

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 AND 2024 PRELIMINARY ROLL COMPARISON

July 1, 2025



TAXING AUTHORITY	2025 PRELIMINARY ASSESSMENT ROLL VALUES			2024 PRELIMINARY ASSESSMENT ROLL VALUES			CHANGE IN GROSS TAXABLE	PCT
	REAL PROPERTY	PERS PROP & CENT ASSD	GROSS TAXABLE	REAL PROPERTY	PERS PROP & CENT ASSD	GROSS TAXABLE		
CITY OF MIAMI	100,194,404,940	3,511,543,007	103,705,947,947	90,825,918,491	3,309,391,625	94,135,310,116	9,570,637,831	10.17%
DOWNTOWN DEV AUTHORITY	31,476,638,090	1,374,289,284	32,850,927,374	28,661,633,269	1,405,891,695	30,067,524,964	2,783,402,410	9.26%
CITY OF MIAMI BEACH	59,426,522,765	873,057,799	60,299,580,564	55,552,251,088	844,696,011	56,396,947,099	3,902,633,465	6.92%
NORMANDY SHORES	491,163,408	158,354	491,321,762	448,487,500	175,662	448,663,162	42,658,600	9.51%
CITY OF CORAL GABLES	25,557,266,841	452,310,889	26,009,577,730	24,121,017,599	451,642,360	24,572,659,959	1,436,917,771	5.85%
CITY OF HIALEAH	21,057,352,513	1,119,000,697	22,176,353,210	18,924,877,415	1,047,720,373	19,972,597,788	2,203,755,422	11.03%
CITY OF MIAMI SPRINGS	1,786,457,856	100,790,460	1,887,248,316	1,647,878,328	98,280,403	1,746,158,731	141,089,585	8.08%
CITY OF NORTH MIAMI	6,176,445,397	231,276,489	6,407,721,886	5,639,248,714	199,731,231	5,838,979,945	568,741,941	9.74%
CITY OF NORTH MIAMI BEACH	5,500,486,356	202,755,509	5,703,241,865	5,136,033,384	201,356,673	5,337,390,057	365,851,808	6.85%
CITY OF OPA-LOCKA	1,858,388,969	270,476,225	2,128,865,194	1,619,048,394	262,222,216	1,881,270,610	247,594,584	13.16%
CITY OF SOUTH MIAMI	3,010,989,736	106,757,484	3,117,747,220	2,746,530,125	93,840,875	2,840,371,000	277,376,220	9.77%
CITY OF HOMESTEAD	6,152,624,792	236,575,318	6,389,200,110	5,837,420,461	224,029,860	6,061,450,321	327,749,789	5.41%
MIAMI SHORES VILLAGE	2,118,572,148	33,754,152	2,152,326,300	1,949,149,890	29,832,003	1,978,981,893	173,344,407	8.76%
BAL HARBOUR VILLAGE	7,255,075,948	92,986,250	7,348,062,198	6,804,805,475	91,634,373	6,896,439,848	451,622,350	6.55%
TOWN OF BAY HARBOR ISLANDS	2,319,337,541	27,131,672	2,346,469,213	2,070,689,683	25,981,495	2,096,671,178	249,798,035	11.91%
TOWN OF SURFSIDE	5,362,927,907	38,216,958	5,401,144,865	4,712,410,422	39,168,695	4,751,579,117	649,565,748	13.67%
CITY OF WEST MIAMI	1,003,028,988	31,579,401	1,034,608,389	940,132,732	28,707,237	968,839,969	65,768,420	6.79%
CITY OF FLORIDA CITY	1,441,468,557	99,052,669	1,540,521,226	1,220,494,629	93,450,343	1,313,944,972	226,576,254	17.24%
VILLAGE OF BISCAYNE PARK	461,582,196	6,658,433	468,240,629	407,685,603	5,754,687	413,440,290	54,800,339	13.25%
VILLAGE OF EL PORTAL	404,407,138	7,588,637	411,995,775	303,836,919	4,900,758	308,737,677	103,258,098	33.45%
TOWN OF GOLDEN BEACH	2,082,643,713	4,149,396	2,086,793,109	1,853,471,330	3,919,494	1,857,390,824	229,402,285	12.35%
VILLAGE OF PINECREST	8,254,784,581	66,076,497	8,320,861,078	7,542,895,262	62,827,997	7,605,723,259	715,137,819	9.40%
VILLAGE OF INDIAN CREEK	1,279,101,921	6,909,266	1,286,011,187	999,011,941	5,387,286	1,004,399,227	281,611,960	28.04%
TOWN OF MEDLEY	5,677,310,270	824,718,686	6,502,028,956	5,026,736,873	768,620,640	5,795,357,513	706,671,443	12.19%
NORTH BAY VILLAGE	1,792,912,705	31,346,018	1,824,258,723	1,586,137,951	35,678,943	1,621,816,894	202,441,829	12.48%
VILLAGE OF KEY BISCAYNE	11,653,179,868	55,506,131	11,708,685,999	10,935,678,100	54,205,072	10,989,883,172	718,802,827	6.54%
CITY OF SWEETWATER	4,133,433,501	347,096,839	4,480,530,340	3,753,333,000	394,139,010	4,147,472,010	333,058,330	8.03%
VILLAGE OF VIRGINIA GARDENS	291,612,915	122,004,601	413,617,516	268,543,152	138,593,419	407,136,571	6,480,945	1.59%
CITY OF HIALEAH GARDENS	2,421,918,634	146,189,261	2,568,107,895	2,164,235,590	142,741,668	2,306,977,258	261,130,637	11.32%
CITY OF AVENTURA	13,814,656,260	374,120,136	14,188,776,396	13,188,003,625	361,221,089	13,549,224,714	639,551,682	4.72%
CITY OF SUNNY ISLES BEACH	18,990,983,107	123,442,261	19,114,425,368	17,718,453,232	113,563,969	17,832,017,201	1,282,408,167	7.19%
TOWN OF MIAMI LAKES	4,984,555,468	257,507,431	5,242,062,899	4,638,814,236	253,116,870	4,891,931,106	350,131,793	7.16%
VILLAGE OF PALMETTO BAY	4,777,826,141	97,816,549	4,875,642,690	4,480,002,458	88,867,324	4,568,869,782	306,772,908	6.71%
CITY OF MIAMI GARDENS	8,943,398,788	674,414,250	9,617,813,038	8,111,097,398	642,016,975	8,753,114,373	864,698,665	9.88%
CITY OF DORAL	21,008,904,522	875,389,019	21,884,293,541	19,357,352,116	843,445,255	20,200,797,371	1,683,496,170	8.33%
TOWN OF CUTLER BAY	4,188,559,932	125,895,246	4,314,455,178	3,917,127,900	113,257,953	4,030,385,853	284,069,325	7.05%
COUNTY OPERATING	490,907,546,646	21,444,009,469	512,351,556,115	451,286,407,474	20,239,329,047	471,525,736,521	40,825,819,594	8.66%
MUNICIPAL SERVICE AREA	125,573,329,599	9,869,915,833	135,443,245,432	115,427,784,904	9,165,384,865	124,593,169,769	10,850,075,663	8.71%
FIRE & RESCUE	273,062,949,873	15,432,590,946	288,495,540,819	251,045,848,385	14,531,673,606	265,577,521,991	22,918,018,828	8.63%
LIBRARY	437,320,790,570	19,489,444,096	456,810,234,666	402,414,160,836	18,405,855,839	420,820,016,675	35,990,217,991	8.55%
SO FL WATER MGMT DIST	492,800,827,059	21,444,009,469	514,244,836,528	453,271,950,500	20,239,329,047	473,511,279,547	40,733,556,981	8.60%
EVERGLADES CONSTR PROJECT	492,800,827,059	21,444,009,469	514,244,836,528	453,271,950,500	20,239,329,047	473,511,279,547	40,733,556,981	8.60%
OKEECHOBEE BASIN	492,800,827,059	21,444,009,469	514,244,836,528	453,271,950,500	20,239,329,047	473,511,279,547	40,733,556,981	8.60%
FL INLAND NAVIGATION DIST	492,800,827,059	21,444,009,469	514,244,836,528	453,271,950,500	20,239,329,047	473,511,279,547	40,733,556,981	8.60%
CHILDREN'S TRUST	492,800,827,059	21,444,009,469	514,244,836,528	453,271,950,500	20,239,329,047	473,511,279,547	40,733,556,981	8.60%
BOARD OF PUBLIC INSTRUCTION	562,154,485,771	21,444,009,469	583,598,495,240	542,351,790,987	20,250,490,174	562,602,281,161	20,996,214,079	3.73%