 HOMESTEAD            | 3,964,837,912                           | 2,915,488,444                                                   | -26.5%            | 70,877,973                  | 2,986,366,417                           | -24.7%                                |
| 11 MIAMI SHORES         | 922,679,212                             | 790,404,546                                                     | -14.3%            | 7,744,262                   | 798,148,808                             | -13.5%                                |
| 12 BAL HARBOUR          | 2,812,143,606                           | 2,515,205,282                                                   | -10.6%            | 6,700,215                   | 2,521,905,497                           | -10.3%                                |
| 13 BAY HARBOR ISLANDS   | 858,724,442                             | 753,036,930                                                     | -12.3%            | 9,663,685                   | 762,700,615                             | -11.2%                                |
| 14 SURFSIDE             | 1,400,434,957                           | 1,172,586,899                                                   | -16.3%            | 176,696                     | 1,172,763,595                           | -16.3%                                |
| 15 WEST MIAMI           | 394,542,265                             | 356,685,541                                                     | -9.6%             | 1,059,285                   | 357,744,826                             | -9.3%                                 |
| 16 FLORIDA CITY         | 828,850,321                             | 704,438,192                                                     | -15.0%            | 15,535,745                  | 719,973,937                             | -13.1%                                |
| 17 BISCAYNE PARK        | 178,095,523                             | 167,541,127                                                     | -5.9%             | 1,080,793                   | 168,621,920                             | -5.3%                                 |
| 18 EL PORTAL            | 126,807,321                             | 104,260,441                                                     | -17.8%            | 563,298                     | 104,823,739                             | -17.3%                                |
| 19 GOLDEN BEACH         | 725,190,545                             | 708,162,562                                                     | -2.3%             | 4,210,733                   | 712,373,295                             | -1.8%                                 |
| 20 PINECREST            | 3,938,373,294                           | 3,654,813,737                                                   | -7.2%             | 67,185,866                  | 3,721,999,603                           | -5.5%                                 |
| 21 INDIAN CREEK         | 361,072,715                             | 342,851,403                                                     | -5.0%             | -771,784                    | 342,079,619                             | -5.3%                                 |
| 22 MEDLEY               | 2,037,826,225                           | 1,969,740,823                                                   | -3.3%             | 54,738,035                  | 2,024,478,858                           | -0.7%                                 |
| 23 N. BAY VILLAGE       | 1,162,487,427                           | 898,960,532                                                     | -22.7%            | 40,565,821                  | 939,526,353                             | -19.2%                                |
| 24 KEY BISCAYNE         | 6,434,727,418                           | 5,920,672,854                                                   | -8.0%             | 15,543,163                  | 5,936,216,017                           | -7.7%                                 |
| 25 SWEETWATER           | 469,444,963                             | 399,547,525                                                     | -14.9%            | 2,830,604                   | 402,378,129                             | -14.3%                                |
| 26 VIRGINIA GARDENS     | 239,482,328                             | 214,729,154                                                     | -10.3%            | -5,067                      | 214,724,087                             | -10.3%                                |
| 27 HIALEAH GARDENS      | 1,272,224,230                           | 1,122,803,879                                                   | -11.7%            | 32,744,632                  | 1,155,548,511                           | -9.2%                                 |
| 28 AVENTURA             | 9,439,807,532                           | 7,851,165,279                                                   | -16.8%            | 212,669,674                 | 8,063,834,953                           | -14.6%                                |
| 29 ISLANDIA             | 374,763                                 | 374,763                                                         | 0.0%              | 0                           | 374,763                                 | 0.0%                                  |
| 30 UNINCORPORATED       | 76,880,588,023                          | 67,463,181,968                                                  | -12.2%            | 772,882,790                 | 68,236,064,758                          | -11.2%                                |
| 31 SUNNY ISLES BEACH    | 6,294,740,153                           | 5,185,213,431                                                   | -17.6%            | 946,428,214                 | 6,131,641,645                           | -2.6%                                 |
| 32 MIAMI LAKES          | 3,162,000,628                           | 2,859,111,248                                                   | -9.6%             | 14,387,286                  | 2,873,498,534                           | -9.1%                                 |
| 33 PALMETTO BAY         | 2,808,723,249                           | 2,516,862,088                                                   | -10.4%            | 20,366,333                  | 2,537,228,421                           | -9.7%                                 |
| 34 MIAMI GARDENS        | 4,834,595,603                           | 4,491,678,037                                                   | -7.1%             | 11,926,781                  | 4,503,604,818                           | -6.8%                                 |
| 35 DORAL                | 11,045,325,096                          | 9,859,920,422                                                   | -10.7%            | 132,907,487                 | 9,992,827,909                           | -9.5%                                 |
| 36 CUTLER BAY           | 2,812,486,129                           | 2,233,337,554                                                   | -20.6%            | 24,559,590                  | 2,257,897,144                           | -19.7%                                |
| <b>COUNTY-WIDE</b>      | <b>245,562,406,227</b>                  | <b>213,762,602,985</b>                                          | <b>-12.9%</b>     | <b>8,379,214,155</b>        | <b>222,141,817,140</b>                  | <b>-9.5%</b>                          |
| FIRE AND RESCUE         | 148,559,436,879                         | 129,662,664,049                                                 | -12.7%            | 2,510,385,599               | 132,173,049,648                         | -11.0%                                |
| LIBRARY                 | 223,114,853,199                         | 194,082,781,860                                                 | -13.0%            | 8,261,354,827               | 202,344,136,687                         | -9.3%                                 |
| SCHOOL BOARD            | 257,726,238,166                         | 226,538,400,053                                                 | -12.1%            | 8,379,214,155               | 234,917,614,208                         | -8.8%                                 |
| S FL WATER MNGT DIST    | 247,463,592,068                         | 215,557,060,485                                                 | -12.9%            | 8,379,214,155               | 223,936,274,640                         | -9.5%                                 |
| FL INLAND NAV DIST      | 247,463,592,068                         | 215,557,060,485                                                 | -12.9%            | 8,379,214,155               | 223,936,274,640                         | -9.5%                                 |
| THE CHILDREN'S TRUST    | 247,463,592,068                         | 215,557,060,485                                                 | -12.9%            | 8,379,214,155               | 223,936,274,640                         | -9.5%                                 |

**MIAMI-DADE COUNTY**  
**OFFICE OF THE PROPERTY APPRAISER**  
**2009 PRELIMINARY AVERAGE RESIDENTIAL VALUES**  
**JULY 1, 2009**



| <u>MUNICIPALITY</u>            | <u>COUNT</u>   | <u>JUST VALUE</u> | <u>ASSESSED</u> | <u>TAXABLE</u> |
|--------------------------------|----------------|-------------------|-----------------|----------------|
| 01 CITY OF MIAMI               | 89,028         | 266,723           | 223,896         | 199,502        |
| 02 CITY OF MIAMI BEACH         | 48,357         | 406,868           | 346,938         | 328,557        |
| 03 CITY OF CORAL GABLES        | 16,220         | 719,251           | 550,130         | 514,129        |
| 04 CITY OF HIALEAH             | 48,825         | 171,268           | 124,183         | 86,666         |
| 05 CITY OF MIAMI SPRINGS       | 3,764          | 265,868           | 194,599         | 151,869        |
| 06 CITY OF NORTH MIAMI         | 14,330         | 191,113           | 144,196         | 115,030        |
| 07 CITY OF NORTH MIAMI BEACH   | 12,020         | 178,187           | 132,915         | 102,867        |
| 08 CITY OF OPA-LOCKA           | 2,627          | 122,436           | 89,279          | 63,106         |
| 09 CITY OF SOUTH MIAMI         | 3,644          | 317,149           | 229,121         | 193,903        |
| 10 CITY OF HOMESTEAD           | 17,817         | 121,655           | 114,698         | 96,857         |
| 11 MIAMI SHORES VILLAGE        | 3,714          | 340,791           | 226,791         | 186,148        |
| 12 BAL HARBOUR VILLAGE         | 3,066          | 726,010           | 652,031         | 637,710        |
| 13 TOWN OF BAY HARBOR ISLANDS  | 2,424          | 302,975           | 235,571         | 207,940        |
| 14 TOWN OF SURFSIDE            | 3,341          | 370,767           | 312,576         | 290,311        |
| 15 CITY OF WEST MIAMI          | 1,508          | 226,629           | 159,555         | 115,458        |
| 16 CITY OF FLORIDA CITY        | 1,887          | 129,591           | 105,724         | 85,564         |
| 17 VILLAGE OF BISCAYNE PARK    | 855            | 265,981           | 181,988         | 138,632        |
| 18 VILLAGE OF EL PORTAL        | 703            | 227,131           | 151,689         | 109,316        |
| 19 TOWN OF GOLDEN BEACH        | 357            | 2,586,260         | 1,867,626       | 1,829,983      |
| 20 VILLAGE OF PINECREST        | 5,939          | 708,281           | 547,249         | 504,953        |
| 21 VILLAGE OF INDIAN CREEK     | 32             | 9,443,888         | 8,468,346       | 8,440,205      |
| 22 TOWN OF MEDLEY              | 87             | 139,964           | 99,460          | 74,300         |
| 23 CITY OF NORTH BAY VILLAGE   | 3,624          | 224,954           | 196,275         | 180,563        |
| 24 VILLAGE OF KEY BISCAYNE     | 6,894          | 953,940           | 807,599         | 784,676        |
| 25 CITY OF SWEETWATER          | 2,095          | 172,833           | 126,238         | 86,103         |
| 26 VILLAGE OF VIRGINIA GARDENS | 569            | 200,942           | 141,619         | 104,574        |
| 27 CITY OF HIALEAH GARDENS     | 5,630          | 168,471           | 129,426         | 92,657         |
| 28 CITY OF AVENTURA            | 23,836         | 288,589           | 273,778         | 253,587        |
| 29 CITY OF ISLANDIA            | 1              | 275,468           | 275,468         | 275,468        |
| 30 MUNICIPAL SERVICE AREA      | 312,680        | 207,323           | 161,778         | 125,693        |
| 31 CITY OF SUNNY ISLES BEACH   | 16,877         | 338,487           | 324,088         | 309,715        |
| 32 TOWN OF MIAMI LAKES         | 8,927          | 282,365           | 213,530         | 172,554        |
| 33 VILLAGE OF PALMETTO BAY     | 7,973          | 353,114           | 281,752         | 239,834        |
| 34 CITY OF MIAMI GARDENS       | 28,339         | 161,685           | 108,555         | 74,969         |
| 35 CITY OF DORAL               | 15,971         | 240,280           | 224,009         | 202,902        |
| 36 TOWN OF CUTLER BAY          | 13,866         | 186,933           | 156,688         | 122,170        |
| <b>MIAMI-DADE COUNTYWIDE</b>   | <b>727,716</b> | <b>257,560</b>    | <b>208,137</b>  | <b>176,664</b> |

**MIAMI-DADE COUNTY****OFFICE OF THE PROPERTY APPRAISER****2009 PRELIMINARY AVERAGE HOMESTEAD RESIDENTIAL VALUES****JULY 1, 2009**

| <b><u>MUNICIPALITY</u></b>     | <b><u>COUNT</u></b> | <b><u>JUST VALUE</u></b> | <b><u>ASSESSED</u></b> | <b><u>TAXABLE</u></b> |
|--------------------------------|---------------------|--------------------------|------------------------|-----------------------|
| 01 CITY OF MIAMI               | 40,520              | 276,660                  | 182,761                | 130,242               |
| 02 CITY OF MIAMI BEACH         | 16,359              | 510,901                  | 335,688                | 282,801               |
| 03 CITY OF CORAL GABLES        | 10,614              | 829,560                  | 571,388                | 518,837               |
| 04 CITY OF HIALEAH             | 34,693              | 181,868                  | 115,612                | 62,940                |
| 05 CITY OF MIAMI SPRINGS       | 3,032               | 272,617                  | 184,190                | 132,058               |
| 06 CITY OF NORTH MIAMI         | 8,996               | 206,356                  | 131,628                | 85,620                |
| 07 CITY OF NORTH MIAMI BEACH   | 7,564               | 194,451                  | 122,528                | 75,079                |
| 08 CITY OF OPA-LOCKA           | 1,671               | 128,042                  | 75,957                 | 35,553                |
| 09 CITY OF SOUTH MIAMI         | 2,483               | 347,356                  | 218,387                | 166,797               |
| 10 CITY OF HOMESTEAD           | 6,707               | 145,103                  | 126,754                | 79,617                |
| 11 MIAMI SHORES VILLAGE        | 2,964               | 355,253                  | 212,408                | 162,919               |
| 12 BAL HARBOUR VILLAGE         | 759                 | 1,004,394                | 709,635                | 657,308               |
| 13 TOWN OF BAY HARBOR ISLANDS  | 1,322               | 360,671                  | 237,586                | 188,920               |
| 14 TOWN OF SURFSIDE            | 1,465               | 415,707                  | 283,001                | 232,629               |
| 15 CITY OF WEST MIAMI          | 1,189               | 229,419                  | 144,351                | 88,423                |
| 16 CITY OF FLORIDA CITY        | 884                 | 143,562                  | 92,710                 | 50,763                |
| 17 VILLAGE OF BISCAYNE PARK    | 718                 | 269,414                  | 169,458                | 117,828               |
| 18 VILLAGE OF EL PORTAL        | 572                 | 224,140                  | 131,419                | 79,343                |
| 19 TOWN OF GOLDEN BEACH        | 247                 | 2,568,753                | 1,530,079              | 1,475,672             |
| 20 VILLAGE OF PINECREST        | 4,674               | 737,321                  | 532,729                | 480,529               |
| 21 VILLAGE OF INDIAN CREEK     | 18                  | 9,874,605                | 8,140,307              | 8,090,279             |
| 22 TOWN OF MEDLEY              | 60                  | 125,192                  | 66,463                 | 32,335                |
| 23 CITY OF NORTH BAY VILLAGE   | 1,144               | 265,458                  | 174,885                | 125,112               |
| 24 VILLAGE OF KEY BISCAYNE     | 2,791               | 1,075,828                | 714,497                | 661,222               |
| 25 CITY OF SWEETWATER          | 1,526               | 180,722                  | 116,753                | 62,285                |
| 26 VILLAGE OF VIRGINIA GARDENS | 433                 | 212,767                  | 134,812                | 86,132                |
| 27 CITY OF HIALEAH GARDENS     | 4,142               | 176,686                  | 123,614                | 73,844                |
| 28 CITY OF AVENTURA            | 9,516               | 274,805                  | 237,800                | 187,446               |
| 29 CITY OF ISLANDIA            | 0                   | 0                        |                        | 0                     |
| 30 MUNICIPAL SERVICE AREA      | 215,645             | 220,545                  | 154,552                | 102,683               |
| 31 CITY OF SUNNY ISLES BEACH   | 4,401               | 296,292                  | 241,494                | 186,729               |
| 32 TOWN OF MIAMI LAKES         | 6,843               | 301,732                  | 211,942                | 159,135               |
| 33 VILLAGE OF PALMETTO BAY     | 6,384               | 372,019                  | 282,970                | 231,420               |
| 34 CITY OF MIAMI GARDENS       | 20,588              | 168,668                  | 95,541                 | 49,641                |
| 35 CITY OF DORAL               | 6,549               | 264,006                  | 224,382                | 173,009               |
| 36 TOWN OF CUTLER BAY          | 9,169               | 199,099                  | 153,428                | 101,462               |
| <b>MIAMI-DADE COUNTYWIDE</b>   | <b>436,642</b>      | <b>265,952</b>           | <b>183,729</b>         | <b>131,875</b>        |

**MIAMI-DADE COUNTY**  
**OFFICE OF THE PROPERTY APPRAISER**  
**2008 AND 2009 PRELIMINARY ROLL COMPARISON**  
**JULY 1, 2009**



|                             | 2009 PRELIMINARY ASSESSMENT ROLL VALUES |                          |                  | 2008 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 |                            |         |
| <b>TAXING AUTHORITY</b>     |                                         |                          |                  |                                         |                          |                  |                            |         |
| CITY OF MIAMI               | 35,450,817,682                          | 1,698,373,310            | 37,149,190,992   | 38,010,610,687                          | 1,674,123,345            | 39,684,734,032   | -2,535,543,040             | -6.39%  |
| DOWNTOWN DEV AUTHORITY      | 10,210,395,308                          | 827,031,123              | 11,037,426,431   | 9,298,644,704                           | 776,680,783              | 10,075,325,487   | 962,100,944                | 9.55%   |
| CITY OF MIAMI BEACH         | 24,155,364,313                          | 539,552,181              | 24,694,916,494   | 26,412,208,681                          | 486,489,705              | 26,898,698,386   | -2,203,781,892             | -8.19%  |
| NORMANDY SHORES             | 117,601,153                             | 108,004                  | 117,709,157      | 144,028,130                             | 146,631                  | 144,174,761      | -26,465,604                | -18.36% |
| CITY OF CORAL GABLES        | 12,388,660,415                          | 321,475,554              | 12,710,135,969   | 13,074,559,075                          | 340,286,428              | 13,414,845,503   | -704,709,534               | -5.25%  |
| CITY OF HIALEAH             | 9,051,434,412                           | 548,071,998              | 9,599,506,410    | 10,126,361,853                          | 562,475,716              | 10,688,837,569   | -1,089,331,159             | -10.19% |
| CITY OF MIAMI SPRINGS       | 935,190,259                             | 55,021,550               | 990,211,809      | 1,022,641,319                           | 67,609,334               | 1,090,250,653    | -100,038,844               | -9.18%  |
| CITY OF NORTH MIAMI         | 2,726,119,911                           | 97,554,888               | 2,823,674,799    | 3,161,711,919                           | 96,152,230               | 3,257,864,149    | -434,189,350               | -13.33% |
| CITY OF NORTH MIAMI BEACH   | 2,156,287,650                           | 113,507,533              | 2,269,795,183    | 2,521,418,246                           | 126,265,426              | 2,647,683,672    | -377,888,489               | -14.27% |
| CITY OF OPA-LOCKA           | 838,488,465                             | 93,673,869               | 932,162,334      | 878,270,460                             | 96,173,834               | 974,444,294      | -42,281,960                | -4.34%  |
| CITY OF SOUTH MIAMI         | 1,455,866,814                           | 78,411,132               | 1,534,277,946    | 1,621,814,751                           | 69,136,699               | 1,690,951,450    | -156,673,504               | -9.27%  |
| CITY OF HOMESTEAD           | 2,875,737,725                           | 110,628,692              | 2,986,366,417    | 3,853,649,990                           | 111,187,922              | 3,964,837,912    | -978,471,495               | -24.68% |
| MIAMI SHORES VILLAGE        | 778,813,734                             | 19,335,074               | 798,148,808      | 902,193,025                             | 20,486,187               | 922,679,212      | -124,530,404               | -13.50% |
| BAL HARBOUR VILLAGE         | 2,486,547,598                           | 35,357,899               | 2,521,905,497    | 2,777,881,127                           | 34,262,479               | 2,812,143,606    | -290,238,109               | -10.32% |
| TOWN OF BAY HARBOR ISLANDS  | 749,553,673                             | 13,146,942               | 762,700,615      | 846,980,359                             | 11,744,083               | 858,724,442      | -96,023,827                | -11.18% |
| TOWN OF SURFSIDE            | 1,160,433,083                           | 12,330,512               | 1,172,763,595    | 1,387,714,027                           | 12,720,930               | 1,400,434,957    | -227,671,362               | -16.26% |
| CITY OF WEST MIAMI          | 340,565,523                             | 17,179,303               | 357,744,826      | 376,072,455                             | 18,469,810               | 394,542,265      | -36,797,439                | -9.33%  |
| CITY OF FLORIDA CITY        | 679,138,368                             | 40,835,569               | 719,973,937      | 789,136,150                             | 39,714,171               | 828,850,321      | -108,876,384               | -13.14% |
| VILLAGE OF BISCAYNE PARK    | 166,107,320                             | 2,514,600                | 168,621,920      | 175,588,028                             | 2,507,495                | 178,095,523      | -9,473,603                 | -5.32%  |
| VILLAGE OF EL PORTAL        | 102,263,421                             | 2,560,318                | 104,823,739      | 124,190,303                             | 2,617,018                | 126,807,321      | -21,983,582                | -17.34% |
| TOWN OF GOLDEN BEACH        | 711,296,509                             | 1,076,786                | 712,373,295      | 724,109,449                             | 1,081,096                | 725,190,545      | -12,817,250                | -1.77%  |
| VILLAGE OF PINECREST        | 3,682,575,484                           | 39,424,119               | 3,721,999,603    | 3,901,885,281                           | 36,488,013               | 3,938,373,294    | -216,373,691               | -5.49%  |
| VILLAGE OF INDIAN CREEK     | 340,520,785                             | 1,558,834                | 342,079,619      | 359,557,837                             | 1,514,878                | 361,072,715      | -18,993,096                | -5.26%  |
| TOWN OF MEDLEY              | 1,794,407,821                           | 230,071,037              | 2,024,478,858    | 1,780,325,043                           | 257,501,182              | 2,037,826,225    | -13,347,367                | -0.65%  |
| CITY OF NORTH BAY VILLAGE   | 918,399,145                             | 21,127,208               | 939,526,353      | 1,139,301,759                           | 23,185,668               | 1,162,487,427    | -222,961,074               | -19.18% |
| VILLAGE OF KEY BISCAYNE     | 5,896,694,256                           | 39,521,761               | 5,936,216,017    | 6,396,610,244                           | 38,117,174               | 6,434,727,418    | -498,511,401               | -7.75%  |
| CITY OF SWEETWATER          | 390,861,043                             | 11,517,086               | 402,378,129      | 457,855,645                             | 11,589,318               | 469,444,963      | -67,066,834                | -14.29% |
| VILLAGE OF VIRGINIA GARDENS | 160,887,886                             | 53,836,201               | 214,724,087      | 183,312,939                             | 56,169,389               | 239,482,328      | -24,758,241                | -10.34% |
| CITY OF HIALEAH GARDENS     | 1,105,688,396                           | 49,860,115               | 1,155,548,511    | 1,219,098,691                           | 53,125,539               | 1,272,224,230    | -116,675,719               | -9.17%  |
| CITY OF AVENTURA            | 7,842,308,313                           | 221,526,640              | 8,063,834,953    | 9,230,689,167                           | 209,118,365              | 9,439,807,532    | -1,375,972,579             | -14.58% |
| CITY OF ISLANDIA            | 374,763                                 | 0                        | 374,763          | 374,763                                 | 0                        | 374,763          | 0                          | 0.00%   |
| CITY OF SUNNY ISLES BEACH   | 6,078,522,778                           | 53,118,867               | 6,131,641,645    | 6,239,279,778                           | 55,460,375               | 6,294,740,153    | -163,098,508               | -2.59%  |
| TOWN OF MIAMI LAKES         | 2,679,549,553                           | 193,948,981              | 2,873,498,534    | 2,973,383,881                           | 188,616,747              | 3,162,000,628    | -288,502,094               | -9.12%  |
| VILLAGE OF PALMETTO BAY     | 2,459,422,184                           | 77,806,237               | 2,537,228,421    | 2,736,171,371                           | 72,551,878               | 2,808,723,249    | -271,494,828               | -9.67%  |
| CITY OF MIAMI GARDENS       | 4,126,573,626                           | 377,031,192              | 4,503,604,818    | 4,433,964,341                           | 400,631,262              | 4,834,595,603    | -330,990,785               | -6.85%  |
| CITY OF DORAL               | 9,380,370,462                           | 612,457,447              | 9,992,827,909    | 10,413,424,321                          | 631,900,775              | 11,045,325,096   | -1,052,497,187             | -9.53%  |
| TOWN OF CUTLER BAY          | 2,191,345,359                           | 66,551,785               | 2,257,897,144    | 2,754,402,307                           | 58,083,822               | 2,812,486,129    | -554,588,985               | -19.72% |
| COUNTY OPERATING            | 211,785,208,515                         | 10,356,608,625           | 222,141,817,140  | 235,526,304,100                         | 10,036,102,127           | 245,562,406,227  | -23,420,589,087            | -9.54%  |
| MUNICIPAL SERVICE AREA      | 63,731,492,705                          | 4,504,572,053            | 68,236,064,758   | 72,715,381,255                          | 4,165,206,768            | 76,880,588,023   | -8,644,523,265             | -11.24% |
| FIRE & RESCUE               | 124,963,435,827                         | 7,209,613,821            | 132,173,049,648  | 141,624,827,120                         | 6,934,609,759            | 148,559,436,879  | -16,386,387,231            | -11.03% |
| LIBRARY                     | 192,826,832,908                         | 9,517,303,779            | 202,344,136,687  | 213,942,858,123                         | 9,171,995,076            | 223,114,853,199  | -20,770,716,512            | -9.31%  |
| SO FL WATER MGMT DIST       | 213,578,088,387                         | 10,358,186,253           | 223,936,274,640  | 237,320,212,619                         | 10,036,102,127           | 247,356,314,746  | -23,420,040,106            | -9.47%  |
| EVERGLADES CONSTR PROJECT   | 213,578,088,387                         | 10,358,186,253           | 223,936,274,640  | 237,320,212,619                         | 10,036,102,127           | 247,356,314,746  | -23,420,040,106            | -9.47%  |
| OKEECHOBEE BASIN            | 213,578,088,387                         | 10,358,186,253           | 223,936,274,640  | 237,320,212,619                         | 10,036,102,127           | 247,356,314,746  | -23,420,040,106            | -9.47%  |
| FL INLAND NAVIGATION DIST   | 213,578,088,387                         | 10,358,186,253           | 223,936,274,640  | 237,320,212,619                         | 10,036,102,127           | 247,356,314,746  | -23,420,040,106            | -9.47%  |
| CHILDREN'S TRUST            | 213,578,088,387                         | 10,358,186,253           | 223,936,274,640  | 237,320,212,619                         | 10,036,102,127           | 247,356,314,746  | -23,420,040,106            | -9.47%  |
| BOARD OF PUBLIC INSTRUCTION | 224,559,427,955                         | 10,358,186,253           | 234,917,614,208  | 247,683,927,064                         | 10,036,102,127           | 257,720,029,191  | -22,802,414,983            | -8.85%  |

**MIAMI-DADE COUNTY**
**OFFICE OF THE PROPERTY APPRAISER**
**2009 PRELIMINARY ASSESSMENT ROLL CHANGE BY PROPERTY TYPE INCLUDING NEW CONSTRUCTION**
**JULY 1, 2009**


| <b>Property Type</b>          | <b>2008 Values</b>     |                        | <b>2009 Values W/O New Constr</b> |                        | <b>New Construction Values</b> |                      |
|-------------------------------|------------------------|------------------------|-----------------------------------|------------------------|--------------------------------|----------------------|
|                               | <b>Just Value</b>      | <b>Taxable Value</b>   | <b>Just Value</b>                 | <b>Taxable Value</b>   | <b>Just Value</b>              | <b>Taxable Value</b> |
| Single Family                 | 144,032,689,330        | 75,877,275,878         | 113,672,808,548                   | 67,576,413,096         | 597,675,947                    | 596,441,117          |
| Condos - Co-Ops               | 89,167,664,360         | 69,602,301,049         | 66,665,583,891                    | 53,897,428,713         | 6,494,116,108                  | 6,490,598,974        |
| Multi Family (10+ Units)      | 11,422,422,376         | 9,519,422,559          | 9,217,505,457                     | 7,772,348,026          | 182,600,961                    | 161,805,585          |
| Multi Family (Under 10 Units) | 9,872,405,192          | 9,429,300,610          | 8,590,767,803                     | 8,117,381,441          | 42,148,845                     | 40,947,768           |
| Commercial                    | 42,220,365,446         | 40,863,298,383         | 40,154,959,548                    | 38,757,167,686         | 1,077,713,132                  | 948,977,164          |
| Industrial                    | 15,133,269,906         | 14,781,134,184         | 14,670,436,551                    | 14,322,593,642         | 125,317,436                    | 125,219,094          |
| Institutional                 | 6,398,903,811          | 1,199,789,530          | 6,094,341,575                     | 1,182,102,523          | 43,175,019                     | 15,923,450           |
| Governmental                  | 17,625,710,960         | 309,636,145            | 16,783,896,214                    | 291,570,031            | 290,506,733                    | 49,357,782           |
| Agriculture                   | 6,493,932,375          | 1,496,938,926          | 5,545,978,379                     | 1,356,469,516          | 10,307,690                     | 10,307,690           |
| Vacant Land                   | 10,626,563,792         | 9,993,795,337          | 8,803,384,748                     | 8,096,554,894          | -51,202,560                    | -55,660,242          |
| Other Property Types          | 2,846,688,000          | 2,453,411,496          | 2,532,188,059                     | 2,035,964,792          | 3,461,266                      | -4,704,227           |
| <b>Total</b>                  | <b>355,840,615,548</b> | <b>235,526,304,097</b> | <b>292,731,850,773</b>            | <b>203,405,994,360</b> | <b>8,815,820,577</b>           | <b>8,379,214,155</b> |

| <b>Property Type</b>          | <b>2009 Preliminary Value</b> |                        | <b>Reassessment (Chg W/O)<br/>New Construction</b> |                      | <b>Total Change Including<br/>New Construction</b> |                      |
|-------------------------------|-------------------------------|------------------------|----------------------------------------------------|----------------------|----------------------------------------------------|----------------------|
|                               | <b>Just Value</b>             | <b>Taxable Value</b>   | <b>Just Value</b>                                  | <b>Taxable Value</b> | <b>Just Value</b>                                  | <b>Taxable Value</b> |
| Single Family                 | 114,270,484,495               | 68,172,854,213         | -21.1%                                             | -10.9%               | -20.7%                                             | -10.2%               |
| Condos - Co-Ops               | 73,159,699,999                | 60,388,027,687         | -25.2%                                             | -22.6%               | -18.0%                                             | -13.2%               |
| Multi Family (10+ Units)      | 9,400,106,418                 | 7,934,153,611          | -19.3%                                             | -18.4%               | -17.7%                                             | -16.7%               |
| Multi Family (Under 10 Units) | 8,632,916,648                 | 8,158,329,209          | -13.0%                                             | -13.9%               | -12.6%                                             | -13.5%               |
| Commercial                    | 41,232,672,680                | 39,706,144,850         | -4.9%                                              | -5.2%                | -2.3%                                              | -2.8%                |
| Industrial                    | 14,795,753,987                | 14,447,812,736         | -3.1%                                              | -3.1%                | -2.2%                                              | -2.3%                |
| Institutional                 | 6,137,516,594                 | 1,198,025,973          | -4.8%                                              | -1.5%                | -4.1%                                              | -0.1%                |
| Governmental                  | 17,074,402,947                | 340,927,813            | -4.8%                                              | -5.8%                | -3.1%                                              | 10.1%                |
| Agriculture                   | 5,556,286,069                 | 1,366,777,206          | -14.6%                                             | -9.4%                | -14.4%                                             | -8.7%                |
| Vacant Land                   | 8,752,182,188                 | 8,040,894,652          | -17.2%                                             | -19.0%               | -17.6%                                             | -19.5%               |
| Other Property Types          | 2,535,649,325                 | 2,031,260,565          | -11.0%                                             | -17.0%               | -10.9%                                             | -17.2%               |
| <b>Total</b>                  | <b>301,547,671,350</b>        | <b>211,785,208,515</b> | <b>-17.7%</b>                                      | <b>-13.6%</b>        | <b>-15.3%</b>                                      | <b>-10.1%</b>        |

**MIAMI-DADE COUNTY****OFFICE OF THE PROPERTY APPRAISER****2009 PRELIMINARY ASSESSMENT ROLL CHANGE BY PROPERTY TYPE****JULY 1, 2009**

| <u>Property Type</u>          | <b>2009 Preliminary Assessment Roll Values</b> |                        |                        | <b>2008 Preliminary Assessment Roll Values</b> |                        |                        |
|-------------------------------|------------------------------------------------|------------------------|------------------------|------------------------------------------------|------------------------|------------------------|
|                               | <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                 | 114,270,484,495                                | 83,694,135,816         | 68,172,854,213         | 144,032,689,330                                | 91,569,143,754         | 75,877,275,878         |
| Condos - Co-Ops               | 73,159,699,999                                 | 67,770,302,827         | 60,388,027,687         | 89,167,664,360                                 | 77,076,494,974         | 69,602,301,049         |
| Multi Family (10+ Units)      | 9,400,106,418                                  | 8,647,965,416          | 7,934,153,611          | 11,422,422,376                                 | 10,256,458,568         | 9,519,422,559          |
| Multi Family (Under 10 Units) | 8,632,916,648                                  | 8,613,221,206          | 8,158,329,209          | 9,872,405,192                                  | 9,869,994,253          | 9,429,300,610          |
| Commercial                    | 41,232,672,680                                 | 40,964,484,310         | 39,706,144,850         | 42,220,365,446                                 | 42,203,210,200         | 40,863,298,383         |
| Industrial                    | 14,795,753,987                                 | 14,744,176,469         | 14,447,812,736         | 15,133,269,906                                 | 15,132,932,986         | 14,781,134,184         |
| Institutional                 | 6,137,516,594                                  | 6,129,838,109          | 1,198,025,973          | 6,398,903,811                                  | 6,397,675,162          | 1,199,789,530          |
| Governmental                  | 17,074,402,947                                 | 16,937,757,981         | 340,927,813            | 17,625,710,960                                 | 17,625,370,202         | 309,636,145            |
| Agriculture                   | 5,556,286,069                                  | 1,478,138,214          | 1,366,777,206          | 6,493,932,375                                  | 6,217,715,631          | 1,496,938,926          |
| Vacant Land                   | 8,752,182,188                                  | 8,589,102,719          | 8,040,894,652          | 10,626,563,792                                 | 10,625,050,381         | 9,993,795,337          |
| Other Property Types          | 2,535,649,325                                  | 2,342,689,052          | 2,031,260,565          | 2,846,688,000                                  | 2,841,673,606          | 2,453,411,496          |
| <b>Total</b>                  | <b>301,547,671,350</b>                         | <b>259,911,812,119</b> | <b>211,785,208,515</b> | <b>355,840,615,548</b>                         | <b>289,815,719,717</b> | <b>235,526,304,097</b> |

| <u>Property Type</u>          | <b>Preliminary Value Change 2008-2009</b> |                        |                        | <b>Percent Change</b> |               |               |
|-------------------------------|-------------------------------------------|------------------------|------------------------|-----------------------|---------------|---------------|
|                               | <u>Just Value</u>                         | <u>Assessed Value</u>  | <u>Taxable Value</u>   | <u>Just</u>           | <u>Assd</u>   | <u>Txbl</u>   |
| Single Family                 | -29,762,204,835                           | -7,875,007,938         | -7,704,421,665         | -20.7%                | -8.6%         | -10.2%        |
| Condos - Co-Ops               | -16,007,964,361                           | -9,306,192,147         | -9,214,273,362         | -18.0%                | -12.1%        | -13.2%        |
| Multi Family (10+ Units)      | -2,022,315,958                            | -1,608,493,152         | -1,585,268,948         | -17.7%                | -15.7%        | -16.7%        |
| Multi Family (Under 10 Units) | -1,239,488,544                            | -1,256,773,047         | -1,270,971,401         | -12.6%                | -12.7%        | -13.5%        |
| Commercial                    | -987,692,766                              | -1,238,725,890         | -1,157,153,533         | -2.3%                 | -2.9%         | -2.8%         |
| Industrial                    | -337,515,919                              | -388,756,517           | -333,321,448           | -2.2%                 | -2.6%         | -2.3%         |
| Institutional                 | -261,387,217                              | -267,837,053           | -1,763,557             | -4.1%                 | -4.2%         | -0.1%         |
| Governmental                  | -551,308,013                              | -687,612,221           | 31,291,668             | -3.1%                 | -3.9%         | 10.1%         |
| Agriculture                   | -937,646,306                              | -4,739,577,417         | -130,161,720           | -14.4%                | -76.2%        | -8.7%         |
| Vacant Land                   | -1,874,381,604                            | -2,035,947,662         | -1,952,900,685         | -17.6%                | -19.2%        | -19.5%        |
| Other Property Types          | -311,038,675                              | -498,984,554           | -422,150,931           | -10.9%                | -17.6%        | -17.2%        |
| <b>Total</b>                  | <b>-54,292,944,198</b>                    | <b>-29,903,907,598</b> | <b>-23,741,095,582</b> | <b>-15.3%</b>         | <b>-10.3%</b> | <b>-10.1%</b> |