

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2026 Taxable Values by Taxing Authority

JULY 1, 2026



TAXING AUTHORITY	2025 PRELIMINARY TAXABLE VALUE	2026 TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NEW CONSTRUCTION	2026 PRELIMINARY TAXABLE VALUE	PERCENT CHANGE FROM 2025	NET VALUE CHANGE
01 MIAMI	103,705,947,947	106,823,210,937	3.0%	3,296,001,109	110,119,212,046	6.2%	6,413,264,099
0101 MIAMI (DDA)	32,850,927,374	32,744,203,256	-0.3%	892,001,978	33,636,205,234	2.4%	785,277,860
02 MIAMI BEACH	60,299,580,564	61,853,666,295	2.6%	538,720,225	62,392,386,520	3.5%	2,092,805,956
0201 MB NORMANDY SHORES	491,321,762	538,432,106	9.6%	11,896,423	550,328,529	12.0%	59,006,767
03 CORAL GABLES	26,009,577,730	27,458,734,450	5.6%	265,699,455	27,724,433,905	6.6%	1,714,856,175
04 HIALEAH	22,176,353,210	23,344,837,066	5.3%	178,454,225	23,523,291,291	6.1%	1,346,938,081
05 MIAMI SPRINGS	1,887,248,316	1,989,296,770	5.4%	6,753,496	1,996,050,266	5.8%	108,801,950
06 NORTH MIAMI	6,407,721,886	6,716,930,423	4.8%	116,118,571	6,833,048,994	6.6%	425,327,108
07 NORTH MIAMI BEACH	5,703,241,865	6,004,420,092	5.3%	7,766,785	6,012,186,877	5.4%	308,945,012
08 OPA-LOCKA	2,128,865,194	2,299,035,975	8.0%	31,676,080	2,330,712,055	9.5%	201,846,861
09 SOUTH MIAMI	3,117,747,220	3,277,464,628	5.1%	108,847,076	3,386,311,704	8.6%	268,564,484
10 HOMESTEAD	6,389,200,110	6,511,007,937	1.9%	235,489,969	6,746,497,906	5.6%	357,297,796
11 MIAMI SHORES	2,152,326,300	2,280,270,146	5.9%	20,215,542	2,300,485,688	6.9%	148,159,388
12 BAL HARBOUR	7,348,062,198	7,682,974,824	4.6%	3,308,595	7,686,283,419	4.6%	338,221,221
13 BAY HARBOR ISLANDS	2,346,469,213	2,442,266,135	4.1%	61,819,681	2,504,085,816	6.7%	157,616,603
14 SURFSIDE	5,401,144,865	5,728,737,791	6.1%	9,535,890	5,738,273,681	6.2%	337,128,816
15 WEST MIAMI	1,034,608,389	1,064,079,159	2.8%	814,688	1,064,893,847	2.9%	30,285,458
16 FLORIDA CITY	1,540,521,226	1,527,518,317	-0.8%	188,460,445	1,715,978,762	11.4%	175,457,536
17 BISCAYNE PARK	468,240,629	500,334,801	6.9%	14,298,350	514,633,151	9.9%	46,392,522
18 EL PORTAL	411,995,775	399,711,719	-3.0%	-142,685	399,569,034	-3.0%	-12,426,741
19 GOLDEN BEACH	2,086,793,109	2,205,875,715	5.7%	40,400,403	2,246,276,118	7.6%	159,483,009
20 PINECREST	8,320,861,078	8,743,854,635	5.1%	137,194,401	8,881,049,036	6.7%	560,187,958
21 INDIAN CREEK	1,286,011,187	1,419,372,955	10.4%	0	1,419,372,955	10.4%	133,361,768
22 MEDLEY	6,502,028,956	7,000,913,670	7.7%	16,880,054	7,017,793,724	7.9%	515,764,768
23 N. BAY VILLAGE	1,824,258,723	1,909,385,856	4.7%	-2,370,493	1,907,015,363	4.5%	82,756,640
24 KEY BISCAYNE	11,708,685,999	12,233,554,725	4.5%	67,691,169	12,301,245,894	5.1%	592,559,895
25 SWEETWATER	4,480,530,340	4,636,962,998	3.5%	32,718,124	4,669,681,122	4.2%	189,150,782
26 VIRGINIA GARDENS	413,617,516	392,630,618	-5.1%	127,026	392,757,644	-5.0%	-20,859,872
27 HIALEAH GARDENS	2,568,107,895	2,698,439,073	5.1%	10,476,881	2,708,915,954	5.5%	140,808,059
28 AVENTURA	14,188,776,396	14,294,887,330	0.7%	7,204,972	14,302,092,302	0.8%	113,315,906
30 UNINCORPORATED	135,443,245,432	142,352,875,698	5.1%	1,544,411,095	143,897,286,793	6.2%	8,454,041,361
31 SUNNY ISLES BEACH	19,114,425,368	19,380,457,508	1.4%	117,280,871	19,497,738,379	2.0%	383,313,011
32 MIAMI LAKES	5,242,062,899	5,497,727,266	4.9%	15,078,617	5,512,805,883	5.2%	270,742,984
33 PALMETTO BAY	4,875,642,690	5,123,990,414	5.1%	20,240,425	5,144,230,839	5.5%	268,588,149
34 MIAMI GARDENS	9,617,813,038	10,075,356,061	4.8%	6,238,490	10,081,594,551	4.8%	463,781,513
35 DORAL	21,884,293,541	22,660,354,316	3.5%	4,208,234	22,664,562,550	3.6%	780,269,009
36 CUTLER BAY	4,314,455,178	4,570,914,322	5.9%	4,095,341	4,575,009,663	6.0%	260,554,485
COUNTY-WIDE	512,351,556,115	533,033,101,773	4.0%	7,104,154,372	540,137,256,145	5.4%	27,785,700,030
FIRE AND RESCUE	288,495,540,819	301,363,382,192	4.5%	2,757,588,189	304,120,970,381	5.4%	15,625,429,562
LIBRARY	456,810,234,666	474,825,520,204	3.9%	6,533,278,336	481,358,798,540	5.4%	24,548,563,874
SCHOOL BOARD	583,598,495,240	586,108,904,187	0.4%	7,106,570,906	593,215,475,093	1.6%	9,616,979,853
S FL WATER MNGT DIST	514,244,836,528	534,979,981,801	4.0%	7,106,570,906	542,086,552,707	5.4%	27,841,716,179
FL INLAND NAV DIST	514,244,836,528	534,979,981,801	4.0%	7,106,570,906	542,086,552,707	5.4%	27,841,716,179
THE CHILDREN'S TRUST	514,244,836,528	534,979,981,801	4.0%	7,106,570,906	542,086,552,707	5.4%	27,841,716,179