

**MIAMI-DADE COUNTY  
PROPERTY APPRAISER**

**2024 Estimated Taxable Values by Taxing Authority**

**JUNE 1, 2024**



| TAXING AUTHORITY        | 2023<br>PRELIMINARY<br>TAXABLE<br>VALUE | 2024 ESTIMATED<br>TAXABLE VALUE<br>BEFORE NEW<br>CONSTRUCTION | PERCENT<br>CHANGE | NEW<br>CONSTRUCTION  | 2024<br>JUNE 1ST<br>ESTIMATE | PERCENT<br>CHANGE<br>FROM 2023 | NET VALUE<br>CHANGE   |
|-------------------------|---|---|-------------------|----------------------|------------------------------|--------------------------------|-----------------------|
| 01 MIAMI                | 84,451,768,423                          | 92,883,000,000  | 10.0%             | 1,717,000,000        | 94,600,000,000               | 12.0%                          | 10,148,000,000        |
| 0101 MIAMI ( DDA )      | 27,699,801,239                          | 29,895,000,000  | 7.9%              | 205,000,000          | 30,100,000,000               | 8.7%                           | 2,400,000,000         |
| 02 MIAMI BEACH          | 51,560,772,230                          | 55,845,000,000  | 8.3%              | 255,000,000          | 56,100,000,000               | 8.8%                           | 4,539,000,000         |
| 0201 MB NORMANDY SHORES | 392,785,688                             | 442,000,000   | 12.5%             | 5,000,000            | 447,000,000                  | 13.8%                          | 54,000,000            |
| 03 CORAL GABLES         | 22,642,968,475                          | 24,254,000,000  | 7.1%              | 246,000,000          | 24,500,000,000               | 8.2%                           | 1,857,000,000         |
| 04 HIALEAH              | 17,549,966,595                          | 19,379,000,000  | 10.4%             | 321,000,000          | 19,700,000,000               | 12.3%                          | 2,150,000,000         |
| 05 MIAMI SPRINGS        | 1,605,558,349                           | 1,737,000,000   | 8.2%              | 6,000,000            | 1,743,000,000                | 8.6%                           | 137,000,000           |
| 06 NORTH MIAMI          | 5,260,090,594                           | 5,762,000,000   | 9.5%              | 38,000,000           | 5,800,000,000                | 10.3%                          | 539,000,000           |
| 07 NORTH MIAMI BEACH    | 4,750,543,371                           | 5,193,000,000   | 9.3%              | 137,000,000          | 5,330,000,000                | 12.2%                          | 579,000,000           |
| 08 OPA-LOCKA            | 1,718,241,394                           | 1,808,000,000   | 5.2%              | 12,000,000           | 1,820,000,000                | 5.9%                           | 101,000,000           |
| 09 SOUTH MIAMI          | 2,616,274,873                           | 2,777,000,000   | 6.1%              | 23,000,000           | 2,800,000,000                | 7.0%                           | 183,000,000           |
| 10 HOMESTEAD            | 5,063,134,921                           | 5,549,000,000   | 9.6%              | 21,000,000           | 5,570,000,000                | 10.0%                          | 506,000,000           |
| 11 MIAMI SHORES         | 1,756,307,731                           | 1,956,000,000   | 11.4%             | 14,000,000           | 1,970,000,000                | 12.2%                          | 213,000,000           |
| 12 BAL HARBOUR          | 6,280,833,356                           | 6,749,000,000   | 7.5%              | 51,000,000           | 6,800,000,000                | 8.3%                           | 519,000,000           |
| 13 BAY HARBOR ISLANDS   | 1,904,907,986                           | 1,991,000,000   | 4.5%              | 9,000,000            | 2,000,000,000                | 5.0%                           | 95,000,000            |
| 14 SURFSIDE             | 4,103,801,217                           | 4,577,000,000   | 11.5%             | 23,000,000           | 4,600,000,000                | 12.1%                          | 496,000,000           |
| 15 WEST MIAMI           | 895,159,489                             | 957,000,000   | 6.9%              | 11,000,000           | 968,000,000                  | 8.1%                           | 72,000,000            |
| 16 FLORIDA CITY         | 1,117,791,729                           | 1,217,000,000   | 8.9%              | 98,000,000           | 1,315,000,000                | 17.6%                          | 197,000,000           |
| 17 BISCAYNE PARK        | 368,562,796                             | 411,000,000   | 11.5%             | 2,000,000            | 413,000,000                  | 12.1%                          | 44,000,000            |
| 18 EL PORTAL            | 268,803,095                             | 305,000,000   | 13.5%             | 4,000,000            | 309,000,000                  | 15.0%                          | 40,000,000            |
| 19 GOLDEN BEACH         | 1,656,778,376                           | 1,832,000,000   | 10.6%             | 8,000,000            | 1,840,000,000                | 11.1%                          | 183,000,000           |
| 20 PINECREST            | 6,821,658,384                           | 7,431,000,000   | 8.9%              | 169,000,000          | 7,600,000,000                | 11.4%                          | 778,000,000           |
| 21 INDIAN CREEK         | 884,973,839                             | 999,000,000   | 12.9%             | 0                    | 999,000,000                  | 12.9%                          | 114,000,000           |
| 22 MEDLEY               | 5,192,600,352                           | 5,655,000,000   | 8.9%              | 45,000,000           | 5,700,000,000                | 9.8%                           | 507,000,000           |
| 23 N. BAY VILLAGE       | 1,469,291,321                           | 1,579,700,000   | 7.5%              | 300,000              | 1,580,000,000                | 7.5%                           | 110,000,000           |
| 24 KEY BISCAYNE         | 9,978,517,232                           | 10,697,000,000  | 7.2%              | 3,000,000            | 10,700,000,000               | 7.2%                           | 721,000,000           |
| 25 SWEETWATER           | 3,825,557,441                           | 3,843,000,000   | 0.5%              | 157,000,000          | 4,000,000,000                | 4.6%                           | 174,000,000           |
| 26 VIRGINIA GARDENS     | 366,592,136                             | 406,700,000   | 10.9%             | 300,000              | 407,000,000                  | 11.0%                          | 40,000,000            |
| 27 HIALEAH GARDENS      | 2,096,680,545                           | 2,284,000,000   | 8.9%              | 6,000,000            | 2,290,000,000                | 9.2%                           | 193,000,000           |
| 28 AVENTURA             | 12,506,035,242                          | 13,444,000,000  | 7.5%              | 56,000,000           | 13,500,000,000               | 7.9%                           | 993,000,000           |
| 30 UNINCORPORATED       | 112,682,352,503                         | 122,266,000,000   | 8.5%              | 1,734,000,000        | 124,000,000,000              | 10.0%                          | 11,317,000,000        |
| 31 SUNNY ISLES BEACH    | 15,968,407,601                          | 17,285,000,000  | 8.2%              | 615,000,000          | 17,900,000,000               | 12.1%                          | 1,931,000,000         |
| 32 MIAMI LAKES          | 4,515,345,099                           | 4,867,000,000   | 7.8%              | 23,000,000           | 4,890,000,000                | 8.3%                           | 374,000,000           |
| 33 PALMETTO BAY         | 4,172,017,316                           | 4,537,000,000   | 8.7%              | 23,000,000           | 4,560,000,000                | 9.3%                           | 387,000,000           |
| 34 MIAMI GARDENS        | 7,890,732,663                           | 8,491,000,000   | 7.6%              | 109,000,000          | 8,600,000,000                | 9.0%                           | 709,000,000           |
| 35 DORAL                | 18,353,405,009                          | 19,796,000,000  | 7.9%              | 204,000,000          | 20,000,000,000               | 9.0%                           | 1,646,000,000         |
| 36 CUTLER BAY           | 3,668,107,009                           | 3,986,000,000   | 8.7%              | 14,000,000           | 4,000,000,000                | 9.0%                           | 331,000,000           |
| <b>COUNTY-WIDE</b>      | <b>425,816,881,016</b>                  | <b>462,427,000,000</b>  | <b>8.6%</b>       | <b>6,173,000,000</b> | <b>468,600,000,000</b>       | <b>10.0%</b>                   | <b>42,783,000,000</b> |
| FIRE AND RESCUE         | 239,757,971,408                         | 260,572,000,000   | 8.7%              | 3,628,000,000        | 264,200,000,000              | 10.2%                          | 24,442,000,000        |
| LIBRARY                 | 381,188,489,827                         | 413,237,000,000   | 8.4%              | 5,563,000,000        | 418,800,000,000              | 9.9%                           | 37,611,000,000        |
| SCHOOL BOARD            | 509,432,962,106                         | 547,324,000,000   | 7.4%              | 6,176,000,000        | 553,500,000,000              | 8.7%                           | 44,067,000,000        |
| S FL WATER MNGT DIST    | 427,809,390,459                         | 464,424,000,000   | 8.6%              | 6,176,000,000        | 470,600,000,000              | 10.0%                          | 42,790,000,000        |
| FL INLAND NAV DIST      | 427,809,390,459                         | 464,424,000,000   | 8.6%              | 6,176,000,000        | 470,600,000,000              | 10.0%                          | 42,790,000,000        |
| THE CHILDREN'S TRUST    | 427,809,390,459                         | 464,424,000,000   | 8.6%              | 6,176,000,000        | 470,600,000,000              | 10.0%                          | 42,790,000,000        |