



**MIAMI-DADE COUNTY  
PROPERTY APPRAISER  
NEWS RELEASE  
  
PEDRO J. GARCIA  
PROPERTY APPRAISER**

**FOR IMMEDIATE RELEASE**

June 30, 2023

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**Miami-Dade County Property Appraiser Certifies the  
2023 Preliminary Taxable Values**

**Miami-Dade County, FL** – The Miami-Dade County Property Appraiser Pedro J. Garcia has submitted the 2023 Preliminary Certification of Taxable Values to the taxing authorities, which continue to show strong growth in the real estate market. The countywide taxable value for 2023 is \$425,816,881,016, an increase of \$47,919,484,972 or 12.7% growth when compared to 2022. Taxing authorities will use the preliminary taxable values to prepare their upcoming budgets and determine their proposed millage rates.

The countywide new construction value increased just over \$6 billion, continuing a trend we have seen over the past few years. This trend does not appear to be slowing down as real estate values continue to grow. The City of Miami continues to have the largest increase in new construction with over \$1.4 billion in growth.

“This year’s unprecedented record growth of almost \$48 billion of taxable value has provided our local taxing authorities with a windfall. However, I am concerned with the average homeowner and small businesses that may struggle with increased property taxes. The county and many cities saw significant growth; therefore, I’m asking our local governments to consider a reduction in their tax rates,” said Property Appraiser Garcia.

The 2023 Preliminary Certification of Taxable Values allows the taxing authorities, such as county government, municipal governments, the school board and The Children's Trust, to prepare their 2023-2024 fiscal budgets and adopt proposed millage rates, which will appear on the Notice of Proposed Property Taxes (commonly referred to as the TRIM Notice) mailed to all property owners by August 24. This notice will provide property owners with their proposed property taxes and exemption benefits information.

Property Appraiser Garcia encourages property owners to review their individual property values online at [www.miamidade.gov/PA/](http://www.miamidade.gov/PA/). Property owners who have questions or would like to review their assessment with staff may call our offices at 305-375-4712 or submit queries by visiting [www.miamidade.gov/PASubmit](http://www.miamidade.gov/PASubmit).

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**MIAMI-DADE COUNTY  
PROPERTY APPRAISER**

**2023 Taxable Values by Taxing Authority**

**JULY 1, 2023**



TAXING AUTHORITY	2022 PRELIMINARY TAXABLE VALUE	2023 TAXABLE VALUE BEFORE NEW CONSTRUCTION	PERCENT CHANGE	NEW CONSTRUCTION	2023 PRELIMINARY TAXABLE VALUE	PERCENT CHANGE FROM 2022	NET VALUE CHANGE
01 MIAMI	73,749,481,211	83,042,917,479	12.6%	1,408,850,944	84,451,768,423	14.5%	10,702,287,212
0101 MIAMI ( DDA )	24,602,533,803	27,528,563,602	11.9%	171,237,637	27,699,801,239	12.6%	3,097,267,436
02 MIAMI BEACH	46,544,694,070	51,346,874,323	10.3%	213,897,907	51,560,772,230	10.8%	5,016,078,160
0201 MB NORMANDY SHORES	305,472,912	389,416,157	27.5%	3,369,531	392,785,688	28.6%	87,312,776
03 CORAL GABLES	20,101,009,587	22,188,650,684	10.4%	454,317,791	22,642,968,475	12.6%	2,541,958,888
04 HIALEAH	15,369,871,099	17,249,692,407	12.2%	300,274,188	17,549,966,595	14.2%	2,180,095,496
05 MIAMI SPRINGS	1,449,806,131	1,598,589,815	10.3%	6,968,534	1,605,558,349	10.7%	155,752,218
06 NORTH MIAMI	4,605,444,600	5,199,015,711	12.9%	61,074,883	5,260,090,594	14.2%	654,645,994
07 NORTH MIAMI BEACH	4,113,425,952	4,751,311,110	15.5%	-767,739	4,750,543,371	15.5%	637,117,419
08 OPA-LOCKA	1,551,388,190	1,681,633,415	8.4%	36,607,979	1,718,241,394	10.8%	166,853,204
09 SOUTH MIAMI	2,362,980,956	2,594,599,843	9.8%	21,675,030	2,616,274,873	10.7%	253,293,917
10 HOMESTEAD	4,360,611,776	4,857,657,631	11.4%	205,477,290	5,063,134,921	16.1%	702,523,145
11 MIAMI SHORES	1,535,464,298	1,750,478,152	14.0%	5,829,579	1,756,307,731	14.4%	220,843,433
12 BAL HARBOUR	5,774,201,876	6,274,293,306	8.7%	6,540,050	6,280,833,356	8.8%	506,631,480
13 BAY HARBOR ISLANDS	1,632,803,218	1,897,251,661	16.2%	7,656,325	1,904,907,986	16.7%	272,104,768
14 SURFSIDE	3,651,048,630	4,100,952,343	12.3%	2,848,874	4,103,801,217	12.4%	452,752,587
15 WEST MIAMI	828,793,856	894,009,798	7.9%	1,149,691	895,159,489	8.0%	66,365,633
16 FLORIDA CITY	925,481,705	1,008,270,748	8.9%	109,520,981	1,117,791,729	20.8%	192,310,024
17 BISCAYNE PARK	309,707,689	367,160,688	18.6%	1,402,108	368,562,796	19.0%	58,855,107
18 EL PORTAL	226,240,502	267,164,694	18.1%	1,638,401	268,803,095	18.8%	42,562,593
19 GOLDEN BEACH	1,438,422,337	1,631,641,324	13.4%	25,137,052	1,656,778,376	15.2%	218,356,039
20 PINECREST	6,066,710,208	6,693,432,650	10.3%	128,225,734	6,821,658,384	12.4%	754,948,176
21 INDIAN CREEK	831,971,445	888,017,751	6.7%	-3,043,912	884,973,839	6.4%	53,002,394
22 MEDLEY	3,205,242,164	3,748,826,042	17.0%	1,443,774,310	5,192,600,352	62.0%	1,987,358,188
23 N. BAY VILLAGE	1,311,100,447	1,466,105,773	11.8%	3,185,548	1,469,291,321	12.1%	158,190,874
24 KEY BISCAYNE	9,096,495,184	9,968,909,769	9.6%	9,607,463	9,978,517,232	9.7%	882,022,048
25 SWEETWATER	3,307,159,031	3,777,554,435	14.2%	48,003,006	3,825,557,441	15.7%	518,398,410
26 VIRGINIA GARDENS	372,489,301	366,459,811	-1.6%	132,325	366,592,136	-1.6%	-5,897,165
27 HIALEAH GARDENS	1,768,783,577	2,041,496,401	15.4%	55,184,144	2,096,680,545	18.5%	327,896,968
28 AVENTURA	11,368,391,539	12,483,595,481	9.8%	22,439,761	12,506,035,242	10.0%	1,137,643,703
30 UNINCORPORATED	101,823,792,808	111,878,021,546	9.9%	804,330,957	112,682,352,503	10.7%	10,858,559,695
31 SUNNY ISLES BEACH	13,781,795,040	15,312,131,485	11.1%	656,276,116	15,968,407,601	15.9%	2,186,612,561
32 MIAMI LAKES	4,131,041,213	4,496,156,094	8.8%	19,189,005	4,515,345,099	9.3%	384,303,886
33 PALMETTO BAY	3,714,374,050	4,115,885,611	10.8%	56,131,705	4,172,017,316	12.3%	457,643,266
34 MIAMI GARDENS	6,868,956,173	7,711,714,826	12.3%	179,017,837	7,890,732,663	14.9%	1,021,776,490
35 DORAL	16,609,380,949	18,060,824,021	8.7%	292,580,988	18,353,405,009	10.5%	1,744,024,060
36 CUTLER BAY	3,261,804,057	3,638,209,519	11.5%	29,897,490	3,668,107,009	12.5%	406,302,952
<b>COUNTY-WIDE</b>	<b>377,897,396,044</b>	<b>419,806,032,546</b>	<b>11.1%</b>	<b>6,010,848,470</b>	<b>425,816,881,016</b>	<b>12.7%</b>	<b>47,919,484,972</b>
FIRE AND RESCUE	213,164,959,610	236,094,391,135	10.8%	3,663,580,273	239,757,971,408	12.5%	26,593,011,798
LIBRARY	338,627,116,797	375,734,290,374	11.0%	5,454,199,453	381,188,489,827	12.6%	42,561,373,030
SCHOOL BOARD	428,837,004,339	503,418,361,517	17.4%	6,014,600,589	509,432,962,106	18.8%	80,595,957,767
S FL WATER MNGT DIST	379,933,131,965	421,794,790,410	11.0%	6,014,600,049	427,809,390,459	12.6%	47,876,258,494
FL INLAND NAV DIST	379,933,131,965	421,794,790,410	11.0%	6,014,600,049	427,809,390,459	12.6%	47,876,258,494
THE CHILDREN'S TRUST	379,933,131,965	421,794,790,410	11.0%	6,014,600,049	427,809,390,459	12.6%	47,876,258,494