

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 Estimated Taxable Values by Taxing Authority

JUNE 1, 2025



TAXING AUTHORITY	2024 PRELIMINARY TAXABLE VALUE	2025 ESTIMATED TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NEW CONSTRUCTION	2025 JUNE 1ST ESTIMATE	PERCENT CHANGE FROM 2024	NET VALUE CHANGE
01 MIAMI	94,135,310,116	100,330,000,000	6.6%	3,070,000,000	103,400,000,000	9.8%	9,264,000,000
0101 MIAMI (DDA)	30,067,524,964	30,829,000,000	2.5%	1,671,000,000	32,500,000,000	8.1%	2,432,000,000
02 MIAMI BEACH	56,396,947,099	59,374,000,000	5.3%	926,000,000	60,300,000,000	6.9%	3,903,000,000
0201 MB NORMANDY SHORES	448,663,162	486,000,000	8.3%	1,000,000	487,000,000	8.5%	38,000,000
03 CORAL GABLES	24,572,659,959	25,855,000,000	5.2%	45,000,000	25,900,000,000	5.4%	1,327,000,000
04 HIALEAH	19,972,597,788	21,806,000,000	9.2%	294,000,000	22,100,000,000	10.7%	2,127,000,000
05 MIAMI SPRINGS	1,746,158,731	1,872,000,000	7.2%	14,000,000	1,886,000,000	8.0%	139,000,000
06 NORTH MIAMI	5,838,979,945	6,199,000,000	6.2%	101,000,000	6,300,000,000	7.9%	461,000,000
07 NORTH MIAMI BEACH	5,337,390,057	5,648,000,000	5.8%	32,000,000	5,680,000,000	6.4%	342,000,000
08 OPA-LOCKA	1,881,270,610	2,087,000,000	10.9%	13,000,000	2,100,000,000	11.6%	218,000,000
09 SOUTH MIAMI	2,840,371,000	3,086,000,000	8.6%	14,000,000	3,100,000,000	9.1%	259,000,000
10 HOMESTEAD	6,061,450,321	6,184,000,000	2.0%	216,000,000	6,400,000,000	5.6%	338,000,000
11 MIAMI SHORES	1,978,981,893	2,145,000,000	8.4%	5,000,000	2,150,000,000	8.6%	171,000,000
12 BAL HARBOUR	6,896,439,848	7,393,000,000	7.2%	7,000,000	7,400,000,000	7.3%	503,000,000
13 BAY HARBOR ISLANDS	2,096,671,178	2,171,000,000	3.5%	129,000,000	2,300,000,000	9.7%	203,000,000
14 SURFSIDE	4,751,579,117	4,934,000,000	3.8%	366,000,000	5,300,000,000	11.5%	548,000,000
15 WEST MIAMI	968,839,969	1,032,000,000	6.5%	3,000,000	1,035,000,000	6.8%	66,000,000
16 FLORIDA CITY	1,313,944,972	1,396,000,000	6.2%	148,000,000	1,544,000,000	17.5%	230,000,000
17 BISCAYNE PARK	413,440,290	464,000,000	12.2%	4,000,000	468,000,000	13.2%	54,000,000
18 EL PORTAL	308,737,677	344,000,000	11.4%	68,000,000	412,000,000	33.4%	103,000,000
19 GOLDEN BEACH	1,857,390,824	2,048,000,000	10.3%	22,000,000	2,070,000,000	11.4%	212,000,000
20 PINECREST	7,605,723,259	8,153,000,000	7.2%	147,000,000	8,300,000,000	9.1%	694,000,000
21 INDIAN CREEK	1,004,399,227	1,193,000,000	18.8%	44,000,000	1,237,000,000	23.2%	232,000,000
22 MEDLEY	5,795,357,513	6,322,000,000	9.1%	78,000,000	6,400,000,000	10.4%	604,000,000
23 N. BAY VILLAGE	1,621,816,894	1,806,400,000	11.4%	3,600,000	1,810,000,000	11.6%	188,000,000
24 KEY BISCAYNE	10,989,883,172	11,586,000,000	5.4%	14,000,000	11,600,000,000	5.6%	610,000,000
25 SWEETWATER	4,147,472,010	4,297,000,000	3.6%	103,000,000	4,400,000,000	6.1%	252,000,000
26 VIRGINIA GARDENS	407,136,571	412,900,000	1.4%	100,000	413,000,000	1.4%	5,000,000
27 HIALEAH GARDENS	2,306,977,258	2,506,000,000	8.6%	24,000,000	2,530,000,000	9.7%	223,000,000
28 AVENTURA	13,549,224,714	14,183,000,000	4.7%	17,000,000	14,200,000,000	4.8%	650,000,000
30 UNINCORPORATED	124,593,169,769	133,799,000,000	7.4%	1,601,000,000	135,400,000,000	8.7%	10,806,000,000
31 SUNNY ISLES BEACH	17,832,017,201	18,946,000,000	6.2%	154,000,000	19,100,000,000	7.1%	1,267,000,000
32 MIAMI LAKES	4,891,931,106	5,204,000,000	6.4%	26,000,000	5,230,000,000	6.9%	338,000,000
33 PALMETTO BAY	4,568,869,782	4,852,000,000	6.2%	18,000,000	4,870,000,000	6.6%	301,000,000
34 MIAMI GARDENS	8,753,114,373	9,462,000,000	8.1%	138,000,000	9,600,000,000	9.7%	846,000,000
35 DORAL	20,200,797,371	21,495,000,000	6.4%	305,000,000	21,800,000,000	7.9%	1,599,000,000
36 CUTLER BAY	4,030,385,853	4,293,000,000	6.5%	7,000,000	4,300,000,000	6.7%	269,000,000
COUNTY-WIDE	471,525,736,521	503,573,000,000	6.8%	8,227,000,000	511,800,000,000	8.5%	40,274,000,000
FIRE AND RESCUE	265,577,521,991	284,424,000,000	7.1%	3,876,000,000	288,300,000,000	8.6%	22,722,000,000
LIBRARY	420,820,016,675	448,998,000,000	6.7%	7,202,000,000	456,200,000,000	8.4%	35,379,000,000
SCHOOL BOARD	562,602,281,161	574,671,000,000	2.1%	8,229,000,000	582,900,000,000	3.6%	20,297,000,000
S FL WATER MNGT DIST	473,511,279,547	505,371,000,000	6.7%	8,229,000,000	513,600,000,000	8.5%	40,088,000,000
FL INLAND NAV DIST	473,511,279,547	505,371,000,000	6.7%	8,229,000,000	513,600,000,000	8.5%	40,088,000,000
THE CHILDREN'S TRUST	473,511,279,547	505,371,000,000	6.7%	8,229,000,000	513,600,000,000	8.5%	40,088,000,000