

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2026 PRELIMINARY ASSESSMENT ROLL CHANGE BY PROPERTY TYPE INCLUDING NEW CONSTRUCTION

July 1, 2026



Property Type	2025 Preliminary Value		2026 Values W/O New Constr		New Construction Values	
	Just Value	Taxable Value	Just Value	Taxable Value	Just Value	Taxable Value
Single Family	298,922,597,202	158,149,511,974	303,176,929,835	168,272,977,466	2,094,126,111	2,075,690,431
Condos - Co-Ops	194,382,642,089	150,977,558,469	190,077,453,232	154,549,720,505	2,655,107,912	2,652,074,205
Multi Family (Under 10 Units)	22,127,512,308	15,623,656,684	22,230,235,971	16,665,863,418	79,111,755	79,121,098
Multi Family (10+ Units)	38,036,114,627	31,401,007,584	37,595,875,088	31,308,705,159	1,214,260,813	1,151,262,160
Commercial	87,757,571,992	75,393,269,521	85,184,693,620	75,772,647,167	812,833,341	784,793,497
Industrial	45,805,794,814	34,446,608,386	46,477,930,197	37,249,472,847	203,226,260	203,226,260
Institutional	11,746,189,390	1,735,712,826	11,771,276,077	1,824,838,125	48,925,603	3,407,896
Governmental	29,783,785,296	184,057,510	29,442,885,317	179,059,299	326,682,070	115,017
Agriculture	8,066,075,731	1,487,074,023	8,360,765,582	1,520,732,319	44,674,468	44,491,423
Vacant Land	27,551,398,153	18,823,389,602	27,037,428,765	20,163,028,853	-234,372,969	-224,147,896
Other Property Types	4,250,768,311	2,873,244,385	4,466,571,824	2,872,827,714	337,993,970	334,120,281
Total	768,430,449,913	491,095,090,964	765,822,045,508	510,379,872,872	7,582,569,334	7,104,154,372

Property Type	2026 Preliminary Value		Reassessment (Chg W/O New Construction)		Total Change Including New Construction	
	Just Value	Taxable Value	Just Value	Taxable Value	Just Value	Taxable Value
Single Family	305,271,055,946	170,348,667,897	1.42%	6.40%	2.12%	7.71%
Condos - Co-Ops	192,732,561,144	157,201,794,710	-2.21%	2.37%	-0.85%	4.12%
Multi Family (Under 10 Units)	22,309,347,726	16,744,984,516	0.46%	6.67%	0.82%	7.18%
Multi Family (10+ Units)	38,810,135,901	32,459,967,319	-1.16%	-0.29%	2.03%	3.37%
Commercial	85,997,526,961	76,557,440,664	-2.93%	0.50%	-2.01%	1.54%
Industrial	46,681,156,457	37,452,699,107	1.47%	8.14%	1.91%	8.73%
Institutional	11,820,201,680	1,828,246,021	0.21%	5.13%	0.63%	5.33%
Governmental	29,769,567,387	179,174,316	-1.14%	-2.72%	-0.05%	-2.65%
Agriculture	8,405,440,050	1,565,223,742	3.65%	2.26%	4.21%	5.26%
Vacant Land	26,803,055,796	19,938,880,957	-1.87%	7.12%	-2.72%	5.93%
Other Property Types	4,804,565,794	3,206,947,995	5.08%	-0.01%	13.03%	11.61%
Total	773,404,614,842	517,484,027,244	-0.34%	3.93%	0.65%	5.37%

Breakdown by Property Type is for the Real Estate Assessment Roll only.
