


BAL HARBOUR

- V I L L A G E -

OFFICE OF THE VILLAGE MANAGER

LETTER TO COUNCIL

NO. 082-2021

To: Mayor Gabriel Groisman and Members of the Village Council
From: Jorge M. Gonzalez, Village Manager 
Date: June 4, 2021
Subject: **2021 June Assessment Roll Estimate**

The purpose of this Letter to Council (LTC) is to inform you

The purpose of this Letter to Council (LTC) is to transmit to you a copy of the Assessment Roll Estimate provided by the Miami-Dade County Property Appraiser.

On June 1 of each year, the Miami-Dade County Property Appraiser provides an *estimate* of the current year's Assessment Roll Values, with official certification to follow on July 1. Existing property tax values decreased \$31,990,506 or -.6% from the 2020 July 1 Estimated Taxable Value of \$5,276,990,506 to the June 1 2020 Estimated Taxable Value of \$5,245,000,000. Applying the estimated reduction to our General Fund Property Tax values at the current millage rate, would result in a decrease of \$59,730 in tax revenues, at 95% as required for budget purposes by the State of Florida of tax revenue Village-wide. Per the Miami-Dade County Property Appraiser the overall valuation decrease results from a combination of declining condominium values in addition to demolitions that occurred during Calendar 2021.

In late June, we anticipate receipt of revenue estimates from the State of Florida Department of Revenue for Franchise Fees, Utility Taxes, State Revenue Sharing, Sales Tax, and Communication Service Taxes, this information will present a more complete picture of the estimated revenues for the coming Fiscal Year, which will continue the current focus on moving the Village forward with respect to service delivery, technology, and infrastructure improvements.

The millage rate determines the ad valorem revenue for the General Fund which funds a myriad of general governmental services. Every element of the Bal Harbour Experience is funded in part through General Fund resources and therefore are supported by the General Fund Property Taxes.

Should you have any questions or need any additional information, please contact me.

Attachment: 2021 Assessment Roll Estimate, Miami-Dade County Property Appraiser

JMG/CD



MIAMI-DADE COUNTY
PROPERTY APPRAISER
ADMINISTRATIVE DIVISION

PEDRO J. GARCIA
PROPERTY APPRAISER

June 1, 2021

The Honorable Gabriel Groisman, Mayor
Bal Harbour Village
655 - 96th Street
Bal Harbour, FL 33154

RE: 2021 ASSESSMENT ROLL ESTIMATE

Dear Mayor Groisman:

The June 1st Estimate of \$5,245,000,000 in taxable value is being provided in accordance with Section 200.065(8), Florida Statutes, so that you may start preparing for next year's budget. It is important to note that July 1st is the official certification date for the 2021 assessment roll. The June 1st taxable value is only an estimate, which is subject to change.

I want to thank you for your consideration and if you have questions or need clarification, you may contact me at 305-375-4004.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pedro J. Garcia", is written over a horizontal line.

Pedro J. Garcia, MNAA
Property Appraiser

cc: Jorge M. Gonzalez, Viillage Manager
Claudia Dixon, CFO

**MIAMI-DADE COUNTY
PROPERTY APPRAISER**

2021 Estimated Taxable Values by Taxing Authority

JUNE 1, 2021



TAXING AUTHORITY	2020 PRELIMINARY TAXABLE VALUE	2021 ESTIMATED TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NEW CONSTRUCTION	2021 JUNE 1ST ESTIMATE	PERCENT CHANGE FROM 2020
01 MIAMI	63,007,642,722	63,942,000,000	1.5%	1,609,000,000	65,551,000,000	4.0%
0101 MIAMI (DDA)	22,602,000,352	22,257,000,000	-1.5%	312,000,000	22,569,000,000	-0.1%
02 MIAMI BEACH	41,742,998,986	41,502,000,000	-0.6%	147,000,000	41,649,000,000	-0.2%
0201 MB NORMANDY SHORES	242,757,511	245,000,000	0.9%	3,000,000	248,000,000	2.2%
03 CORAL GABLES	17,449,831,481	17,849,000,000	2.3%	236,000,000	18,085,000,000	3.6%
04 HIALEAH	12,482,037,363	13,236,000,000	6.0%	234,000,000	13,470,000,000	7.9%
05 MIAMI SPRINGS	1,323,842,345	1,332,000,000	0.6%	16,000,000	1,348,000,000	1.8%
06 NORTH MIAMI	3,739,669,946	3,936,000,000	5.2%	25,000,000	3,961,000,000	5.9%
07 NORTH MIAMI BEACH	3,529,913,811	3,620,000,000	2.6%	7,000,000	3,627,000,000	2.8%
08 OPA-LOCKA	1,235,577,011	1,305,350,000	5.6%	650,000	1,306,000,000	5.7%
09 SOUTH MIAMI	2,073,136,890	2,116,000,000	2.1%	5,000,000	2,121,000,000	2.3%
10 HOMESTEAD	3,484,285,806	3,650,000,000	4.8%	98,000,000	3,748,000,000	7.6%
11 MIAMI SHORES	1,257,307,461	1,309,000,000	4.1%	6,000,000	1,315,000,000	4.6%
12 BAL HARBOUR	5,276,990,506	5,246,000,000	-0.6%	-1,000,000	5,245,000,000	-0.6%
13 BAY HARBOR ISLANDS	1,378,221,700	1,360,000,000	-1.3%	12,000,000	1,372,000,000	-0.5%
14 SURFSIDE	3,126,037,017	3,278,000,000	4.9%	7,000,000	3,285,000,000	5.1%
15 WEST MIAMI	653,085,160	668,000,000	2.3%	51,000,000	719,000,000	10.1%
16 FLORIDA CITY	636,829,519	645,000,000	1.3%	54,000,000	699,000,000	9.8%
17 BISCAYNE PARK	249,288,141	268,000,000	7.5%	1,000,000	269,000,000	7.9%
18 EL PORTAL	181,958,463	193,200,000	6.2%	800,000	194,000,000	6.6%
19 GOLDEN BEACH	1,179,521,503	1,192,000,000	1.1%	2,000,000	1,194,000,000	1.2%
20 PINECREST	5,154,597,513	5,318,000,000	3.2%	48,000,000	5,366,000,000	4.1%
21 INDIAN CREEK	678,324,831	723,000,000	6.6%	0	723,000,000	6.6%
22 MEDLEY	2,648,409,814	2,818,000,000	6.4%	8,000,000	2,826,000,000	6.7%
23 N. BAY VILLAGE	1,083,771,883	1,112,000,000	2.6%	4,000,000	1,116,000,000	3.0%
24 KEY BISCAYNE	8,202,651,483	8,241,000,000	0.5%	22,000,000	8,263,000,000	0.7%
25 SWEETWATER	1,976,624,409	1,996,000,000	1.0%	27,000,000	2,023,000,000	2.3%
26 VIRGINIA GARDENS	276,373,531	313,800,000	13.5%	200,000	314,000,000	13.6%
27 HIALEAH GARDENS	1,492,019,968	1,585,000,000	6.2%	6,000,000	1,591,000,000	6.6%
28 AVENTURA	10,550,216,874	10,381,000,000	-1.6%	14,000,000	10,395,000,000	-1.5%
30 UNINCORPORATED	87,269,294,245	90,981,000,000	4.3%	879,000,000	91,860,000,000	5.3%
31 SUNNY ISLES BEACH	11,915,512,092	11,322,000,000	-5.0%	1,297,000,000	12,619,000,000	5.9%
32 MIAMI LAKES	3,636,955,722	3,731,000,000	2.6%	24,000,000	3,755,000,000	3.2%
33 PALMETTO BAY	3,199,561,967	3,294,000,000	3.0%	56,000,000	3,350,000,000	4.7%
34 MIAMI GARDENS	5,346,230,392	5,629,000,000	5.3%	64,000,000	5,693,000,000	6.5%
35 DORAL	14,321,984,524	14,377,000,000	0.4%	280,000,000	14,657,000,000	2.3%
36 CUTLER BAY	2,767,525,299	2,893,000,000	4.5%	10,000,000	2,903,000,000	4.9%
COUNTY-WIDE	324,362,997,164	330,647,000,000	1.9%	5,265,000,000	335,912,000,000	3.6%
FIRE AND RESCUE	181,615,345,145	185,633,000,000	2.2%	3,015,000,000	188,648,000,000	3.9%
LIBRARY	291,615,522,001	300,471,000,000	3.0%	4,986,000,000	305,457,000,000	4.7%
SCHOOL BOARD	353,183,445,068	353,927,000,000	0.2%	5,267,000,000	359,194,000,000	1.7%
S FL WATER MNGT DIST	326,562,502,890	332,830,000,000	1.9%	5,267,000,000	338,097,000,000	3.5%
FL INLAND NAV DIST	326,562,502,890	332,830,000,000	1.9%	5,267,000,000	338,097,000,000	3.5%
THE CHILDREN'S TRUST	326,562,502,890	332,830,000,000	1.9%	5,267,000,000	338,097,000,000	3.5%