

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Miami-Dade County Preliminary Assessment Roll Values and 2024 Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	389,484	284,453,082,196	144,480,542,567	298,922,597,202	158,149,511,974	13,668,969,407	9.5%	1,808,173,875
CONDOMINIUM	391,062	191,961,923,150	138,792,292,475	194,382,642,089	150,977,558,469	12,185,265,994	8.8%	3,504,549,901
MULTI FAMILY	35,388	57,993,623,455	42,816,073,612	60,163,626,935	47,024,664,268	4,208,590,656	9.8%	1,778,310,900
COMMERCIAL	31,481	88,370,413,494	71,630,839,126	87,757,590,517	75,393,269,521	3,762,430,395	5.3%	1,182,855,416
INDUSTRIAL	16,380	44,130,292,402	30,388,130,352	45,805,794,814	34,446,608,386	4,058,478,034	13.4%	521,535,195
AGRICULTURE	7,486	7,449,121,861	1,329,134,066	8,066,075,731	1,487,074,023	157,939,957	11.9%	33,090,961
VACANT LAND	36,489	27,321,817,110	17,957,503,995	27,551,398,153	18,823,389,602	865,885,607	4.8%	-171,895,474
INSTITUTIONAL	2,319	11,382,123,037	1,693,728,675	11,746,189,390	1,735,712,826	41,984,151	2.5%	-18,128,833
GOVERNMENTAL	22,725	28,596,858,985	184,285,988	29,783,804,816	184,057,510	-228,478	-0.1%	0
OTHER PROPERTIES	6,106	3,116,640,899	2,013,876,618	4,063,223,993	2,685,700,067	671,823,449	33.4%	40,555,564
REAL ESTATE PARCELS	938,920	744,775,896,589	451,286,407,474	768,242,943,640	490,907,546,646	39,621,139,172	8.8%	8,679,047,505
PERS PROP & CENT ASSD		22,868,958,154	20,239,329,047	24,203,117,737	21,444,009,469	1,204,680,422	6.0%	0
ALL ASSESSED PROPERTY		767,644,854,743	471,525,736,521	792,446,061,377	512,351,556,115	40,825,819,594	8.7%	8,679,047,505

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2025 City of Miami Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	33,790	27,555,755,823	13,863,599,541	28,962,102,444	15,290,487,067	1,426,887,526	10.3%	202,192,675
CONDOMINIUM	69,235	38,717,743,065	29,929,416,864	39,891,873,590	33,221,347,951	3,291,931,087	11.0%	1,562,691,303
MULTI FAMILY	17,281	22,283,484,764	16,383,700,812	23,026,832,315	17,744,981,070	1,361,280,258	8.3%	429,048,651
COMMERCIAL	9,576	27,803,027,214	21,668,493,842	28,622,642,969	23,760,401,403	2,091,907,561	9.7%	982,241,964
INDUSTRIAL	1,148	3,850,143,066	2,231,989,623	3,756,657,733	2,440,721,188	208,731,565	9.4%	24,731,814
AGRICULTURE	8	18,242,376	2,687,892	118,457,937	40,567,339	37,879,447	1409.3%	0
VACANT LAND	7,194	9,316,573,591	5,915,726,166	9,704,206,819	6,414,297,660	498,571,494	8.4%	-39,773,184
INSTITUTIONAL	601	3,067,176,598	357,938,556	3,071,068,683	283,782,716	-74,155,840	-20.7%	-29,330,869
GOVERNMENTAL	1,574	9,247,737,990	58,658,237	9,693,247,611	59,594,010	935,773	1.6%	0
OTHER PROPERTIES	291	688,943,309	413,706,958	1,320,852,961	938,224,536	524,517,578	126.8%	-6,447,184
REAL ESTATE PARCELS	140,698	142,548,827,796	90,825,918,491	148,167,943,062	100,194,404,940	9,368,486,449	10.3%	3,125,355,170
PERS PROP & CENT ASSD		3,760,903,676	3,309,391,625	3,970,489,440	3,511,543,007	202,151,382	6.1%	0
ALL ASSESSED PROPERTY		146,309,731,472	94,135,310,116	152,138,432,502	103,705,947,947	9,570,637,831	10.2%	3,125,355,170

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PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	4,857	23,518,935,291	13,208,161,715	24,550,432,910	14,672,844,219	1,464,682,504	11.1%	296,001,178
CONDOMINIUM	44,446	34,242,555,269	26,849,684,782	34,429,496,067	28,907,391,890	2,057,707,108	7.7%	731,845,596
MULTI FAMILY	1,522	4,144,809,726	3,339,866,071	3,949,117,332	3,342,939,480	3,073,409	0.1%	7,980,043
COMMERCIAL	3,295	12,944,028,022	9,783,691,070	11,653,711,021	10,049,935,896	266,244,826	2.7%	35,850,509
INDUSTRIAL	12	121,512,951	120,545,946	117,803,118	116,215,926	-4,330,020	-3.6%	-366,116
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	1,686	2,984,502,934	2,008,657,370	2,743,427,066	2,098,270,547	89,613,177	4.5%	-23,476,703
INSTITUTIONAL	56	419,696,336	52,696,505	411,528,467	40,601,285	-12,095,220	-23.0%	0
GOVERNMENTAL	402	1,918,688,383	40,929,857	1,945,734,314	42,861,169	1,931,312	4.7%	0
OTHER PROPERTIES	49	247,232,537	148,017,772	253,647,891	155,462,353	7,444,581	5.0%	289,148
REAL ESTATE PARCELS	56,325	80,541,961,449	55,552,251,088	80,054,898,186	59,426,522,765	3,874,271,677	7.0%	1,048,123,655
PERS PROP & CENT ASSD		1,004,086,369	844,696,011	1,027,623,477	873,057,799	28,361,788	3.4%	0
ALL ASSESSED PROPERTY		81,546,047,818	56,396,947,099	81,082,521,663	60,299,580,564	3,902,633,465	6.9%	1,048,123,655

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

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July 1 2025



2025 City of Coral Gables Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	10,827	24,944,484,499	13,615,972,076	26,154,611,190	14,707,459,860	1,091,487,784	8.0%	138,530,177
CONDOMINIUM	5,641	3,873,866,250	2,679,520,949	3,678,128,720	2,802,735,239	123,214,290	4.6%	0
MULTI FAMILY	708	1,997,717,234	1,670,665,892	1,942,236,474	1,672,549,587	1,883,695	0.1%	1,462,212
COMMERCIAL	1,753	5,548,943,209	4,763,872,400	5,374,934,983	4,728,592,957	-35,279,443	-0.7%	586,897
INDUSTRIAL	4	29,413,384	20,339,849	29,391,557	22,373,832	2,033,983	10.0%	0
AGRICULTURE	4	15,621,205	4,248,364	17,540,914	5,221,712	973,348	22.9%	-494,058
VACANT LAND	674	1,387,025,645	1,005,510,143	1,480,939,120	1,156,478,948	150,968,805	15.0%	-26,098,744
INSTITUTIONAL	76	946,539,445	156,467,606	1,005,025,259	202,671,521	46,203,915	29.5%	36,111
GOVERNMENTAL	253	685,714,109	2,856,973	704,980,849	3,034,050	177,077	6.2%	0
OTHER PROPERTIES	58	290,906,482	201,563,347	346,459,333	256,149,135	54,585,788	27.1%	108,160
REAL ESTATE PARCELS	19,998	39,720,231,462	24,121,017,599	40,734,248,399	25,557,266,841	1,436,249,242	6.0%	114,130,755
PERS PROP & CENT ASSD		648,513,376	451,642,360	651,107,137	452,310,889	668,529	0.1%	0
ALL ASSESSED PROPERTY		40,368,744,838	24,572,659,959	41,385,355,536	26,009,577,730	1,436,917,771	5.8%	114,130,755

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Hialeah Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	25,385	11,795,460,558	5,367,461,572	12,312,189,662	5,905,311,730	537,850,158	10.0%	21,119,567
CONDOMINIUM	26,226	6,356,875,322	3,447,517,498	6,410,637,969	3,764,060,549	316,543,051	9.2%	0
MULTI FAMILY	2,845	4,523,161,374	3,157,480,136	4,774,008,675	3,659,227,066	501,746,930	15.9%	101,418,893
COMMERCIAL	1,682	2,965,304,056	2,362,747,919	3,030,717,846	2,498,803,702	136,055,783	5.8%	5,694,901
INDUSTRIAL	2,617	5,711,960,850	3,892,334,598	6,182,782,012	4,678,853,000	786,518,402	20.2%	173,552,097
AGRICULTURE	1	11,416,182	1,915,672	7,011,547	1,382,747	-532,925	-27.8%	0
VACANT LAND	1,303	700,734,025	450,290,730	503,246,535	287,505,075	-162,785,655	-36.2%	-6,518,292
INSTITUTIONAL	163	593,586,420	168,885,250	582,520,468	182,508,179	13,622,929	8.1%	0
GOVERNMENTAL	328	1,122,561,109	2,179,147	1,117,367,106	1,973,784	-205,363	-9.4%	0
OTHER PROPERTIES	244	157,187,566	74,064,893	149,007,353	77,726,681	3,661,788	4.9%	0
REAL ESTATE PARCELS	60,794	33,938,247,462	18,924,877,415	35,069,489,173	21,057,352,513	2,132,475,098	11.3%	295,267,166
PERS PROP & CENT ASSD		1,145,466,155	1,047,720,373	1,214,876,134	1,119,000,697	71,280,324	6.8%	0
ALL ASSESSED PROPERTY		35,083,713,617	19,972,597,788	36,284,365,307	22,176,353,210	2,203,755,422	11.0%	295,267,166

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Miami Springs Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	3,462	2,090,840,625	1,024,455,508	2,196,190,299	1,103,951,493	79,495,985	7.8%	4,035,491
CONDOMINIUM	334	64,143,372	42,649,614	64,461,496	46,215,679	3,566,065	8.4%	0
MULTI FAMILY	178	240,692,363	160,762,173	249,514,357	175,203,312	14,441,139	9.0%	311,040
COMMERCIAL	144	413,638,552	353,955,002	454,850,883	402,269,183	48,314,181	13.6%	10,819,532
INDUSTRIAL	8	9,410,033	7,303,392	10,317,745	7,595,833	292,441	4.0%	-747,751
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	111	38,916,365	24,780,287	38,256,491	26,756,826	1,976,539	8.0%	-344,878
INSTITUTIONAL	16	46,864,057	27,096,390	38,708,285	17,243,290	-9,853,100	-36.4%	0
GOVERNMENTAL	59	140,164,732	0	142,413,304	0	0		0
OTHER PROPERTIES	4	15,124,747	6,875,962	15,298,131	7,222,240	346,278	5.0%	0
REAL ESTATE PARCELS	4,316	3,059,794,846	1,647,878,328	3,210,010,991	1,786,457,856	138,579,528	8.4%	14,073,434
PERS PROP & CENT ASSD		102,178,942	98,280,403	104,999,959	100,790,460	2,510,057	2.6%	0
ALL ASSESSED PROPERTY		3,161,973,788	1,746,158,731	3,315,010,950	1,887,248,316	141,089,585	8.1%	14,073,434

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

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July 1 2025



2025 City of North Miami Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	8,304	5,322,933,426	2,322,776,278	5,581,571,582	2,562,499,481	239,723,203	10.3%	30,931,846
CONDOMINIUM	5,856	1,225,471,366	787,444,123	1,178,920,782	835,913,390	48,469,267	6.2%	0
MULTI FAMILY	781	1,489,336,652	1,049,610,091	1,556,203,193	1,221,891,158	172,281,067	16.4%	76,953,364
COMMERCIAL	683	1,186,430,408	963,570,401	1,167,819,903	996,786,271	33,215,870	3.4%	3,269,958
INDUSTRIAL	106	377,164,586	269,540,448	382,017,703	285,344,363	15,803,915	5.9%	159,103
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	382	249,751,820	183,596,408	272,579,877	207,547,740	23,951,332	13.0%	-5,448,799
INSTITUTIONAL	54	257,110,963	36,887,478	250,544,073	39,605,648	2,718,170	7.4%	0
GOVERNMENTAL	146	488,469,583	21,115,073	560,456,784	21,195,102	80,029	0.4%	0
OTHER PROPERTIES	24	16,537,144	4,708,414	17,032,412	5,662,244	953,830	20.3%	0
REAL ESTATE PARCELS	16,336	10,613,205,948	5,639,248,714	10,967,146,309	6,176,445,397	537,196,683	9.5%	105,865,472
PERS PROP & CENT ASSD		222,802,675	199,731,231	254,072,636	231,276,489	31,545,258	15.8%	0
ALL ASSESSED PROPERTY		10,836,008,623	5,838,979,945	11,221,218,945	6,407,721,886	568,741,941	9.7%	105,865,472

**PROPERTY APPRAISER
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		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	7,086	3,841,012,212	1,749,438,937	3,852,565,339	1,907,901,156	158,462,219	9.1%	24,629,214
CONDOMINIUM	5,766	1,843,943,938	1,394,563,692	1,827,264,859	1,470,185,355	75,621,663	5.4%	0
MULTI FAMILY	564	823,399,461	627,278,657	806,633,527	652,672,506	25,393,849	4.0%	267,351
COMMERCIAL	513	1,370,869,369	1,023,363,154	1,361,520,310	1,079,463,725	56,100,571	5.5%	1,739,757
INDUSTRIAL	55	186,119,180	125,144,296	210,197,067	160,665,547	35,521,251	28.4%	9,228,338
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	322	195,680,446	149,452,168	196,169,055	159,343,794	9,891,626	6.6%	-2,797,075
INSTITUTIONAL	34	153,371,921	22,630,715	156,937,345	24,716,918	2,086,203	9.2%	0
GOVERNMENTAL	111	202,611,063	16,354,010	195,522,154	16,974,699	620,689	3.8%	0
OTHER PROPERTIES	37	48,722,586	27,807,755	48,848,207	28,562,656	754,901	2.7%	0
REAL ESTATE PARCELS	14,488	8,665,730,176	5,136,033,384	8,655,657,863	5,500,486,356	364,452,972	7.1%	33,067,585
PERS PROP & CENT ASSD		218,605,743	201,356,673	220,251,333	202,755,509	1,398,836	0.7%	0
ALL ASSESSED PROPERTY		8,884,335,919	5,337,390,057	8,875,909,196	5,703,241,865	365,851,808	6.9%	33,067,585

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2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Opa-locka Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	2,148	667,313,564	271,473,393	715,389,201	312,781,343	41,307,950	15.2%	2,754,525
CONDOMINIUM	553	100,217,673	67,115,618	112,011,009	74,457,268	7,341,650	10.9%	0
MULTI FAMILY	291	357,372,009	189,436,411	385,705,618	220,414,139	30,977,728	16.4%	13,747,254
COMMERCIAL	205	177,643,226	123,666,821	196,122,760	132,986,216	9,319,395	7.5%	47,680
INDUSTRIAL	605	1,283,544,649	792,207,149	1,373,764,647	925,519,501	133,312,352	16.8%	313,764
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	335	157,762,588	96,551,804	190,486,791	111,866,216	15,314,412	15.9%	-2,203,214
INSTITUTIONAL	46	68,573,598	2,739,798	73,160,093	2,608,347	-131,451	-4.8%	0
GOVERNMENTAL	140	317,378,075	1,557,600	302,721,724	1,593,000	35,400	2.3%	0
OTHER PROPERTIES	25	103,203,409	74,299,800	183,229,731	76,162,939	1,863,139	2.5%	0
REAL ESTATE PARCELS	4,348	3,233,008,791	1,619,048,394	3,532,591,574	1,858,388,969	239,340,575	14.8%	14,660,009
PERS PROP & CENT ASSD		278,707,445	262,222,216	288,291,798	270,476,225	8,254,009	3.1%	0
ALL ASSESSED PROPERTY		3,511,716,236	1,881,270,610	3,820,883,372	2,128,865,194	247,594,584	13.2%	14,660,009

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

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July 1 2025



2025 City of South Miami Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	2,863	2,641,260,068	1,437,767,105	3,062,257,705	1,593,899,628	156,132,523	10.9%	19,154,509
CONDOMINIUM	741	240,855,103	171,484,728	236,384,842	184,607,953	13,123,225	7.7%	0
MULTI FAMILY	93	341,259,344	276,519,947	318,224,370	274,973,432	-1,546,515	-0.6%	721,442
COMMERCIAL	645	914,300,902	732,156,649	918,213,632	774,742,193	42,585,544	5.8%	2,699,386
INDUSTRIAL	38	29,186,019	26,340,542	30,338,150	27,514,072	1,173,530	4.5%	0
AGRICULTURE	3	7,035,787	2,039,345	10,851,376	3,005,484	966,139	47.4%	3,929
VACANT LAND	216	119,741,813	89,616,349	134,143,795	102,265,739	12,649,390	14.1%	-2,507,306
INSTITUTIONAL	32	133,665,954	9,715,098	134,378,187	10,638,704	923,606	9.5%	0
GOVERNMENTAL	42	120,191,412	0	132,477,303	0	0		0
OTHER PROPERTIES	20	7,301,009	890,362	52,964,451	39,342,531	38,452,169	4318.7%	36,265,641
REAL ESTATE PARCELS	4,693	4,554,797,411	2,746,530,125	5,030,233,811	3,010,989,736	264,459,611	9.6%	56,337,601
PERS PROP & CENT ASSD		216,521,489	93,840,875	239,565,896	106,757,484	12,916,609	13.8%	0
ALL ASSESSED PROPERTY		4,771,318,900	2,840,371,000	5,269,799,707	3,117,747,220	277,376,220	9.8%	56,337,601

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Homestead Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	10,268	3,913,418,793	2,042,774,792	4,100,149,249	2,312,899,906	270,125,114	13.2%	85,657,875
CONDOMINIUM	10,292	2,546,069,367	1,664,473,968	2,624,389,537	1,872,527,182	208,053,214	12.5%	105,913,470
MULTI FAMILY	774	674,469,840	371,327,025	710,176,507	394,484,857	23,157,832	6.2%	-2,598
COMMERCIAL	569	993,536,196	783,609,947	1,027,228,121	842,351,318	58,741,371	7.5%	8,122,483
INDUSTRIAL	176	254,937,972	202,736,670	292,867,345	245,910,174	43,173,504	21.3%	19,565,859
AGRICULTURE	60	171,921,938	14,873,185	139,978,479	9,699,217	-5,173,968	-34.8%	-25,093
VACANT LAND	2,600	804,296,108	687,734,434	517,973,998	398,653,696	-289,080,738	-42.0%	-1,578,138
INSTITUTIONAL	83	176,264,853	42,581,602	178,647,764	43,625,321	1,043,719	2.5%	0
GOVERNMENTAL	332	512,751,210	7,957,401	519,738,304	7,696,722	-260,679	-3.3%	0
OTHER PROPERTIES	649	29,040,081	19,351,437	29,873,902	24,776,399	5,424,962	28.0%	0
REAL ESTATE PARCELS	25,803	10,076,706,358	5,837,420,461	10,141,023,206	6,152,624,792	315,204,331	5.4%	217,653,858
PERS PROP & CENT ASSD		271,256,422	224,029,860	293,288,071	236,575,318	12,545,458	5.6%	0
ALL ASSESSED PROPERTY		10,347,962,780	6,061,450,321	10,434,311,277	6,389,200,110	327,749,789	5.4%	217,653,858

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Miami Shores Village Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	3,130	3,514,133,988	1,671,380,582	3,660,581,367	1,817,691,589	146,311,007	8.8%	7,069,437
CONDOMINIUM	542	142,479,387	81,777,605	133,190,201	83,888,574	2,110,969	2.6%	0
MULTI FAMILY	80	84,947,327	50,211,268	89,462,798	54,117,917	3,906,649	7.8%	0
COMMERCIAL	81	152,387,061	113,505,384	158,254,348	124,639,203	11,133,819	9.8%	1,222,949
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	83	44,584,110	30,880,125	49,424,457	36,731,242	5,851,117	18.9%	-1,428,026
INSTITUTIONAL	23	164,613,106	307,949	168,535,828	307,949	0	0.0%	0
GOVERNMENTAL	33	24,364,585	0	32,109,590	0	0		0
OTHER PROPERTIES	4	9,545,856	1,086,977	9,542,510	1,195,674	108,697	10.0%	0
REAL ESTATE PARCELS	3,976	4,137,055,420	1,949,149,890	4,301,101,099	2,118,572,148	169,422,258	8.7%	6,864,360
PERS PROP & CENT ASSD		50,490,126	29,832,003	57,334,706	33,754,152	3,922,149	13.1%	0
ALL ASSESSED PROPERTY		4,187,545,546	1,978,981,893	4,358,435,805	2,152,326,300	173,344,407	8.8%	6,864,360

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Bal Harbour Village Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	172	1,385,404,509	718,414,972	1,511,557,391	787,108,213	68,693,241	9.6%	7,561,891
CONDOMINIUM	3,202	6,306,655,171	4,943,846,716	6,287,553,477	5,303,584,971	359,738,255	7.3%	0
MULTI FAMILY	5	71,206,873	66,553,892	69,062,484	65,105,859	-1,448,033	-2.2%	0
COMMERCIAL	430	1,023,673,425	905,159,734	1,010,635,636	911,778,544	6,618,810	0.7%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	61	355,323,876	170,829,061	332,859,172	187,497,261	16,668,200	9.8%	0
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	4	7,951,473	0	8,075,156	0	0		0
OTHER PROPERTIES	6	1,100	1,100	1,100	1,100	0	0.0%	0
REAL ESTATE PARCELS	3,880	9,150,216,427	6,804,805,475	9,219,744,416	7,255,075,948	450,270,473	6.6%	7,561,891
PERS PROP & CENT ASSD		99,029,498	91,634,373	100,313,412	92,986,250	1,351,877	1.5%	0
ALL ASSESSED PROPERTY		9,249,245,925	6,896,439,848	9,320,057,828	7,348,062,198	451,622,350	6.5%	7,561,891

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Town of Bay Harbor Islands Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	260	1,112,748,565	553,800,050	1,311,556,185	627,902,713	74,102,663	13.4%	17,964,171
CONDOMINIUM	2,418	1,267,449,267	915,002,631	1,381,795,949	1,084,733,572	169,730,941	18.5%	119,925,383
MULTI FAMILY	55	223,142,146	194,787,872	195,485,928	171,034,029	-23,753,843	-12.2%	0
COMMERCIAL	201	224,587,611	185,494,629	227,769,370	199,224,335	13,729,706	7.4%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	191	288,605,320	221,604,501	298,817,007	236,442,892	14,838,391	6.7%	-3,635,825
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	21	176,973,293	0	181,891,249	0	0		0
OTHER PROPERTIES	5	0	0	0	0	0		0
REAL ESTATE PARCELS	3,151	3,293,506,202	2,070,689,683	3,597,315,688	2,319,337,541	248,647,858	12.0%	134,253,729
PERS PROP & CENT ASSD		28,423,209	25,981,495	29,667,416	27,131,672	1,150,177	4.4%	0
ALL ASSESSED PROPERTY		3,321,929,411	2,096,671,178	3,626,983,104	2,346,469,213	249,798,035	11.9%	134,253,729

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Town of Surfside Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	1,096	1,757,040,481	918,225,170	1,869,057,362	1,029,469,854	111,244,684	12.1%	24,676,328
CONDOMINIUM	2,080	4,099,345,574	3,050,458,150	4,427,685,193	3,622,575,512	572,117,362	18.8%	361,214,700
MULTI FAMILY	37	126,477,735	104,264,487	73,151,486	58,706,278	-45,558,209	-43.7%	0
COMMERCIAL	67	551,808,318	370,033,183	536,034,328	400,908,174	30,874,991	8.3%	10,500
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	87	469,329,006	269,080,278	405,230,984	250,884,234	-18,196,044	-6.8%	-2,602,492
INSTITUTIONAL	6	34,061,721	0	39,054,070	0	0		0
GOVERNMENTAL	48	285,447,883	0	266,703,497	0	0		0
OTHER PROPERTIES	6	1,390,338	349,154	1,469,319	383,855	34,701	9.9%	0
REAL ESTATE PARCELS	3,427	7,324,901,056	4,712,410,422	7,618,386,239	5,362,927,907	650,517,485	13.8%	383,299,036
PERS PROP & CENT ASSD		41,041,676	39,168,695	40,076,875	38,216,958	-951,737	-2.4%	0
ALL ASSESSED PROPERTY		7,365,942,732	4,751,579,117	7,658,463,114	5,401,144,865	649,565,748	13.7%	383,299,036

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of West Miami Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	1,424	724,029,517	359,900,963	791,438,248	393,545,698	33,644,735	9.3%	2,614,553
CONDOMINIUM	83	20,527,324	14,137,571	24,134,263	14,985,137	847,566	6.0%	0
MULTI FAMILY	102	431,816,875	417,285,221	443,691,558	431,377,613	14,092,392	3.4%	342,933
COMMERCIAL	91	157,209,752	134,807,734	166,041,465	148,886,283	14,078,549	10.4%	428,656
INDUSTRIAL	2	2,630,101	2,191,304	2,627,224	2,410,434	219,130	10.0%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	11	1,756,891	1,493,925	1,541,728	1,237,668	-256,257	-17.2%	0
INSTITUTIONAL	4	14,911,582	6,412,782	14,894,348	7,054,060	641,278	10.0%	0
GOVERNMENTAL	15	14,032,560	0	28,469,682	0	0		0
OTHER PROPERTIES	4	7,939,586	3,903,232	7,926,107	3,532,095	-371,137	-9.5%	0
REAL ESTATE PARCELS	1,736	1,374,854,188	940,132,732	1,480,764,623	1,003,028,988	62,896,256	6.7%	3,386,142
PERS PROP & CENT ASSD		31,065,112	28,707,237	33,735,339	31,579,401	2,872,164	10.0%	0
ALL ASSESSED PROPERTY		1,405,919,300	968,839,969	1,514,499,962	1,034,608,389	65,768,420	6.8%	3,386,142

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Florida City Preliminary Assessment Roll Values and Comparison

<u>PROPERTY TYPE</u>	<u>2025</u>	<u>2024 PRELIMINARY VALUES</u>		<u>2025 PRELIMINARY VALUES</u>		<u>TAXABLE</u>	<u>PCT</u>	<u>NEW CONS</u>
	<u>COUNT</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>VALUE DIFF</u>		
SINGLE FAMILY	1,985	607,258,449	314,421,032	678,801,580	386,701,368	72,280,336	23.0%	34,845,234
CONDOMINIUM	1,454	334,428,275	272,001,670	419,369,117	353,652,470	81,650,800	30.0%	88,590,333
MULTI FAMILY	224	228,250,208	103,381,559	256,567,194	138,503,686	35,122,127	34.0%	25,262,235
COMMERCIAL	145	373,042,835	310,694,733	369,985,157	324,138,377	13,443,644	4.3%	1,046,077
INDUSTRIAL	27	68,162,847	46,246,753	67,844,553	50,530,639	4,283,886	9.3%	0
AGRICULTURE	33	37,870,954	4,062,593	36,263,399	3,131,341	-931,252	-22.9%	0
VACANT LAND	1,616	234,815,672	166,413,046	257,034,513	180,382,373	13,969,327	8.4%	-1,205,813
INSTITUTIONAL	32	31,074,496	1,748,632	32,145,574	2,902,473	1,153,841	66.0%	0
GOVERNMENTAL	137	132,076,235	259,898	152,625,331	381,294	121,396	46.7%	0
OTHER PROPERTIES	102	1,593,772	1,264,713	1,385,697	1,144,536	-120,177	-9.5%	0
REAL ESTATE PARCELS	5,755	2,048,573,743	1,220,494,629	2,272,022,115	1,441,468,557	220,973,928	18.1%	148,538,066
PERS PROP & CENT ASSD		101,080,288	93,450,343	107,349,528	99,052,669	5,602,326	6.0%	0
ALL ASSESSED PROPERTY		2,149,654,031	1,313,944,972	2,379,371,643	1,540,521,226	226,576,254	17.2%	148,538,066

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Village of Biscayne Park Preliminary Assessment Roll Values and Comparison

<u>PROPERTY TYPE</u>	<u>2025 COUNT</u>	<u>2024 PRELIMINARY VALUES</u>		<u>2025 PRELIMINARY VALUES</u>		<u>TAXABLE VALUE DIFF</u>	<u>PCT</u>	<u>NEW CONS</u>
		<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>			
SINGLE FAMILY	857	709,463,168	318,092,375	735,036,078	358,922,393	40,830,018	12.8%	5,690,825
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	201	129,977,773	82,896,759	143,007,799	92,120,868	9,224,109	11.1%	174,313
COMMERCIAL	1	1,913,834	0	1,740,144	0	0		0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	24	10,035,596	6,696,469	13,683,685	10,538,935	3,842,466	57.4%	-904,776
INSTITUTIONAL	1	3,479,858	0	3,193,651	0	0		0
GOVERNMENTAL	12	10,967,491	0	11,138,985	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
REAL ESTATE PARCELS	1,096	865,837,720	407,685,603	907,800,342	461,582,196	53,896,593	13.2%	4,960,362
PERS PROP & CENT ASSD		5,903,673	5,754,687	6,808,441	6,658,433	903,746	15.7%	0
ALL ASSESSED PROPERTY		871,741,393	413,440,290	914,608,783	468,240,629	54,800,339	13.3%	4,960,362

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Village of El Portal Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>			
SINGLE FAMILY	703	539,577,429	235,826,633	528,364,591	258,347,836	22,521,203	9.5%	2,417,402
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	50	47,830,797	29,899,101	121,292,482	106,334,233	76,435,132	255.6%	77,335,647
COMMERCIAL	14	22,021,141	17,112,719	21,999,868	17,552,788	440,069	2.6%	0
INDUSTRIAL	1	4,121,280	3,770,311	4,121,280	4,121,280	350,969	9.3%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	25	37,585,370	17,228,155	30,886,627	18,051,001	822,846	4.8%	-123,301
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	6	11,971,717	0	11,856,688	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
REAL ESTATE PARCELS	799	663,107,734	303,836,919	718,521,536	404,407,138	100,570,219	33.1%	79,629,748
PERS PROP & CENT ASSD		5,125,566	4,900,758	7,814,683	7,588,637	2,687,879	54.8%	1,764,069
ALL ASSESSED PROPERTY		668,233,300	308,737,677	726,336,219	411,995,775	103,258,098	33.4%	81,393,817

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Town of Golden Beach Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	343	2,936,629,227	1,581,921,679	3,030,449,107	1,707,055,615	125,133,936	7.9%	33,728,644
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	2	38,831,092	3,716,903	92,013,238	62,785,223	59,068,320	1589.2%	-7,900,220
COMMERCIAL	0	0	0	0	0	0		0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	48	415,970,284	267,832,748	489,843,376	312,802,875	44,970,127	16.8%	-2,880,283
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	8	39,640,255	0	44,625,923	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
REAL ESTATE PARCELS	401	3,431,070,858	1,853,471,330	3,656,931,644	2,082,643,713	229,172,383	12.4%	22,948,141
PERS PROP & CENT ASSD		3,964,325	3,919,494	4,192,724	4,149,396	229,902	5.9%	0
ALL ASSESSED PROPERTY		3,435,035,183	1,857,390,824	3,661,124,368	2,086,793,109	229,402,285	12.4%	22,948,141

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Village of Pinecrest Preliminary Assessment Roll Values and Comparison

<u>PROPERTY TYPE</u>	<u>2025 COUNT</u>	<u>2024 PRELIMINARY VALUES</u>		<u>2025 PRELIMINARY VALUES</u>		<u>TAXABLE VALUE DIFF</u>	<u>PCT</u>	<u>NEW CONS</u>
		<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>			
SINGLE FAMILY	5,098	10,956,678,925	6,197,065,999	11,905,602,011	6,810,050,904	612,984,905	9.9%	161,176,677
CONDOMINIUM	874	335,177,744	224,566,415	344,034,159	261,255,736	36,689,321	16.3%	0
MULTI FAMILY	111	197,946,763	135,667,716	221,145,141	149,329,821	13,662,105	10.1%	246,118
COMMERCIAL	146	890,303,475	740,192,515	929,585,993	760,901,355	20,708,840	2.8%	1,529,869
INDUSTRIAL	1	2,443,359	0	2,657,744	0	0		0
AGRICULTURE	13	57,587,592	23,059,622	57,534,319	23,011,326	-48,296	-0.2%	61,574
VACANT LAND	205	319,916,038	213,323,464	337,911,160	240,187,357	26,863,893	12.6%	-10,126,357
INSTITUTIONAL	14	129,485,801	3,050,495	159,870,391	3,355,544	305,049	10.0%	0
GOVERNMENTAL	27	127,467,511	377,079	149,753,796	0	-377,079	-100.0%	0
OTHER PROPERTIES	29	6,107,009	5,591,957	7,070,636	6,692,538	1,100,581	19.7%	-158,024
REAL ESTATE PARCELS	6,518	13,023,114,217	7,542,895,262	14,115,165,350	8,254,784,581	711,889,319	9.4%	152,729,857
PERS PROP & CENT ASSD		83,961,497	62,827,997	89,277,789	66,076,497	3,248,500	5.2%	0
ALL ASSESSED PROPERTY		13,107,075,714	7,605,723,259	14,204,443,139	8,320,861,078	715,137,819	9.4%	152,729,857

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Indian Creek Village Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	29	1,219,493,845	686,385,248	1,736,838,741	916,819,843	230,434,595	33.6%	44,112,638
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	0	0	0	0	0	0		0
COMMERCIAL	1	10,564,617	10,564,617	10,544,586	10,544,586	-20,031	-0.2%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	11	395,143,259	301,643,168	471,082,239	351,318,584	49,675,416	16.5%	0
INSTITUTIONAL	2	401,000	401,000	401,000	401,000	0	0.0%	0
GOVERNMENTAL	2	1,637,980	0	1,630,882	0	0		0
OTHER PROPERTIES	1	17,908	17,908	17,908	17,908	0	0.0%	0
REAL ESTATE PARCELS	46	1,627,258,609	999,011,941	2,220,515,356	1,279,101,921	280,089,980	28.0%	44,112,638
PERS PROP & CENT ASSD		5,448,496	5,387,286	6,992,757	6,909,266	1,521,980	28.3%	603,308
ALL ASSESSED PROPERTY		1,632,707,105	1,004,399,227	2,227,508,113	1,286,011,187	281,611,960	28.0%	44,715,946

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Town of Medley Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	81	16,911,923	8,197,288	17,525,904	8,724,250	526,962	6.4%	-3,939
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	6	1,725,559	1,320,306	1,722,343	1,365,201	44,895	3.4%	0
COMMERCIAL	92	373,175,712	260,380,207	365,019,305	271,125,483	10,745,276	4.1%	343,552
INDUSTRIAL	1,098	6,221,969,568	4,279,857,610	6,610,327,569	4,902,928,164	623,070,554	14.6%	78,642,276
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	316	861,444,949	465,314,691	809,969,271	480,650,247	15,335,556	3.3%	-833,657
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	95	117,864,744	125,974	119,233,862	0	-125,974	-100.0%	0
OTHER PROPERTIES	12	23,018,950	11,540,797	23,006,678	12,516,925	976,128	8.5%	0
REAL ESTATE PARCELS	1,700	7,616,111,405	5,026,736,873	7,946,804,932	5,677,310,270	650,573,397	12.9%	78,148,232
PERS PROP & CENT ASSD		807,264,088	768,620,640	864,049,941	824,718,686	56,098,046	7.3%	0
ALL ASSESSED PROPERTY		8,423,375,493	5,795,357,513	8,810,854,873	6,502,028,956	706,671,443	12.2%	78,148,232

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 North Bay Village Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	383	606,753,318	338,286,158	688,228,553	387,364,932	49,078,774	14.5%	1,757,425
CONDOMINIUM	3,056	1,098,785,972	786,397,541	1,027,542,026	812,384,651	25,987,110	3.3%	0
MULTI FAMILY	24	243,532,015	204,890,243	316,734,717	251,825,038	46,934,795	22.9%	3,258,444
COMMERCIAL	76	156,452,078	121,507,866	287,473,908	185,209,328	63,701,462	52.4%	0
INDUSTRIAL	1	18,029,000	18,029,000	18,200,000	17,380,000	-649,000	-3.6%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	70	90,423,536	65,764,530	131,341,264	83,801,818	18,037,288	27.4%	-446,090
INSTITUTIONAL	1	12,085,849	9,605,440	16,789,556	10,565,984	960,544	10.0%	0
GOVERNMENTAL	8	23,686,587	0	30,210,833	0	0		0
OTHER PROPERTIES	8	54,765,352	41,657,173	145,874,443	44,380,954	2,723,781	6.5%	0
REAL ESTATE PARCELS	3,627	2,304,513,707	1,586,137,951	2,662,395,300	1,792,912,705	206,774,754	13.0%	4,569,779
PERS PROP & CENT ASSD		38,018,390	35,678,943	33,669,960	31,346,018	-4,332,925	-12.1%	0
ALL ASSESSED PROPERTY		2,342,532,097	1,621,816,894	2,696,065,260	1,824,258,723	202,441,829	12.5%	4,569,779

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Village of Key Biscayne Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	1,291	5,132,145,051	3,705,487,209	5,860,067,824	4,092,212,938	386,725,729	10.4%	46,246,292
CONDOMINIUM	5,761	8,183,367,656	6,284,955,884	8,172,054,308	6,702,577,569	417,621,685	6.6%	0
MULTI FAMILY	6	15,057,705	11,857,092	18,698,728	15,921,901	4,064,809	34.3%	1,872,380
COMMERCIAL	153	684,725,045	669,218,483	579,988,077	573,765,953	-95,452,530	-14.3%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	146	301,213,659	256,180,303	317,008,976	260,722,386	4,542,083	1.8%	-2,886,151
INSTITUTIONAL	7	113,110,699	0	114,118,418	0	0		0
GOVERNMENTAL	20	115,740,493	0	116,033,335	0	0		0
OTHER PROPERTIES	11	7,979,129	7,979,129	7,979,121	7,979,121	-8	0.0%	0
REAL ESTATE PARCELS	7,395	14,553,339,437	10,935,678,100	15,185,948,787	11,653,179,868	717,501,768	6.6%	45,232,521
PERS PROP & CENT ASSD		62,309,914	54,205,072	63,839,378	55,506,131	1,301,059	2.4%	0
ALL ASSESSED PROPERTY		14,615,649,351	10,989,883,172	15,249,788,165	11,708,685,999	718,802,827	6.5%	45,232,521

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Sweetwater Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	1,062	488,188,087	224,544,953	528,488,034	244,436,391	19,891,438	8.9%	105,846
CONDOMINIUM	1,684	419,810,088	202,992,696	430,306,266	223,527,669	20,534,973	10.1%	0
MULTI FAMILY	496	720,644,551	591,454,648	845,449,336	715,606,661	124,152,013	21.0%	115,585,894
COMMERCIAL	373	1,503,835,560	1,276,898,715	1,513,020,180	1,355,388,122	78,489,407	6.1%	8,481,197
INDUSTRIAL	488	1,817,983,679	1,263,580,055	1,753,397,474	1,403,164,572	139,584,517	11.0%	40,992
AGRICULTURE	4	52,073,869	9,644,714	93,646,294	2,584,371	-7,060,343	-73.2%	0
VACANT LAND	252	241,670,030	180,097,659	239,682,584	184,225,648	4,127,989	2.3%	-34,003
INSTITUTIONAL	4	4,318,768	0	5,361,310	0	0		0
GOVERNMENTAL	70	273,288,835	0	280,762,931	0	0		0
OTHER PROPERTIES	14	9,532,991	4,119,560	10,641,716	4,500,067	380,507	9.2%	0
REAL ESTATE PARCELS	4,447	5,531,346,458	3,753,333,000	5,700,756,125	4,133,433,501	380,100,501	10.1%	124,179,926
PERS PROP & CENT ASSD		415,681,740	394,139,010	368,647,442	347,096,839	-47,042,171	-11.9%	0
ALL ASSESSED PROPERTY		5,947,028,198	4,147,472,010	6,069,403,567	4,480,530,340	333,058,330	8.0%	124,179,926

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Village of Virginia Gardens Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	472	227,618,039	100,677,100	240,011,801	109,540,573	8,863,473	8.8%	108,925
CONDOMINIUM	94	16,635,690	10,570,647	16,786,115	11,952,829	1,382,182	13.1%	0
MULTI FAMILY	56	63,497,509	46,403,015	66,216,046	51,902,041	5,499,026	11.9%	0
COMMERCIAL	24	108,471,679	94,827,112	105,846,483	100,183,442	5,356,330	5.6%	0
INDUSTRIAL	2	21,631,069	13,654,930	21,716,654	15,168,363	1,513,433	11.1%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	11	3,478,499	2,410,348	3,542,180	2,865,667	455,319	18.9%	0
INSTITUTIONAL	2	22,047,028	0	22,021,487	0	0		0
GOVERNMENTAL	6	3,434,214	0	3,454,038	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
REAL ESTATE PARCELS	667	466,813,727	268,543,152	479,594,804	291,612,915	23,069,763	8.6%	108,925
PERS PROP & CENT ASSD		139,940,631	138,593,419	123,441,220	122,004,601	-16,588,818	-12.0%	0
ALL ASSESSED PROPERTY		606,754,358	407,136,571	603,036,024	413,617,516	6,480,945	1.6%	108,925

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Hialeah Gardens Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	2,508	1,200,182,154	535,824,089	1,257,559,457	592,582,073	56,757,984	10.6%	11,864,037
CONDOMINIUM	3,161	796,047,649	388,111,564	827,671,365	428,001,448	39,889,884	10.3%	0
MULTI FAMILY	22	142,860,132	116,744,041	148,631,486	127,574,661	10,830,620	9.3%	0
COMMERCIAL	103	321,715,771	286,382,784	330,343,460	297,994,674	11,611,890	4.1%	443,208
INDUSTRIAL	375	1,044,559,662	679,392,262	1,012,009,502	793,432,752	114,040,490	16.8%	17,601,770
AGRICULTURE	1	27,658,562	61,979	5,652,091	18,621	-43,358	-70.0%	0
VACANT LAND	344	279,507,311	141,111,771	273,336,328	165,617,305	24,505,534	17.4%	-1,544,569
INSTITUTIONAL	11	80,149,189	0	80,000,364	0	0		0
GOVERNMENTAL	56	227,551,964	0	227,736,849	0	0		0
OTHER PROPERTIES	9	16,607,100	16,607,100	16,697,100	16,697,100	90,000	0.5%	0
REAL ESTATE PARCELS	6,590	4,136,839,494	2,164,235,590	4,179,638,002	2,421,918,634	257,683,044	11.9%	28,364,446
PERS PROP & CENT ASSD		155,159,194	142,741,668	158,208,412	146,189,261	3,447,593	2.4%	0
ALL ASSESSED PROPERTY		4,291,998,688	2,306,977,258	4,337,846,414	2,568,107,895	261,130,637	11.3%	28,364,446

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Aventura Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	644	962,236,291	608,487,165	947,298,847	640,415,226	31,928,061	5.2%	30,993
CONDOMINIUM	23,745	12,823,883,604	9,373,464,547	12,331,052,121	9,888,371,990	514,907,443	5.5%	16,015,450
MULTI FAMILY	16	324,625,007	237,862,283	326,950,522	260,655,398	22,793,115	9.6%	0
COMMERCIAL	528	2,739,646,534	2,594,084,667	2,754,151,720	2,632,977,145	38,892,478	1.5%	1,395,326
INDUSTRIAL	5	52,274,076	49,588,283	52,527,089	47,797,448	-1,790,835	-3.6%	0
AGRICULTURE	2	50,803,052	28,659,672	50,802,982	31,524,636	2,864,964	10.0%	0
VACANT LAND	339	102,231,298	86,146,064	108,736,049	97,298,968	11,152,904	12.9%	-100,000
INSTITUTIONAL	9	224,068,976	177,762,626	243,856,235	189,516,127	11,753,501	6.6%	0
GOVERNMENTAL	53	131,208,722	96,928	128,533,132	0	-96,928	-100.0%	0
OTHER PROPERTIES	103	49,626,359	31,851,390	49,886,286	26,099,322	-5,752,068	-18.1%	0
REAL ESTATE PARCELS	25,444	17,460,603,919	13,188,003,625	16,993,794,983	13,814,656,260	626,652,635	4.8%	17,341,769
PERS PROP & CENT ASSD		384,897,145	361,221,089	398,235,769	374,120,136	12,899,047	3.6%	0
ALL ASSESSED PROPERTY		17,845,501,064	13,549,224,714	17,392,030,752	14,188,776,396	639,551,682	4.7%	17,341,769

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Uninc. Municipal Service Area Preliminary Assessment Roll Values and Comparison

<u>PROPERTY TYPE</u>	<u>2025 COUNT</u>	<u>2024 PRELIMINARY VALUES</u>		<u>2025 PRELIMINARY VALUES</u>		<u>TAXABLE VALUE DIFF</u>	<u>PCT</u>	<u>NEW CONS</u>
		<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>			
SINGLE FAMILY	205,289	113,835,594,039	55,048,100,224	119,423,361,404	59,976,532,458	4,928,432,234	9.0%	531,115,026
CONDOMINIUM	123,798	36,843,225,511	21,955,385,692	37,939,780,948	24,132,292,019	2,176,906,327	9.9%	356,963,317
MULTI FAMILY	8,233	13,298,733,175	9,428,343,388	13,919,142,140	10,618,278,579	1,189,935,191	12.6%	655,475,558
COMMERCIAL	7,141	16,054,099,529	13,913,726,710	16,179,521,058	14,431,902,017	518,175,307	3.7%	52,369,329
INDUSTRIAL	7,052	12,815,821,661	9,323,405,538	13,205,184,107	10,322,633,132	999,227,594	10.7%	82,568,356
AGRICULTURE	7,338	6,936,356,929	1,233,128,500	7,433,125,155	1,355,927,534	122,799,034	10.0%	33,544,609
VACANT LAND	15,802	5,320,666,711	3,409,576,146	5,332,237,344	3,547,763,208	138,187,062	4.1%	-26,655,215
INSTITUTIONAL	811	3,613,879,577	509,589,990	3,843,564,882	565,242,128	55,652,138	10.9%	11,345,890
GOVERNMENTAL	17,944	9,897,659,483	16,095,636	10,373,400,191	12,619,370	-3,476,266	-21.6%	0
OTHER PROPERTIES	3,338	851,325,462	590,433,080	893,754,802	610,139,154	19,706,074	3.3%	11,869,446
REAL ESTATE PARCELS	396,746	219,467,362,077	115,427,784,904	228,543,072,031	125,573,329,599	10,145,544,695	8.8%	1,708,596,316
PERS PROP & CENT ASSD		10,270,015,901	9,165,384,865	11,066,370,069	9,869,915,833	704,530,968	7.7%	0
ALL ASSESSED PROPERTY		229,737,377,978	124,593,169,769	239,609,442,100	135,443,245,432	10,850,075,663	8.7%	1,708,596,316

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Sunny Isles Beach Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	363	794,657,561	457,970,826	910,787,919	524,135,182	66,164,356	14.4%	8,124,709
CONDOMINIUM	18,763	19,339,651,195	15,975,844,418	19,444,176,141	17,040,728,175	1,064,883,757	6.7%	133,959,960
MULTI FAMILY	20	674,160,180	487,723,782	635,205,650	497,318,140	9,594,358	2.0%	-12,017
COMMERCIAL	518	1,124,873,274	622,088,190	759,450,639	571,199,138	-50,889,052	-8.2%	609,424
INDUSTRIAL	1	10,319,000	10,319,000	10,400,000	10,400,000	81,000	0.8%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	217	323,185,152	146,742,630	688,904,934	329,441,671	182,699,041	124.5%	-642,903
INSTITUTIONAL	3	32,591,672	0	32,590,027	0	0		0
GOVERNMENTAL	45	189,698,318	13,113,159	188,899,171	13,113,110	-49	0.0%	0
OTHER PROPERTIES	22	4,651,227	4,651,227	4,647,691	4,647,691	-3,536	-0.1%	0
REAL ESTATE PARCELS	19,952	22,493,787,579	17,718,453,232	22,675,062,172	18,990,983,107	1,272,529,875	7.2%	142,039,173
PERS PROP & CENT ASSD		126,579,718	113,563,969	136,572,296	123,442,261	9,878,292	8.7%	0
ALL ASSESSED PROPERTY		22,620,367,297	17,832,017,201	22,811,634,468	19,114,425,368	1,282,408,167	7.2%	142,039,173

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Town of Miami Lakes Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	5,852	3,913,303,254	2,107,150,697	4,002,875,124	2,231,928,730	124,778,033	5.9%	6,270,166
CONDOMINIUM	3,479	1,150,182,768	708,371,085	1,162,249,421	769,998,866	61,627,781	8.7%	0
MULTI FAMILY	28	501,400,892	452,948,781	555,550,896	500,195,741	47,246,960	10.4%	7,591,524
COMMERCIAL	410	856,018,413	780,449,564	888,092,016	832,165,888	51,716,324	6.6%	7,536,481
INDUSTRIAL	130	671,732,760	511,603,523	736,324,157	583,610,232	72,006,709	14.1%	5,560,633
AGRICULTURE	5	35,109,484	123,108	35,109,484	123,108	0	0.0%	0
VACANT LAND	206	69,363,184	56,725,599	62,590,594	44,405,698	-12,319,901	-21.7%	0
INSTITUTIONAL	21	130,408,576	19,264,845	130,092,063	19,634,401	369,556	1.9%	0
GOVERNMENTAL	126	215,776,468	5,289	214,794,411	5,289	0	0.0%	0
OTHER PROPERTIES	105	3,150,813	2,171,745	3,142,418	2,487,515	315,770	14.5%	0
REAL ESTATE PARCELS	10,362	7,546,446,612	4,638,814,236	7,790,820,584	4,984,555,468	345,741,232	7.5%	26,958,804
PERS PROP & CENT ASSD		275,006,263	253,116,870	281,327,396	257,507,431	4,390,561	1.7%	0
ALL ASSESSED PROPERTY		7,821,452,875	4,891,931,106	8,072,147,980	5,242,062,899	350,131,793	7.2%	26,958,804

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Village of Palmetto Bay Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	7,187	6,559,863,690	3,316,129,987	6,653,212,485	3,557,170,168	241,040,181	7.3%	13,494,446
CONDOMINIUM	840	283,990,278	180,369,149	289,276,095	194,260,127	13,890,978	7.7%	0
MULTI FAMILY	112	289,335,704	245,177,071	286,795,477	256,415,093	11,238,022	4.6%	53,007
COMMERCIAL	239	734,603,591	613,596,688	739,573,677	651,964,688	38,368,000	6.3%	6,205,132
INDUSTRIAL	1	11,002,000	5,966,207	11,000,000	6,562,827	596,620	10.0%	0
AGRICULTURE	5	19,652,230	3,284,156	26,215,847	3,766,570	482,414	14.7%	0
VACANT LAND	185	145,588,957	88,409,842	128,274,554	84,841,109	-3,568,733	-4.0%	0
INSTITUTIONAL	25	166,069,398	20,174,820	168,581,664	15,479,605	-4,695,215	-23.3%	0
GOVERNMENTAL	96	217,842,152	0	224,388,679	0	0		0
OTHER PROPERTIES	31	11,823,744	6,894,538	11,744,089	7,365,954	471,416	6.8%	0
REAL ESTATE PARCELS	8,721	8,439,771,744	4,480,002,458	8,539,062,567	4,777,826,141	297,823,683	6.6%	19,752,585
PERS PROP & CENT ASSD		105,592,491	88,867,324	119,130,574	97,816,549	8,949,225	10.1%	0
ALL ASSESSED PROPERTY		8,545,364,235	4,568,869,782	8,658,193,141	4,875,642,690	306,772,908	6.7%	19,752,585

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Miami Gardens Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	23,388	8,839,923,998	3,618,359,546	8,730,707,731	3,945,244,801	326,885,255	9.0%	13,636,657
CONDOMINIUM	5,770	1,315,868,382	658,592,093	1,329,140,749	716,565,686	57,973,593	8.8%	0
MULTI FAMILY	294	831,514,944	470,616,340	919,269,422	569,818,584	99,202,244	21.1%	40,790,992
COMMERCIAL	390	1,422,820,689	1,151,455,342	1,424,362,903	1,200,735,836	49,280,494	4.3%	1,281,790
INDUSTRIAL	477	2,281,502,173	1,596,715,758	2,469,320,699	1,904,466,221	307,750,463	19.3%	83,884,313
AGRICULTURE	3	727,403	411,958	3,521,682	418,429	6,471	1.6%	0
VACANT LAND	649	484,788,077	341,648,907	457,583,772	329,312,064	-12,336,843	-3.6%	-208,389
INSTITUTIONAL	109	361,311,574	11,839,251	384,779,456	16,274,371	4,435,120	37.5%	-179,965
GOVERNMENTAL	265	495,278,341	2,603,727	566,056,201	2,852,891	249,164	9.6%	0
OTHER PROPERTIES	107	276,407,095	258,854,476	273,299,177	257,709,905	-1,144,571	-0.4%	-1,402,220
REAL ESTATE PARCELS	31,452	16,310,142,676	8,111,097,398	16,558,041,792	8,943,398,788	832,301,390	10.3%	137,803,178
PERS PROP & CENT ASSD		685,500,726	642,016,975	717,082,901	674,414,250	32,397,275	5.0%	0
ALL ASSESSED PROPERTY		16,995,643,402	8,753,114,373	17,275,124,693	9,617,813,038	864,698,665	9.9%	137,803,178

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 City of Doral Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	6,100	4,647,839,791	3,334,941,109	4,962,103,966	3,563,138,481	228,197,372	6.8%	1,210,023
CONDOMINIUM	17,530	6,940,988,831	5,146,076,642	6,883,451,068	5,484,940,369	338,863,727	6.6%	6,791,414
MULTI FAMILY	36	2,292,899,875	2,052,473,545	2,557,906,536	2,409,647,776	357,174,231	17.4%	226,333,954
COMMERCIAL	1,088	3,923,601,273	3,453,214,156	3,986,241,358	3,620,660,267	167,446,111	4.8%	48,833,709
INDUSTRIAL	1,949	7,232,287,006	4,894,953,140	7,441,569,243	5,470,877,305	575,924,165	11.8%	26,799,747
AGRICULTURE	2	3,375,900	3,000	22,932,117	5,194,424	5,191,424	#####	0
VACANT LAND	502	487,964,827	383,651,763	423,538,105	347,151,538	-36,500,225	-9.5%	-4,725,530
INSTITUTIONAL	61	325,977,743	41,745,874	328,841,942	42,508,890	763,016	1.8%	0
GOVERNMENTAL	122	894,691,974	0	893,327,681	0	0		0
OTHER PROPERTIES	672	136,345,243	50,292,887	137,449,700	64,785,472	14,492,585	28.8%	0
REAL ESTATE PARCELS	28,062	26,885,972,463	19,357,352,116	27,637,361,716	21,008,904,522	1,651,552,406	8.5%	305,243,317
PERS PROP & CENT ASSD		954,610,673	843,445,255	988,369,222	875,389,019	31,943,764	3.8%	0
ALL ASSESSED PROPERTY		27,840,583,136	20,200,797,371	28,625,730,938	21,884,293,541	1,683,496,170	8.3%	305,243,317

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Town of Cutler Bay Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	10,777	5,473,992,038	2,633,726,274	5,453,625,911	2,829,251,475	195,525,201	7.4%	7,416,987
CONDOMINIUM	3,628	1,031,682,059	607,143,787	1,037,185,261	660,062,810	52,919,023	8.7%	0
MULTI FAMILY	135	137,505,851	53,432,050	141,821,160	59,739,048	6,306,998	11.8%	-7,514
COMMERCIAL	104	641,141,123	555,050,275	604,152,410	545,649,403	-9,400,872	-1.7%	45,150
INDUSTRIAL	1	430,471	374,165	430,442	411,581	37,416	10.0%	0
AGRICULTURE	4	3,668,398	930,306	7,432,108	1,497,164	566,858	60.9%	0
VACANT LAND	259	71,534,497	48,963,295	99,317,021	73,185,599	24,222,304	49.5%	-165,761
INSTITUTIONAL	12	55,226,279	14,185,973	54,978,500	14,468,365	282,392	2.0%	0
GOVERNMENTAL	118	204,138,041	0	213,363,270	163,020	163,020		0
OTHER PROPERTIES	115	40,612,995	3,321,775	40,473,123	4,131,467	809,692	24.4%	30,597
REAL ESTATE PARCELS	15,153	7,659,931,752	3,917,127,900	7,652,779,206	4,188,559,932	271,432,032	6.9%	7,319,459
PERS PROP & CENT ASSD		123,805,522	113,257,953	136,043,606	125,895,246	12,637,293	11.2%	0
ALL ASSESSED PROPERTY		7,783,737,274	4,030,385,853	7,788,822,812	4,314,455,178	284,069,325	7.0%	7,319,459

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 School Board Preliminary Assessment Roll Values and Comparison

<u>PROPERTY TYPE</u>	<u>2025 COUNT</u>	<u>2024 PRELIMINARY VALUES</u>		<u>2025 PRELIMINARY VALUES</u>		<u>TAXABLE VALUE DIFF</u>	<u>PCT</u>	<u>NEW CONS</u>
		<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>			
SINGLE FAMILY	389,484	284,453,082,196	165,368,333,787	298,922,597,202	177,030,181,681	11,661,847,894	7.1%	1,810,379,870
CONDOMINIUM	391,062	191,961,923,150	161,505,764,871	194,382,642,089	165,887,996,685	4,382,231,814	2.7%	3,504,549,901
MULTI FAMILY	35,388	57,993,623,455	53,296,881,785	60,163,626,935	55,092,289,544	1,795,407,759	3.4%	1,778,312,380
COMMERCIAL	31,481	88,370,413,494	86,274,943,040	87,757,590,517	85,539,572,262	-735,370,778	-0.9%	1,182,855,416
INDUSTRIAL	16,380	44,130,292,402	43,529,974,705	45,805,794,814	45,169,210,435	1,639,235,730	3.8%	521,535,195
AGRICULTURE	7,486	7,449,121,861	1,578,952,030	8,066,075,731	1,730,470,636	151,518,606	9.6%	33,090,961
VACANT LAND	36,489	27,321,817,110	26,003,249,906	27,551,398,153	26,079,112,992	75,863,086	0.3%	-172,098,120
INSTITUTIONAL	2,319	11,382,123,037	1,946,058,443	11,746,189,390	2,005,919,896	59,861,453	3.1%	-18,128,833
GOVERNMENTAL	22,725	28,596,858,985	199,698,437	29,783,804,816	196,376,198	-3,322,239	-1.7%	-42,921
OTHER PROPERTIES	6,106	3,116,640,899	2,647,933,983	4,063,223,993	3,423,355,442	775,421,459	29.3%	40,555,564
REAL ESTATE PARCELS	938,920	744,775,896,589	542,351,790,987	768,242,943,640	562,154,485,771	19,802,694,784	3.7%	8,681,009,413
PERS PROP & CENT ASSD		22,868,958,154	20,250,490,174	24,203,117,737	21,444,009,469	1,193,519,295	5.9%	0
ALL ASSESSED PROPERTY		767,644,854,743	562,602,281,161	792,446,061,377	583,598,495,240	20,996,214,079	3.7%	8,681,009,413

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 South Florida Water Management District Preliminary Assessment Roll Values and Comparison

<u>PROPERTY TYPE</u>	<u>2025</u>	<u>2024 PRELIMINARY VALUES</u>		<u>2025 PRELIMINARY VALUES</u>		<u>TAXABLE</u>	<u>PCT</u>	<u>NEW CONS</u>
	<u>COUNT</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>VALUE DIFF</u>		
SINGLE FAMILY	389,484	284,453,082,196	145,832,924,072	298,922,597,202	159,479,074,322	13,646,150,250	9.4%	1,810,379,870
CONDOMINIUM	391,062	191,961,923,150	139,245,562,772	194,382,642,089	151,427,686,854	12,182,124,082	8.7%	3,504,549,901
MULTI FAMILY	35,388	57,993,623,455	42,877,789,965	60,163,626,935	47,085,851,046	4,208,061,081	9.8%	1,778,312,380
COMMERCIAL	31,481	88,370,413,494	71,744,836,754	87,757,590,517	75,441,211,055	3,696,374,301	5.2%	1,182,855,416
INDUSTRIAL	16,380	44,130,292,402	30,388,130,352	45,805,794,814	34,446,608,386	4,058,478,034	13.4%	521,535,195
AGRICULTURE	7,486	7,449,121,861	1,333,057,446	8,066,075,731	1,491,301,317	158,243,871	11.9%	33,090,961
VACANT LAND	36,489	27,321,817,110	17,957,757,858	27,551,398,153	18,823,623,676	865,865,818	4.8%	-172,098,120
INSTITUTIONAL	2,319	11,382,123,037	1,693,728,675	11,746,189,390	1,735,712,826	41,984,151	2.5%	-18,128,833
GOVERNMENTAL	22,725	28,596,858,985	184,285,988	29,783,804,816	184,057,510	-228,478	-0.1%	0
OTHER PROPERTIES	6,106	3,116,640,899	2,013,876,618	4,063,223,993	2,685,700,067	671,823,449	33.4%	40,555,564
REAL ESTATE PARCELS	938,920	744,775,896,589	453,271,950,500	768,242,943,640	492,800,827,059	39,528,876,559	8.7%	8,681,052,334
PERS PROP & CENT ASSD		22,868,958,154	20,239,329,047	24,203,117,737	21,444,009,469	1,204,680,422	6.0%	0
ALL ASSESSED PROPERTY		767,644,854,743	473,511,279,547	792,446,061,377	514,244,836,528	40,733,556,981	8.6%	8,681,052,334

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 Florida Inland Navigation District Preliminary Assessment Roll Values and Comparison

<u>PROPERTY TYPE</u>	<u>2025 COUNT</u>	<u>2024 PRELIMINARY VALUES</u>		<u>2025 PRELIMINARY VALUES</u>		<u>TAXABLE VALUE DIFF</u>	<u>PCT</u>	<u>NEW CONS</u>
		<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>	<u>JUST VALUE</u>	<u>TAXABLE VALUE</u>			
SINGLE FAMILY	389,484	284,453,082,196	145,832,924,072	298,922,597,202	159,479,074,322	13,646,150,250	9.4%	1,810,379,870
CONDOMINIUM	391,062	191,961,923,150	139,245,562,772	194,382,642,089	151,427,686,854	12,182,124,082	8.7%	3,504,549,901
MULTI FAMILY	35,388	57,993,623,455	42,877,789,965	60,163,626,935	47,085,851,046	4,208,061,081	9.8%	1,778,312,380
COMMERCIAL	31,481	88,370,413,494	71,744,836,754	87,757,590,517	75,441,211,055	3,696,374,301	5.2%	1,182,855,416
INDUSTRIAL	16,380	44,130,292,402	30,388,130,352	45,805,794,814	34,446,608,386	4,058,478,034	13.4%	521,535,195
AGRICULTURE	7,486	7,449,121,861	1,333,057,446	8,066,075,731	1,491,301,317	158,243,871	11.9%	33,090,961
VACANT LAND	36,489	27,321,817,110	17,957,757,858	27,551,398,153	18,823,623,676	865,865,818	4.8%	-172,098,120
INSTITUTIONAL	2,319	11,382,123,037	1,693,728,675	11,746,189,390	1,735,712,826	41,984,151	2.5%	-18,128,833
GOVERNMENTAL	22,725	28,596,858,985	184,285,988	29,783,804,816	184,057,510	-228,478	-0.1%	0
OTHER PROPERTIES	6,106	3,116,640,899	2,013,876,618	4,063,223,993	2,685,700,067	671,823,449	33.4%	40,555,564
REAL ESTATE PARCELS	938,920	744,775,896,589	453,271,950,500	768,242,943,640	492,800,827,059	39,528,876,559	8.7%	8,681,052,334
PERS PROP & CENT ASSD		22,868,958,154	20,239,329,047	24,203,117,737	21,444,009,469	1,204,680,422	6.0%	0
ALL ASSESSED PROPERTY		767,644,854,743	473,511,279,547	792,446,061,377	514,244,836,528	40,733,556,981	8.6%	8,681,052,334

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2025 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2025



2025 The Children's Trust Preliminary Assessment Roll Values and Comparison

PROPERTY TYPE	2025 COUNT	2024 PRELIMINARY VALUES		2025 PRELIMINARY VALUES		TAXABLE VALUE DIFF	PCT	NEW CONS
		JUST VALUE	TAXABLE VALUE	JUST VALUE	TAXABLE VALUE			
SINGLE FAMILY	389,484	284,453,082,196	145,832,924,072	298,922,597,202	159,479,074,322	13,646,150,250	9.4%	1,810,379,870
CONDOMINIUM	391,062	191,961,923,150	139,245,562,772	194,382,642,089	151,427,686,854	12,182,124,082	8.7%	3,504,549,901
MULTI FAMILY	35,388	57,993,623,455	42,877,789,965	60,163,626,935	47,085,851,046	4,208,061,081	9.8%	1,778,312,380
COMMERCIAL	31,481	88,370,413,494	71,744,836,754	87,757,590,517	75,441,211,055	3,696,374,301	5.2%	1,182,855,416
INDUSTRIAL	16,380	44,130,292,402	30,388,130,352	45,805,794,814	34,446,608,386	4,058,478,034	13.4%	521,535,195
AGRICULTURE	7,486	7,449,121,861	1,333,057,446	8,066,075,731	1,491,301,317	158,243,871	11.9%	33,090,961
VACANT LAND	36,489	27,321,817,110	17,957,757,858	27,551,398,153	18,823,623,676	865,865,818	4.8%	-172,098,120
INSTITUTIONAL	2,319	11,382,123,037	1,693,728,675	11,746,189,390	1,735,712,826	41,984,151	2.5%	-18,128,833
GOVERNMENTAL	22,725	28,596,858,985	184,285,988	29,783,804,816	184,057,510	-228,478	-0.1%	0
OTHER PROPERTIES	6,106	3,116,640,899	2,013,876,618	4,063,223,993	2,685,700,067	671,823,449	33.4%	40,555,564
REAL ESTATE PARCELS	938,920	744,775,896,589	453,271,950,500	768,242,943,640	492,800,827,059	39,528,876,559	8.7%	8,681,052,334
PERS PROP & CENT ASSD		22,868,958,154	20,239,329,047	24,203,117,737	21,444,009,469	1,204,680,422	6.0%	0
ALL ASSESSED PROPERTY		767,644,854,743	473,511,279,547	792,446,061,377	514,244,836,528	40,733,556,981	8.6%	8,681,052,334