



Statistical Section



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<u>Fiscal Year</u>	<u>Residential Property</u>	<u>Commercial Property</u>	<u>Personal Property</u>	<u>Net Assessed Value</u>	<u>City of Miami Tax Rate</u>
1999	5,476,130,675	5,564,886,455	1,334,992,653	12,376,009,783	11.79000
2000	5,796,864,025	5,835,981,002	1,480,211,283	13,113,056,310	10.90000
2001	6,000,474,083	6,113,340,757	1,657,551,519	13,771,366,359	10.27500
2002	6,612,151,524	6,730,517,606	1,770,392,311	15,113,061,441	10.21300
2003	7,679,048,886	7,380,571,799	1,878,266,085	16,937,886,770	10.06800
2004	8,789,474,779	8,369,950,851	1,711,697,688	18,871,123,318	9.84250
2005	10,364,157,774	9,870,433,741	1,695,110,542	21,929,702,057	9.66625
2006	11,404,465,779	13,896,738,380	1,676,173,129	26,977,377,288	9.26450
2007	14,581,899,932	17,785,200,671	1,722,943,295	34,090,043,898	8.99550
2008	16,950,453,823	20,253,375,181	1,844,607,813	39,048,436,817	7.87750
2009	16,422,104,714	21,603,953,916	1,658,675,402	39,684,734,032	8.25430

Source: Miami-Dade County Property Appraiser's Office

Note: Property in the City of Miami is reassessed each year. State law requires the County Property Appraiser to appraise property at 100% of market value. The Florida Constitution, amended 1/1/95, limited annual increases in assessed value of homestead property to 3% per year or the amount of the Consumer Price Index, whichever is lower. This increase is not automatic since no assessed value shall exceed market value.



Fiscal Year	Tax Year	City of Miami										*Overlapping Rates				
		General Operations	Debt Service	Total City	Miami-Dade Schools	Miami-Dade County	Children's Trust	Miami-Dade Library	South Florida Water Management District	Environmental Projects	Florida Inland Navigation District	Total City and Overlapping Rates				
2000	1999	9.5000	1.4000	10.9000	9.7440	6.6250		0.3210	0.5970		0.0440	28.2310				
2001	2000	8.9950	1.2800	10.2750	9.7170	6.4030		0.3510	0.5970		0.0410	27.3840				
2002	2001	8.9950	1.2180	10.2130	9.4760	6.2650		0.4510	0.5970		0.0385	27.0405				
2003	2002	8.8500	1.2180	10.0680	9.3520	6.2790		0.4860	0.5970		0.0385	26.8205				
2004	2003	8.7625	1.0800	9.8425	9.2000	6.2540	0.5000	0.4860	0.5970		0.0385	26.9180				
2005	2004	8.71625	0.9500	9.6663	8.6870	6.2200	0.4442	0.4860	0.5970	0.1000	0.0385	26.2390				
2006	2005	8.4995	0.7650	9.2645	8.4380	6.1200	0.4288	0.4860	0.5970	0.1000	0.0385	25.4728				
2007	2006	8.3745	0.6210	8.9955	8.1050	5.9000	0.4223	0.4860	0.5970	0.1000	0.0385	24.6443				
2008	2007	7.2999	0.5776	7.8775	7.9480	4.8646	0.4223	0.3842	0.5347	0.0894	0.0345	22.1552				
2009	2008	7.6740	0.5803	8.2543	7.7970	5.1229	0.4212	0.3822	0.5346	0.0894	0.0345	22.6361				

Source: City of Miami Comprehensive Annual Financial Reports and Miami-Dade County Property Appraiser's Office

*Overlapping rates are millage rates of local and county governments that apply to property owners in the City of Miami.
Not all overlapping rates apply to all City of Miami property owners.



Tax Year 2007			Tax Year 2006			
Rank	Taxpayer	Net Assessed Value	% of Total Net Assessed Value	Taxpayer	Net Assessed Value	% of Total Net Assessed Value
1	Teachers Insurance & Annuity Association of America	\$262,400,000	0.8%	Florida Power & Light Co	\$410,297,217	1.3%
2	SRI Miami Venture LP	287,500,000	0.9%	SRI Miami Venture LP	293,600,000	0.9%
3	Florida Power & Light Co	256,476,419	0.8%	Teachers Ins & Annuity Association of America	281,600,000	0.9%
4	Crescent Miami Center LLC	163,000,000	0.5%	Bellsouth Telecommunications Inc	218,972,733	0.7%
5	1111 Brickell Office LLC	128,800,000	0.4%	Crescent Miami Center LLC	183,200,000	0.6%
6	Miami Herald Publishing Co.	121,636,670	0.4%	1111 Brickell Office LLC	144,000,000	0.4%
7	City National Bank of Florida	96,241,152	0.3%	Terremark Brickell II Ltd	124,269,169	0.4%
8	The Trustees of L&B	92,005,919	0.3%	SHC Chopin Plaza LLC	110,000,000	0.3%
9	Blue Capital US East	91,200,000	0.3%	The Trustees of L&B	104,700,000	0.3%
10	Cedars Healthcare Group	89,351,175	0.3%	Estoril Incorporated	104,422,330	0.3%
		<u>Total</u>		<u>Total</u>	<u>\$1,975,061,449</u>	
		<u>\$1,588,611,335</u>				

Source: Miami-Dade County Property Appraiser's Office



Fiscal Year	General Operations	Debt Service	Total City Millage
1981-82	8.94700	1.71700	10.66400
1982-83	9.06100	1.66800	10.72900
1983-84	9.55140	1.57240	11.12380
1984-85	9.85710	2.05200	11.90910
1985-86	9.85710	2.05200	11.90910
1986-87	9.84000	2.45120	12.29120
1987-88	9.59950	2.22240	11.82190
1988-89	9.59950	2.33810	11.93760
1989-90	9.59950	2.33810	11.93760
1990-91	9.59950	2.33810	11.93760
1991-92	9.59950	2.33080	11.93030
1992-93	9.59950	2.33080	11.93030
1993-94	9.59950	2.21260	11.81210
1994-95	9.59950	2.10600	11.70550
1995-96	9.59950	2.10600	11.70550
1996-97	9.59950	2.10600	11.70550
1997-98	9.59950	1.92000	11.51950
1998-99	10.00000	1.79000	11.79000
1999-00	9.50000	1.40000	10.90000
2000-01	8.99500	1.28000	10.27500
2001-02	8.99500	1.21800	10.21300
2002-03	8.85000	1.21800	10.06800
2003-04	8.76250	1.08000	9.84250
2004-05	8.71625	0.95000	9.66625
2005-06	8.49950	0.76500	9.26450
2006-07	8.37450	0.62100	8.99550
2007-08	7.29990	0.57760	7.87750
2008-09	7.67400	0.58030	8.25430

Note: A mill is expressed as \$1 in taxes for every \$1,000 of assessed valuation.

Source: City of Miami Adopted Budgets FY'82 to Present



Year	Population (a)	Median Household Income (b)	Median Age (c)	School Enrollment (d)	Unemployment Rate (e)
1999	365,548	23,483	35.0	352,595	5.90%
2000	365,548	23,483	38.0	360,202	5.10%
2001	362,470	24,089	37.0	368,453	6.10%
2002	362,470	20,883	39.0	374,725	6.50%
2003	362,470	23,774	38.0	371,482	5.90%
2004	362,470	24,031	37.0	369,578	5.50%
2005	362,470	25,211	39.0	365,784	4.50%
2006	362,470	27,088	39.2	361,550	3.80%
2007	409,719	28,009	39.5	347,774	3.80%

Source (a): U.S. Bureau of the Census for 2000

Source (b): U.S. Bureau of Census, American Community Survey

Source (c): U.S. Bureau of Census, American Community Survey

Source (d): Miami-Dade County Public Schools

Source (e): Florida Research and Economic Database, Labor Market Statistics

N/A -Not Available



Function	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
General Government	488	511	523	587	594	617	641	644	641	534
Planning and Development	109	127	141	140	138	147	141	142	128	123
Community Development	140	172	170	91	77	73	61	52	61	0
Public Works	479	500	507	498	497	505	522	526	525	521
Public Safety	2,388	2,346	2,275	2,248	2,140	2,138	2,222	2,288	2,310	2,390
Public Facilities	34	37	37	33	43	45	55	56	54	41
Parks and Recreation	129	136	136	141	148	188	190	191	207	239
Total Number of Employees	3,767	3,829	3,789	3,738	3,637	3,713	3,832	3,899	3,926	3,848