

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 Taxable Values by Taxing Authority

JULY 1, 2025



TAXING AUTHORITY	2024 PRELIMINARY TAXABLE VALUE	2025 TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NEW CONSTRUCTION	2025 PRELIMINARY TAXABLE VALUE	PERCENT CHANGE FROM 2024	NET VALUE CHANGE
01 MIAMI	94,135,310,116	100,580,592,777	6.8%	3,125,355,170	103,705,947,947	10.2%	9,570,637,831
0101 MIAMI (DDA)	30,067,524,964	31,210,873,103	3.8%	1,640,054,271	32,850,927,374	9.3%	2,783,402,410
02 MIAMI BEACH	56,396,947,099	59,251,456,909	5.1%	1,048,123,655	60,299,580,564	6.9%	3,902,633,465
0201 MB NORMANDY SHORES	448,663,162	485,635,244	8.2%	5,686,518	491,321,762	9.5%	42,658,600
03 CORAL GABLES	24,572,659,959	25,895,446,975	5.4%	114,130,755	26,009,577,730	5.8%	1,436,917,771
04 HIALEAH	19,972,597,788	21,881,086,044	9.6%	295,267,166	22,176,353,210	11.0%	2,203,755,422
05 MIAMI SPRINGS	1,746,158,731	1,873,174,882	7.3%	14,073,434	1,887,248,316	8.1%	141,089,585
06 NORTH MIAMI	5,838,979,945	6,301,856,414	7.9%	105,865,472	6,407,721,886	9.7%	568,741,941
07 NORTH MIAMI BEACH	5,337,390,057	5,670,174,280	6.2%	33,067,585	5,703,241,865	6.9%	365,851,808
08 OPA-LOCKA	1,881,270,610	2,114,205,185	12.4%	14,660,009	2,128,865,194	13.2%	247,594,584
09 SOUTH MIAMI	2,840,371,000	3,061,409,619	7.8%	56,337,601	3,117,747,220	9.8%	277,376,220
10 HOMESTEAD	6,061,450,321	6,171,546,252	1.8%	217,653,858	6,389,200,110	5.4%	327,749,789
11 MIAMI SHORES	1,978,981,893	2,145,461,940	8.4%	6,864,360	2,152,326,300	8.8%	173,344,407
12 BAL HARBOUR	6,896,439,848	7,340,500,307	6.4%	7,561,891	7,348,062,198	6.5%	451,622,350
13 BAY HARBOR ISLANDS	2,096,671,178	2,212,215,484	5.5%	134,253,729	2,346,469,213	11.9%	249,798,035
14 SURFSIDE	4,751,579,117	5,017,845,829	5.6%	383,299,036	5,401,144,865	13.7%	649,565,748
15 WEST MIAMI	968,839,969	1,031,222,247	6.4%	3,386,142	1,034,608,389	6.8%	65,768,420
16 FLORIDA CITY	1,313,944,972	1,391,983,160	5.9%	148,538,066	1,540,521,226	17.2%	226,576,254
17 BISCAYNE PARK	413,440,290	463,280,267	12.1%	4,960,362	468,240,629	13.3%	54,800,339
18 EL PORTAL	308,737,677	330,601,958	7.1%	81,393,817	411,995,775	33.4%	103,258,098
19 GOLDEN BEACH	1,857,390,824	2,063,844,968	11.1%	22,948,141	2,086,793,109	12.4%	229,402,285
20 PINECREST	7,605,723,259	8,168,131,221	7.4%	152,729,857	8,320,861,078	9.4%	715,137,819
21 INDIAN CREEK	1,004,399,227	1,241,295,241	23.6%	44,715,946	1,286,011,187	28.0%	281,611,960
22 MEDLEY	5,795,357,513	6,423,880,724	10.8%	78,148,232	6,502,028,956	12.2%	706,671,443
23 N. BAY VILLAGE	1,621,816,894	1,819,688,944	12.2%	4,569,779	1,824,258,723	12.5%	202,441,829
24 KEY BISCAYNE	10,989,883,172	11,663,453,478	6.1%	45,232,521	11,708,685,999	6.5%	718,802,827
25 SWEETWATER	4,147,472,010	4,356,350,414	5.0%	124,179,926	4,480,530,340	8.0%	333,058,330
26 VIRGINIA GARDENS	407,136,571	413,508,591	1.6%	108,925	413,617,516	1.6%	6,480,945
27 HIALEAH GARDENS	2,306,977,258	2,539,743,449	10.1%	28,364,446	2,568,107,895	11.3%	261,130,637
28 AVENTURA	13,549,224,714	14,171,434,627	4.6%	17,341,769	14,188,776,396	4.7%	639,551,682
30 UNINCORPORATED	124,593,169,769	133,734,649,116	7.3%	1,708,596,316	135,443,245,432	8.7%	10,850,075,663
31 SUNNY ISLES BEACH	17,832,017,201	18,972,386,195	6.4%	142,039,173	19,114,425,368	7.2%	1,282,408,167
32 MIAMI LAKES	4,891,931,106	5,215,104,095	6.6%	26,958,804	5,242,062,899	7.2%	350,131,793
33 PALMETTO BAY	4,568,869,782	4,855,890,105	6.3%	19,752,585	4,875,642,690	6.7%	306,772,908
34 MIAMI GARDENS	8,753,114,373	9,480,009,860	8.3%	137,803,178	9,617,813,038	9.9%	864,698,665
35 DORAL	20,200,797,371	21,579,050,224	6.8%	305,243,317	21,884,293,541	8.3%	1,683,496,170
36 CUTLER BAY	4,030,385,853	4,307,135,719	6.9%	7,319,459	4,314,455,178	7.0%	284,069,325
COUNTY-WIDE	471,525,736,521	503,672,508,610	6.8%	8,679,047,505	512,351,556,115	8.7%	40,825,819,594
FIRE AND RESCUE	265,577,521,991	284,444,602,581	7.1%	4,050,938,238	288,495,540,819	8.6%	22,918,018,828
LIBRARY	420,820,016,675	449,201,326,983	6.7%	7,608,907,683	456,810,234,666	8.6%	35,990,217,991
SCHOOL BOARD	562,602,281,161	574,917,485,827	2.2%	8,681,009,413	583,598,495,240	3.7%	20,996,214,079
S FL WATER MNGT DIST	473,511,279,547	505,563,784,194	6.8%	8,681,052,334	514,244,836,528	8.6%	40,733,556,981
FL INLAND NAV DIST	473,511,279,547	505,563,784,194	6.8%	8,681,052,334	514,244,836,528	8.6%	40,733,556,981
THE CHILDREN'S TRUST	473,511,279,547	505,563,784,194	6.8%	8,681,052,334	514,244,836,528	8.6%	40,733,556,981