

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2026 AND 2025 PRELIMINARY ROLL COMPARISON

July 1, 2026



TAXING AUTHORITY	2026 PRELIMINARY ASSESSMENT ROLL VALUES			2025 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	106,319,490,094	3,799,721,952	110,119,212,046	100,194,404,940	3,511,543,007	103,705,947,947	6,413,264,099	6.18%
DOWNTOWN DEV AUTHORITY	32,238,010,736	1,398,194,498	33,636,205,234	31,476,638,090	1,374,289,284	32,850,927,374	785,277,860	2.39%
CITY OF MIAMI BEACH	61,422,713,528	969,672,992	62,392,386,520	59,426,522,765	873,057,799	60,299,580,564	2,092,805,956	3.47%
NORMANDY SHORES	550,202,808	125,721	550,328,529	491,163,408	158,354	491,321,762	59,006,767	12.01%
CITY OF CORAL GABLES	27,229,973,056	494,460,849	27,724,433,905	25,557,266,841	452,310,889	26,009,577,730	1,714,856,175	6.59%
CITY OF HIALEAH	22,307,428,080	1,215,863,211	23,523,291,291	21,057,352,513	1,119,000,697	22,176,353,210	1,346,938,081	6.07%
CITY OF MIAMI SPRINGS	1,896,203,665	99,846,601	1,996,050,266	1,786,457,856	100,790,460	1,887,248,316	108,801,950	5.77%
CITY OF NORTH MIAMI	6,580,013,464	253,035,530	6,833,048,994	6,176,445,397	231,276,489	6,407,721,886	425,327,108	6.64%
CITY OF NORTH MIAMI BEACH	5,799,888,792	212,298,085	6,012,186,877	5,500,486,356	202,755,509	5,703,241,865	308,945,012	5.42%
CITY OF OPA-LOCKA	2,062,682,271	268,029,784	2,330,712,055	1,858,388,969	270,476,225	2,128,865,194	201,846,861	9.48%
CITY OF SOUTH MIAMI	3,275,823,018	110,488,686	3,386,311,704	3,010,989,736	106,757,484	3,117,747,220	268,564,484	8.61%
CITY OF HOMESTEAD	6,520,514,345	225,983,561	6,746,497,906	6,152,624,792	236,575,318	6,389,200,110	357,297,796	5.59%
MIAMI SHORES VILLAGE	2,264,134,518	36,351,170	2,300,485,688	2,118,572,148	33,754,152	2,152,326,300	148,159,388	6.88%
BAL HARBOUR VILLAGE	7,590,339,867	95,943,552	7,686,283,419	7,255,075,948	92,986,250	7,348,062,198	338,221,221	4.60%
TOWN OF BAY HARBOR ISLANDS	2,472,655,111	31,430,705	2,504,085,816	2,319,337,541	27,131,672	2,346,469,213	157,616,603	6.72%
TOWN OF SURFSIDE	5,695,104,394	43,169,287	5,738,273,681	5,362,927,907	38,216,958	5,401,144,865	337,128,816	6.24%
CITY OF WEST MIAMI	1,026,955,299	37,938,548	1,064,893,847	1,003,028,988	31,579,401	1,034,608,389	30,285,458	2.93%
CITY OF FLORIDA CITY	1,611,007,572	104,971,190	1,715,978,762	1,441,468,557	99,052,669	1,540,521,226	175,457,536	11.39%
VILLAGE OF BISCAYNE PARK	507,030,198	7,602,953	514,633,151	461,582,196	6,658,433	468,240,629	46,392,522	9.91%
VILLAGE OF EL PORTAL	391,698,368	7,870,666	399,569,034	404,407,138	7,588,637	411,995,775	-12,426,741	-3.02%
TOWN OF GOLDEN BEACH	2,241,660,040	4,616,078	2,246,276,118	2,082,643,713	4,149,396	2,086,793,109	159,483,009	7.64%
VILLAGE OF PINECREST	8,812,665,878	68,383,158	8,881,049,036	8,254,784,581	66,076,497	8,320,861,078	560,187,958	6.73%
VILLAGE OF INDIAN CREEK	1,412,366,038	7,006,917	1,419,372,955	1,279,101,921	6,909,266	1,286,011,187	133,361,768	10.37%
TOWN OF MEDLEY	6,180,395,000	837,398,724	7,017,793,724	5,677,310,270	824,718,686	6,502,028,956	515,764,768	7.93%
NORTH BAY VILLAGE	1,873,749,549	33,265,814	1,907,015,363	1,792,912,705	31,346,018	1,824,258,723	82,756,640	4.54%
VILLAGE OF KEY BISCAYNE	12,237,281,314	63,964,580	12,301,245,894	11,653,179,868	55,506,131	11,708,685,999	592,559,895	5.06%
CITY OF SWEETWATER	4,306,734,204	362,946,918	4,669,681,122	4,133,433,501	347,096,839	4,480,530,340	189,150,782	4.22%
VILLAGE OF VIRGINIA GARDENS	305,981,934	86,775,710	392,757,644	291,612,915	122,004,601	413,617,516	-20,859,872	-5.04%
CITY OF HIALEAH GARDENS	2,551,104,178	157,811,776	2,708,915,954	2,421,918,634	146,189,261	2,568,107,895	140,808,059	5.48%
CITY OF AVENTURA	13,891,563,846	410,528,456	14,302,092,302	13,814,656,260	374,120,136	14,188,776,396	113,315,906	0.80%
CITY OF SUNNY ISLES BEACH	19,359,127,163	138,611,216	19,497,738,379	18,990,983,107	123,442,261	19,114,425,368	383,313,011	2.01%
TOWN OF MIAMI LAKES	5,240,731,348	272,074,535	5,512,805,883	4,984,555,468	257,507,431	5,242,062,899	270,742,984	5.16%
VILLAGE OF PALMETTO BAY	5,036,798,779	107,432,060	5,144,230,839	4,777,826,141	97,816,549	4,875,642,690	268,588,149	5.51%
CITY OF MIAMI GARDENS	9,395,623,037	685,971,514	10,081,594,551	8,943,398,788	674,414,250	9,617,813,038	463,781,513	4.82%
CITY OF DORAL	21,715,748,970	948,813,580	22,664,562,550	21,008,904,522	875,389,019	21,884,293,541	780,269,009	3.57%
TOWN OF CUTLER BAY	4,430,702,132	144,307,531	4,575,009,663	4,188,559,932	125,895,246	4,314,455,178	260,554,485	6.04%
COUNTY OPERATING	517,315,619,073	22,821,637,072	540,137,256,145	490,907,546,646	21,444,009,469	512,351,556,115	27,785,700,030	5.42%
MUNICIPAL SERVICE AREA	133,420,237,610	10,477,049,183	143,897,286,793	125,573,329,599	9,869,915,833	135,443,245,432	8,454,041,361	6.24%
FIRE & RESCUE	287,843,016,893	16,277,953,488	304,120,970,381	273,062,949,873	15,432,590,946	288,495,540,819	15,625,429,562	5.42%
LIBRARY	460,619,805,864	20,738,992,676	481,358,798,540	437,320,790,570	19,489,444,096	456,810,234,666	24,548,563,874	5.37%
SO FL WATER MGMT DIST	519,264,915,635	22,821,637,072	542,086,552,707	492,800,827,059	21,444,009,469	514,244,836,528	27,841,716,179	5.41%
EVERGLADES CONSTR PROJECT	519,264,915,635	22,821,637,072	542,086,552,707	492,800,827,059	21,444,009,469	514,244,836,528	27,841,716,179	5.41%
OKEECHOBEE BASIN	519,264,915,635	22,821,637,072	542,086,552,707	492,800,827,059	21,444,009,469	514,244,836,528	27,841,716,179	5.41%
FL INLAND NAVIGATION DIST	519,264,915,635	22,821,637,072	542,086,552,707	492,800,827,059	21,444,009,469	514,244,836,528	27,841,716,179	5.41%
CHILDREN'S TRUST	519,264,915,635	22,821,637,072	542,086,552,707	492,800,827,059	21,444,009,469	514,244,836,528	27,841,716,179	5.41%
BOARD OF PUBLIC INSTRUCTION	570,393,834,377	22,821,640,716	593,215,475,093	562,154,485,771	21,444,009,469	583,598,495,240	9,616,979,853	1.65%