

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2026 Estimated Taxable Values by Taxing Authority

JUNE 1, 2026



TAXING AUTHORITY	2025 PRELIMINARY TAXABLE VALUE	2026 ESTIMATED TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NEW CONSTRUCTION	2026 JUNE 1ST ESTIMATE	PERCENT CHANGE FROM 2025	NET VALUE CHANGE
01 MIAMI	103,705,947,947	107,737,000,000	3.9%	1,863,000,000	109,600,000,000	5.7%	5,894,000,000
0101 MIAMI (DDA)	32,850,927,374	32,906,000,000	0.2%	894,000,000	33,800,000,000	2.9%	949,000,000
02 MIAMI BEACH	60,299,580,564	61,872,000,000	2.6%	528,000,000	62,400,000,000	3.5%	2,100,000,000
0201 MB NORMANDY SHORES	491,321,762	539,000,000	9.7%	11,000,000	550,000,000	11.9%	58,000,000
03 CORAL GABLES	26,009,577,730	27,439,000,000	5.5%	261,000,000	27,700,000,000	6.5%	1,690,000,000
04 HIALEAH	22,176,353,210	23,337,000,000	5.2%	163,000,000	23,500,000,000	6.0%	1,323,000,000
05 MIAMI SPRINGS	1,887,248,316	1,988,000,000	5.3%	6,000,000	1,994,000,000	5.7%	106,000,000
06 NORTH MIAMI	6,407,721,886	6,498,000,000	1.4%	202,000,000	6,700,000,000	4.6%	292,000,000
07 NORTH MIAMI BEACH	5,703,241,865	6,572,000,000	15.2%	-432,000,000	6,140,000,000	7.7%	436,000,000
08 OPA-LOCKA	2,128,865,194	2,319,000,000	8.9%	31,000,000	2,350,000,000	10.4%	221,000,000
09 SOUTH MIAMI	3,117,747,220	3,293,000,000	5.6%	107,000,000	3,400,000,000	9.1%	282,000,000
10 HOMESTEAD	6,389,200,110	6,523,000,000	2.1%	227,000,000	6,750,000,000	5.6%	360,000,000
11 MIAMI SHORES	2,152,326,300	2,280,000,000	5.9%	10,000,000	2,290,000,000	6.4%	137,000,000
12 BAL HARBOUR	7,348,062,198	7,697,000,000	4.7%	3,000,000	7,700,000,000	4.8%	351,000,000
13 BAY HARBOR ISLANDS	2,346,469,213	2,439,000,000	3.9%	61,000,000	2,500,000,000	6.5%	153,000,000
14 SURFSIDE	5,401,144,865	5,691,000,000	5.4%	9,000,000	5,700,000,000	5.5%	298,000,000
15 WEST MIAMI	1,034,608,389	1,084,000,000	4.8%	0	1,084,000,000	4.8%	49,000,000
16 FLORIDA CITY	1,540,521,226	1,551,000,000	0.7%	169,000,000	1,720,000,000	11.7%	179,000,000
17 BISCAYNE PARK	468,240,629	501,000,000	7.0%	9,000,000	510,000,000	8.9%	41,000,000
18 EL PORTAL	411,995,775	398,000,000	-3.4%	0	398,000,000	-3.4%	-13,995,700
19 GOLDEN BEACH	2,086,793,109	2,188,000,000	4.8%	42,000,000	2,230,000,000	6.9%	143,000,000
20 PINECREST	8,320,861,078	8,666,000,000	4.1%	134,000,000	8,800,000,000	5.8%	479,000,000
21 INDIAN CREEK	1,286,011,187	1,419,000,000	10.3%	0	1,419,000,000	10.3%	132,000,000
22 MEDLEY	6,502,028,956	6,997,000,000	7.6%	3,000,000	7,000,000,000	7.7%	497,000,000
23 N. BAY VILLAGE	1,824,258,723	1,892,300,000	3.7%	-2,300,000	1,890,000,000	3.6%	65,000,000
24 KEY BISCAYNE	11,708,685,999	12,136,000,000	3.6%	64,000,000	12,200,000,000	4.2%	491,000,000
25 SWEETWATER	4,480,530,340	4,572,000,000	2.0%	28,000,000	4,600,000,000	2.7%	119,000,000
26 VIRGINIA GARDENS	413,617,516	390,900,000	-5.5%	100,000	391,000,000	-5.5%	-22,617,500
27 HIALEAH GARDENS	2,568,107,895	2,682,000,000	4.4%	8,000,000	2,690,000,000	4.7%	121,000,000
28 AVENTURA	14,188,776,396	14,293,000,000	0.7%	7,000,000	14,300,000,000	0.8%	111,000,000
30 UNINCORPORATED	135,443,245,432	142,563,000,000	5.3%	1,437,000,000	144,000,000,000	6.3%	8,556,000,000
31 SUNNY ISLES BEACH	19,114,425,368	19,373,000,000	1.4%	127,000,000	19,500,000,000	2.0%	385,000,000
32 MIAMI LAKES	5,242,062,899	5,486,000,000	4.7%	14,000,000	5,500,000,000	4.9%	257,000,000
33 PALMETTO BAY	4,875,642,690	5,140,000,000	5.4%	20,000,000	5,160,000,000	5.8%	284,000,000
34 MIAMI GARDENS	9,617,813,038	10,094,000,000	5.0%	6,000,000	10,100,000,000	5.0%	482,000,000
35 DORAL	21,884,293,541	22,796,000,000	4.2%	4,000,000	22,800,000,000	4.2%	915,000,000
36 CUTLER BAY	4,314,455,178	4,497,000,000	4.2%	3,000,000	4,500,000,000	4.3%	185,000,000
COUNTY-WIDE	512,351,556,115	535,574,000,000	4.5%	5,126,000,000	540,700,000,000	5.5%	28,348,000,000
FIRE AND RESCUE	288,495,540,819	302,716,000,000	4.9%	2,284,000,000	305,000,000,000	5.7%	16,504,000,000
LIBRARY	456,810,234,666	476,520,000,000	4.3%	5,080,000,000	481,600,000,000	5.4%	24,789,000,000
SCHOOL BOARD	583,598,495,240	588,060,000,000	0.8%	5,140,000,000	593,200,000,000	1.6%	9,601,000,000
S FL WATER MNGT DIST	514,244,836,528	537,472,000,000	4.5%	5,128,000,000	542,600,000,000	5.5%	28,355,000,000
FL INLAND NAV DIST	514,244,836,528	537,472,000,000	4.5%	5,128,000,000	542,600,000,000	5.5%	28,355,000,000
THE CHILDREN'S TRUST	514,244,836,528	537,472,000,000	4.5%	5,128,000,000	542,600,000,000	5.5%	28,355,000,000