

**PROPERTY APPRAISER
OF MIAMI-DADE COUNTY**

2026 PRELIMINARY ASSESSMENT ROLL REAL ESTATE CHANGE BY PROPERTY TYPE
JULY 1, 2026



| <u>Property Type</u> | 2026 Preliminary Assessment Roll Values | | | 2025 Preliminary Assessment Roll Values | | |
|-------------------------------|--|------------------------|------------------------|--|------------------------|------------------------|
| | <u>Just Value</u> | <u>Assessed Value</u> | <u>Taxable Value</u> | <u>Just Value</u> | <u>Assessed Value</u> | <u>Taxable Value</u> |
| Single Family | 305,271,055,946 | 188,561,273,749 | 170,348,667,897 | 298,922,597,202 | 175,811,458,603 | 158,149,511,974 |
| Condos - Co-Ops | 192,732,561,144 | 165,173,728,735 | 157,201,794,710 | 194,382,642,089 | 158,666,800,435 | 150,977,558,469 |
| Multi Family (Under 10 Units) | 22,309,347,726 | 17,308,150,847 | 16,744,984,516 | 22,127,512,308 | 16,186,805,829 | 15,623,656,684 |
| Multi Family (10+ Units) | 38,810,135,901 | 35,932,933,222 | 32,459,967,319 | 38,036,114,627 | 33,616,766,929 | 31,401,007,584 |
| Commercial | 85,997,526,961 | 78,868,513,402 | 76,557,440,664 | 87,757,571,992 | 77,266,339,015 | 75,393,269,521 |
| Industrial | 46,681,156,457 | 37,890,525,170 | 37,452,699,107 | 45,805,794,814 | 34,856,250,399 | 34,446,608,386 |
| Institutional | 11,820,201,680 | 10,700,700,712 | 1,828,246,021 | 11,746,189,390 | 10,385,114,914 | 1,735,712,826 |
| Governmental | 29,769,567,387 | 25,447,549,221 | 179,174,316 | 29,783,785,296 | 24,849,131,800 | 184,057,510 |
| Agriculture | 8,405,440,050 | 1,690,838,178 | 1,565,223,742 | 8,066,075,731 | 1,609,775,514 | 1,487,074,023 |
| Vacant Land | 26,803,055,796 | 20,727,571,041 | 19,938,880,957 | 27,551,398,153 | 19,579,504,060 | 18,823,389,602 |
| Other Property Types | 4,804,565,794 | 3,872,575,923 | 3,206,947,995 | 4,250,768,311 | 3,383,607,067 | 2,873,244,385 |
| Total | 773,404,614,842 | 586,174,360,200 | 517,484,027,244 | 768,430,449,913 | 556,211,554,565 | 491,095,090,964 |

| <u>Property Type</u> | Preliminary Value Change 2025 - 2026 | | | Percent Change | | |
|-------------------------------|---|-----------------------|-----------------------|-----------------------|-------------|-------------|
| | <u>Just Value</u> | <u>Assessed Value</u> | <u>Taxable Value</u> | <u>Just</u> | <u>Assd</u> | <u>Txbl</u> |
| Single Family | 6,348,458,744 | 12,749,815,146 | 12,199,155,923 | 2.1% | 7.3% | 7.7% |
| Condos - Co-Ops | -1,650,080,945 | 6,506,928,300 | 6,224,236,241 | -0.8% | 4.1% | 4.1% |
| Multi Family (10+ Units) | 181,835,418 | 1,121,345,018 | 1,121,327,832 | 0.8% | 6.9% | 7.2% |
| Multi Family (Under 10 Units) | 774,021,274 | 2,316,166,293 | 1,058,959,735 | 2.0% | 6.9% | 3.4% |
| Commercial | -1,760,045,031 | 1,602,174,387 | 1,164,171,143 | -2.0% | 2.1% | 1.5% |
| Industrial | 875,361,643 | 3,034,274,771 | 3,006,090,721 | 1.9% | 8.7% | 8.7% |
| Institutional | 74,012,290 | 315,585,798 | 92,533,195 | 0.6% | 3.0% | 5.3% |
| Governmental | -14,217,909 | 598,417,421 | -4,883,194 | 0.0% | 2.4% | -2.7% |
| Agriculture | 339,364,319 | 81,062,664 | 78,149,719 | 4.2% | 5.0% | 5.3% |
| Vacant Land | -748,342,357 | 1,148,066,981 | 1,115,491,355 | -2.7% | 5.9% | 5.9% |
| Other Property Types | 553,797,483 | 488,968,856 | 333,703,610 | 13.0% | 14.5% | 11.6% |
| Total | 4,974,164,929 | 29,962,805,635 | 26,388,936,280 | 0.6% | 5.4% | 5.4% |

Values are based on Real Estate Assessment Roll only.