

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Miami-Dade County Preliminary Assessment Roll Values and 2025 Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	390,213	298,922,597,202	158,149,511,974	305,271,055,946	170,348,667,897	12,199,155,923	7.7%	2,075,690,431
CONDOMINIUM	395,070	194,382,642,089	150,977,558,469	192,732,561,144	157,201,794,710	6,224,236,241	4.1%	2,652,074,205
MULTI FAMILY	35,389	60,163,626,935	47,024,664,268	61,119,483,627	49,204,951,835	2,180,287,567	4.6%	1,230,383,258
COMMERCIAL	31,405	87,757,590,517	75,393,269,521	85,997,526,961	76,557,440,664	1,164,171,143	1.5%	784,793,497
INDUSTRIAL	16,399	45,805,794,814	34,446,608,386	46,681,156,457	37,452,699,107	3,006,090,721	8.7%	203,226,260
AGRICULTURE	7,545	8,066,075,731	1,487,074,023	8,405,440,050	1,565,223,742	78,149,719	5.3%	44,491,423
VACANT LAND	36,401	27,551,398,153	18,823,389,602	26,803,055,796	19,938,880,957	1,115,491,355	5.9%	-224,147,896
INSTITUTIONAL	2,314	11,746,189,390	1,735,712,826	11,820,201,680	1,828,246,021	92,533,195	5.3%	3,407,896
GOVERNMENTAL	22,785	29,783,804,816	184,057,510	29,769,567,387	179,174,316	-4,883,194	-2.7%	115,017
OTHER PROPERTIES	6,420	4,063,223,993	2,685,700,067	4,636,153,979	3,038,539,824	352,839,757	13.1%	334,120,281
<b>REAL ESTATE PARCELS</b>	<b>943,941</b>	<b>768,242,943,640</b>	<b>490,907,546,646</b>	<b>773,236,203,027</b>	<b>517,315,619,073</b>	<b>26,408,072,427</b>	<b>5.4%</b>	<b>7,104,154,372</b>
PERS PROP & CENT ASSD		24,203,117,737	21,444,009,469	25,648,213,651	22,821,637,072	1,377,627,603	6.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>792,446,061,377</b>	<b>512,351,556,115</b>	<b>798,884,416,678</b>	<b>540,137,256,145</b>	<b>27,785,700,030</b>	<b>5.4%</b>	<b>7,104,154,372</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Miami Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	33,752	28,962,102,444	15,290,487,067	29,962,210,114	16,848,253,962	1,557,766,895	10.2%	371,991,790
CONDOMINIUM	71,626	39,891,873,590	33,221,347,951	41,170,611,320	35,790,968,080	2,569,620,129	7.7%	1,778,538,610
MULTI FAMILY	17,237	23,026,832,315	17,744,981,070	23,360,929,539	18,777,242,677	1,032,261,607	5.8%	375,510,761
COMMERCIAL	9,531	28,622,642,969	23,760,401,403	28,111,747,639	24,214,583,575	454,182,172	1.9%	587,286,289
INDUSTRIAL	1,122	3,756,657,733	2,440,721,188	3,568,923,235	2,505,695,984	64,974,796	2.7%	11,058,841
AGRICULTURE	15	118,457,937	40,567,339	116,618,176	41,653,118	1,085,779	2.7%	0
VACANT LAND	7,189	9,704,206,819	6,414,297,660	9,184,901,925	6,710,771,191	296,473,531	4.6%	-41,785,213
INSTITUTIONAL	596	3,071,068,683	283,782,716	3,013,688,109	282,293,849	-1,488,867	-0.5%	0
GOVERNMENTAL	1,589	9,693,247,611	59,594,010	9,910,304,581	68,545,865	8,951,855	15.0%	0
OTHER PROPERTIES	301	1,320,852,961	938,224,536	1,472,933,684	1,079,481,793	141,257,257	15.1%	213,400,031
<b>REAL ESTATE PARCELS</b>	<b>142,958</b>	<b>148,167,943,062</b>	<b>100,194,404,940</b>	<b>149,872,868,322</b>	<b>106,319,490,094</b>	<b>6,125,085,154</b>	<b>6.1%</b>	<b>3,296,001,109</b>
PERS PROP & CENT ASSD		3,970,489,440	3,511,543,007	4,260,660,809	3,799,721,952	288,178,945	8.2%	0
<b>ALL ASSESSED PROPERTY</b>		<b>152,138,432,502</b>	<b>103,705,947,947</b>	<b>154,133,529,131</b>	<b>110,119,212,046</b>	<b>6,413,264,099</b>	<b>6.2%</b>	<b>3,296,001,109</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Miami Beach Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	4,868	24,550,432,910	14,672,844,219	24,837,565,671	16,046,158,818	1,373,314,599	9.4%	336,250,608
CONDOMINIUM	44,645	34,429,496,067	28,907,391,890	33,694,493,027	29,460,927,893	553,536,003	1.9%	185,820,000
MULTI FAMILY	1,511	3,949,117,332	3,342,939,480	3,938,811,433	3,428,996,703	86,057,223	2.6%	46,603,069
COMMERCIAL	3,292	11,653,711,021	10,049,935,896	10,597,166,963	9,876,774,581	-173,161,315	-1.7%	-3,409,596
INDUSTRIAL	12	117,803,118	116,215,926	116,086,410	116,062,981	-152,945	-0.1%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	1,462	2,743,427,066	2,098,270,547	2,570,164,909	2,229,425,712	131,155,165	6.3%	-26,599,930
INSTITUTIONAL	57	411,528,467	40,601,285	407,479,384	57,119,976	16,518,691	40.7%	0
GOVERNMENTAL	404	1,945,734,314	42,861,169	2,005,743,577	47,352,463	4,491,294	10.5%	0
OTHER PROPERTIES	50	253,647,891	155,462,353	251,493,598	159,894,401	4,432,048	2.9%	56,074
<b>REAL ESTATE PARCELS</b>	<b>56,301</b>	<b>80,054,898,186</b>	<b>59,426,522,765</b>	<b>78,419,004,972</b>	<b>61,422,713,528</b>	<b>1,996,190,763</b>	<b>3.4%</b>	<b>538,720,225</b>
PERS PROP & CENT ASSD		1,027,623,477	873,057,799	1,127,360,242	969,672,992	96,615,193	11.1%	0
<b>ALL ASSESSED PROPERTY</b>		<b>81,082,521,663</b>	<b>60,299,580,564</b>	<b>79,546,365,214</b>	<b>62,392,386,520</b>	<b>2,092,805,956</b>	<b>3.5%</b>	<b>538,720,225</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Coral Gables Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	10,833	26,154,611,190	14,707,459,860	27,525,099,756	15,955,603,702	1,248,143,842	8.5%	213,425,018
CONDOMINIUM	5,691	3,678,128,720	2,802,735,239	3,779,377,249	2,979,113,767	176,378,528	6.3%	50,329,524
MULTI FAMILY	694	1,942,236,474	1,672,549,587	1,928,824,723	1,730,454,437	57,904,850	3.5%	4,925,922
COMMERCIAL	1,753	5,374,934,983	4,728,592,957	5,348,923,152	4,827,560,034	98,967,077	2.1%	12,165,048
INDUSTRIAL	4	29,391,557	22,373,832	29,369,765	24,593,702	2,219,870	9.9%	0
AGRICULTURE	4	17,540,914	5,221,712	22,329,723	5,365,364	143,652	2.8%	0
VACANT LAND	681	1,480,939,120	1,156,478,948	1,551,458,021	1,239,900,190	83,421,242	7.2%	-15,412,105
INSTITUTIONAL	76	1,005,025,259	202,671,521	975,385,302	190,618,205	-12,053,316	-5.9%	266,048
GOVERNMENTAL	255	704,980,849	3,034,050	700,978,917	3,229,761	195,711	6.5%	0
OTHER PROPERTIES	58	346,459,333	256,149,135	347,838,762	273,533,894	17,384,759	6.8%	0
<b>REAL ESTATE PARCELS</b>	<b>20,049</b>	<b>40,734,248,399</b>	<b>25,557,266,841</b>	<b>42,209,585,370</b>	<b>27,229,973,056</b>	<b>1,672,706,215</b>	<b>6.5%</b>	<b>265,699,455</b>
PERS PROP & CENT ASSD		651,107,137	452,310,889	722,980,830	494,460,849	42,149,960	9.3%	0
<b>ALL ASSESSED PROPERTY</b>		<b>41,385,355,536</b>	<b>26,009,577,730</b>	<b>42,932,566,200</b>	<b>27,724,433,905</b>	<b>1,714,856,175</b>	<b>6.6%</b>	<b>265,699,455</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

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July 1 2026



**2026 City of Hialeah Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	25,383	12,312,189,662	5,905,311,730	12,252,220,331	6,282,501,369	377,189,639	6.4%	8,649,732
CONDOMINIUM	26,168	6,410,637,969	3,764,060,549	6,236,904,268	3,927,366,629	163,306,080	4.3%	0
MULTI FAMILY	2,841	4,774,008,675	3,659,227,066	4,992,691,921	3,715,895,158	56,668,092	1.5%	125,922,632
COMMERCIAL	1,678	3,030,717,846	2,498,803,702	3,081,187,753	2,652,147,847	153,344,145	6.1%	5,114,942
INDUSTRIAL	2,622	6,182,782,012	4,678,853,000	6,529,070,699	5,175,632,006	496,779,006	10.6%	42,206,737
AGRICULTURE	2	7,011,547	1,382,747	37,185,561	12,108,344	10,725,597	775.7%	0
VACANT LAND	1,289	503,246,535	287,505,075	459,027,320	280,194,681	-7,310,394	-2.5%	-2,978,643
INSTITUTIONAL	165	582,520,468	182,508,179	592,770,616	192,920,625	10,412,446	5.7%	-461,175
GOVERNMENTAL	325	1,117,367,106	1,973,784	1,127,857,350	4,548,964	2,575,180	130.5%	0
OTHER PROPERTIES	243	149,007,353	77,726,681	121,774,079	64,112,457	-13,614,224	-17.5%	0
<b>REAL ESTATE PARCELS</b>	<b>60,716</b>	<b>35,069,489,173</b>	<b>21,057,352,513</b>	<b>35,430,689,898</b>	<b>22,307,428,080</b>	<b>1,250,075,567</b>	<b>5.9%</b>	<b>178,454,225</b>
PERS PROP & CENT ASSD		1,214,876,134	1,119,000,697	1,312,089,250	1,215,863,211	96,862,514	8.7%	0
<b>ALL ASSESSED PROPERTY</b>		<b>36,284,365,307</b>	<b>22,176,353,210</b>	<b>36,742,779,148</b>	<b>23,523,291,291</b>	<b>1,346,938,081</b>	<b>6.1%</b>	<b>178,454,225</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Miami Springs Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	3,461	2,196,190,299	1,103,951,493	2,256,558,475	1,176,064,731	72,113,238	6.5%	7,966,195
CONDOMINIUM	334	64,461,496	46,215,679	65,913,004	49,414,556	3,198,877	6.9%	0
MULTI FAMILY	177	249,514,357	175,203,312	255,133,938	190,017,299	14,813,987	8.5%	0
COMMERCIAL	144	454,850,883	402,269,183	459,896,665	418,341,965	16,072,782	4.0%	67,396
INDUSTRIAL	8	10,317,745	7,595,833	10,314,608	8,037,445	441,612	5.8%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	115	38,256,491	26,756,826	40,796,096	29,074,992	2,318,166	8.7%	-898,332
INSTITUTIONAL	16	38,708,285	17,243,290	37,978,332	17,216,574	-26,716	-0.2%	-259,874
GOVERNMENTAL	59	142,413,304	0	135,249,624	0	0		0
OTHER PROPERTIES	5	15,298,131	7,222,240	15,778,456	8,036,103	813,863	11.3%	-121,889
<b>REAL ESTATE PARCELS</b>	<b>4,319</b>	<b>3,210,010,991</b>	<b>1,786,457,856</b>	<b>3,277,619,198</b>	<b>1,896,203,665</b>	<b>109,745,809</b>	<b>6.1%</b>	<b>6,753,496</b>
PERS PROP & CENT ASSD		104,999,959	100,790,460	103,973,529	99,846,601	-943,859	-0.9%	0
<b>ALL ASSESSED PROPERTY</b>		<b>3,315,010,950</b>	<b>1,887,248,316</b>	<b>3,381,592,727</b>	<b>1,996,050,266</b>	<b>108,801,950</b>	<b>5.8%</b>	<b>6,753,496</b>

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**2026 City of North Miami Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	8,304	5,581,571,582	2,562,499,481	5,661,097,334	2,804,624,573	242,125,092	9.4%	57,392,054
CONDOMINIUM	5,823	1,178,920,782	835,913,390	1,120,802,998	843,117,937	7,204,547	0.9%	0
MULTI FAMILY	784	1,556,203,193	1,221,891,158	1,595,623,813	1,310,344,996	88,453,838	7.2%	54,716,977
COMMERCIAL	685	1,167,819,903	996,786,271	1,267,901,446	1,023,771,914	26,985,643	2.7%	6,824,265
INDUSTRIAL	106	382,017,703	285,344,363	376,991,644	316,853,286	31,508,923	11.0%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	370	272,579,877	207,547,740	261,290,853	207,473,884	-73,856	0.0%	-2,814,725
INSTITUTIONAL	55	250,544,073	39,605,648	261,713,769	44,604,185	4,998,537	12.6%	0
GOVERNMENTAL	148	560,456,784	21,195,102	569,232,888	23,048,416	1,853,314	8.7%	0
OTHER PROPERTIES	24	17,032,412	5,662,244	17,175,860	6,174,273	512,029	9.0%	0
<b>REAL ESTATE PARCELS</b>	<b>16,299</b>	<b>10,967,146,309</b>	<b>6,176,445,397</b>	<b>11,131,830,605</b>	<b>6,580,013,464</b>	<b>403,568,067</b>	<b>6.5%</b>	<b>116,118,571</b>
PERS PROP & CENT ASSD		254,072,636	231,276,489	275,869,806	253,035,530	21,759,041	9.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>11,221,218,945</b>	<b>6,407,721,886</b>	<b>11,407,700,411</b>	<b>6,833,048,994</b>	<b>425,327,108</b>	<b>6.6%</b>	<b>116,118,571</b>

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<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	7,090	3,852,565,339	1,907,901,156	4,033,501,895	2,072,676,052	164,774,896	8.6%	23,422,742
CONDOMINIUM	5,776	1,827,264,859	1,470,185,355	1,736,976,672	1,450,851,137	-19,334,218	-1.3%	0
MULTI FAMILY	562	806,633,527	652,672,506	868,590,862	766,740,513	114,068,007	17.5%	497,139
COMMERCIAL	511	1,361,520,310	1,079,463,725	1,311,523,448	1,132,446,106	52,982,381	4.9%	36,283
INDUSTRIAL	55	210,197,067	160,665,547	201,582,031	164,742,838	4,077,291	2.5%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	321	196,169,055	159,343,794	193,646,010	159,451,266	107,472	0.1%	-16,189,379
INSTITUTIONAL	34	156,937,345	24,716,918	154,513,626	25,656,129	939,211	3.8%	0
GOVERNMENTAL	111	195,522,154	16,974,699	180,079,032	0	-16,974,699	-100.0%	0
OTHER PROPERTIES	36	48,848,207	28,562,656	44,993,739	27,324,751	-1,237,905	-4.3%	0
<b>REAL ESTATE PARCELS</b>	<b>14,496</b>	<b>8,655,657,863</b>	<b>5,500,486,356</b>	<b>8,725,407,315</b>	<b>5,799,888,792</b>	<b>299,402,436</b>	<b>5.4%</b>	<b>7,766,785</b>
PERS PROP & CENT ASSD		220,251,333	202,755,509	229,908,732	212,298,085	9,542,576	4.7%	0
<b>ALL ASSESSED PROPERTY</b>		<b>8,875,909,196</b>	<b>5,703,241,865</b>	<b>8,955,316,047</b>	<b>6,012,186,877</b>	<b>308,945,012</b>	<b>5.4%</b>	<b>7,766,785</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Opa-locka Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	2,151	715,389,201	312,781,343	701,898,247	339,475,712	26,694,369	8.5%	1,078,330
CONDOMINIUM	553	112,011,009	74,457,268	114,168,637	80,755,209	6,297,941	8.5%	0
MULTI FAMILY	290	385,705,618	220,414,139	388,662,328	212,684,040	-7,730,099	-3.5%	0
COMMERCIAL	206	196,122,760	132,986,216	219,589,916	147,177,478	14,191,262	10.7%	0
INDUSTRIAL	608	1,373,764,647	925,519,501	1,427,168,038	1,012,579,313	87,059,812	9.4%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	315	190,486,791	111,866,216	227,722,927	142,233,350	30,367,134	27.1%	0
INSTITUTIONAL	43	73,160,093	2,608,347	70,918,776	3,101,024	492,677	18.9%	0
GOVERNMENTAL	146	302,721,724	1,593,000	322,808,703	1,593,000	0	0.0%	0
OTHER PROPERTIES	30	183,229,731	76,162,939	287,491,045	123,083,145	46,920,206	61.6%	30,597,750
<b>REAL ESTATE PARCELS</b>	<b>4,342</b>	<b>3,532,591,574</b>	<b>1,858,388,969</b>	<b>3,760,428,617</b>	<b>2,062,682,271</b>	<b>204,293,302</b>	<b>11.0%</b>	<b>31,676,080</b>
PERS PROP & CENT ASSD		288,291,798	270,476,225	285,825,493	268,029,784	-2,446,441	-0.9%	0
<b>ALL ASSESSED PROPERTY</b>		<b>3,820,883,372</b>	<b>2,128,865,194</b>	<b>4,046,254,110</b>	<b>2,330,712,055</b>	<b>201,846,861</b>	<b>9.5%</b>	<b>31,676,080</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of South Miami Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	2,869	3,062,257,705	1,593,899,628	3,242,081,332	1,747,763,902	153,864,274	9.7%	30,191,243
CONDOMINIUM	741	236,384,842	184,607,953	223,916,132	186,975,970	2,368,017	1.3%	0
MULTI FAMILY	92	318,224,370	274,973,432	308,932,010	281,523,031	6,549,599	2.4%	0
COMMERCIAL	645	918,213,632	774,742,193	1,010,608,189	886,179,457	111,437,264	14.4%	81,201,890
INDUSTRIAL	38	30,338,150	27,514,072	30,936,968	28,111,739	597,667	2.2%	0
AGRICULTURE	3	10,851,376	3,005,484	13,814,866	3,088,508	83,024	2.8%	0
VACANT LAND	214	134,143,795	102,265,739	123,679,001	92,830,229	-9,435,510	-9.2%	-2,546,057
INSTITUTIONAL	32	134,378,187	10,638,704	129,624,701	11,405,575	766,871	7.2%	0
GOVERNMENTAL	41	132,477,303	0	165,994,080	0	0		0
OTHER PROPERTIES	20	52,964,451	39,342,531	48,448,130	37,944,607	-1,397,924	-3.6%	0
<b>REAL ESTATE PARCELS</b>	<b>4,695</b>	<b>5,030,233,811</b>	<b>3,010,989,736</b>	<b>5,298,035,409</b>	<b>3,275,823,018</b>	<b>264,833,282</b>	<b>8.8%</b>	<b>108,847,076</b>
PERS PROP & CENT ASSD		239,565,896	106,757,484	241,082,275	110,488,686	3,731,202	3.5%	0
<b>ALL ASSESSED PROPERTY</b>		<b>5,269,799,707</b>	<b>3,117,747,220</b>	<b>5,539,117,684</b>	<b>3,386,311,704</b>	<b>268,564,484</b>	<b>8.6%</b>	<b>108,847,076</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Homestead Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	10,549	4,100,149,249	2,312,899,906	4,158,836,301	2,513,376,309	200,476,403	8.7%	98,428,906
CONDOMINIUM	10,611	2,624,389,537	1,872,527,182	2,554,196,061	1,988,870,999	116,343,817	6.2%	130,306,179
MULTI FAMILY	775	710,176,507	394,484,857	724,401,012	428,488,077	34,003,220	8.6%	1,893,139
COMMERCIAL	573	1,027,228,121	842,351,318	1,053,164,407	899,367,667	57,016,349	6.8%	4,851,523
INDUSTRIAL	175	292,867,345	245,910,174	306,355,919	259,106,872	13,196,698	5.4%	63,313
AGRICULTURE	72	139,978,479	9,699,217	147,438,560	8,469,566	-1,229,651	-12.7%	2,094
VACANT LAND	1,974	517,973,998	398,653,696	457,629,467	343,705,576	-54,948,120	-13.8%	-87,480
INSTITUTIONAL	82	178,647,764	43,625,321	181,510,897	49,301,100	5,675,779	13.0%	0
GOVERNMENTAL	332	519,738,304	7,696,722	515,052,961	7,690,033	-6,689	-0.1%	32,295
OTHER PROPERTIES	650	29,873,902	24,776,399	28,655,994	22,138,146	-2,638,253	-10.6%	0
<b>REAL ESTATE PARCELS</b>	<b>25,793</b>	<b>10,141,023,206</b>	<b>6,152,624,792</b>	<b>10,127,241,579</b>	<b>6,520,514,345</b>	<b>367,889,553</b>	<b>6.0%</b>	<b>235,489,969</b>
PERS PROP & CENT ASSD		293,288,071	236,575,318	280,382,234	225,983,561	-10,591,757	-4.5%	0
<b>ALL ASSESSED PROPERTY</b>		<b>10,434,311,277</b>	<b>6,389,200,110</b>	<b>10,407,623,813</b>	<b>6,746,497,906</b>	<b>357,297,796</b>	<b>5.6%</b>	<b>235,489,969</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Miami Shores Village Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	3,132	3,660,581,367	1,817,691,589	3,684,904,318	1,945,449,455	127,757,866	7.0%	22,029,273
CONDOMINIUM	542	133,190,201	83,888,574	129,122,885	85,734,681	1,846,107	2.2%	0
MULTI FAMILY	79	89,462,798	54,117,917	87,987,348	60,685,743	6,567,826	12.1%	0
COMMERCIAL	82	158,254,348	124,639,203	160,938,471	131,396,785	6,757,582	5.4%	714,635
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	81	49,424,457	36,731,242	49,285,317	38,479,267	1,748,025	4.8%	-2,528,366
INSTITUTIONAL	23	168,535,828	307,949	167,131,648	1,073,346	765,397	248.5%	0
GOVERNMENTAL	33	32,109,590	0	32,549,641	0	0		0
OTHER PROPERTIES	4	9,542,510	1,195,674	9,680,126	1,315,241	119,567	10.0%	0
<b>REAL ESTATE PARCELS</b>	<b>3,976</b>	<b>4,301,101,099</b>	<b>2,118,572,148</b>	<b>4,321,599,754</b>	<b>2,264,134,518</b>	<b>145,562,370</b>	<b>6.9%</b>	<b>20,215,542</b>
PERS PROP & CENT ASSD		57,334,706	33,754,152	58,196,325	36,351,170	2,597,018	7.7%	0
<b>ALL ASSESSED PROPERTY</b>		<b>4,358,435,805</b>	<b>2,152,326,300</b>	<b>4,379,796,079</b>	<b>2,300,485,688</b>	<b>148,159,388</b>	<b>6.9%</b>	<b>20,215,542</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Bal Harbour Village Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	172	1,511,557,391	787,108,213	1,593,619,424	835,842,356	48,734,143	6.2%	3,743,090
CONDOMINIUM	3,201	6,287,553,477	5,303,584,971	6,361,264,239	5,588,817,493	285,232,522	5.4%	0
MULTI FAMILY	3	69,062,484	65,105,859	16,887,444	14,529,774	-50,576,085	-77.7%	0
COMMERCIAL	430	1,010,635,636	911,778,544	927,199,986	867,558,828	-44,219,716	-4.8%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	62	332,859,172	187,497,261	376,594,317	283,590,316	96,093,055	51.3%	-434,495
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	4	8,075,156	0	8,039,460	0	0		0
OTHER PROPERTIES	6	1,100	1,100	1,100	1,100	0	0.0%	0
<b>REAL ESTATE PARCELS</b>	<b>3,878</b>	<b>9,219,744,416</b>	<b>7,255,075,948</b>	<b>9,283,605,970</b>	<b>7,590,339,867</b>	<b>335,263,919</b>	<b>4.6%</b>	<b>3,308,595</b>
PERS PROP & CENT ASSD		100,313,412	92,986,250	103,067,916	95,943,552	2,957,302	3.2%	0
<b>ALL ASSESSED PROPERTY</b>		<b>9,320,057,828</b>	<b>7,348,062,198</b>	<b>9,386,673,886</b>	<b>7,686,283,419</b>	<b>338,221,221</b>	<b>4.6%</b>	<b>3,308,595</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Town of Bay Harbor Islands Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	261	1,311,556,185	627,902,713	1,308,453,427	692,717,403	64,814,690	10.3%	16,950,430
CONDOMINIUM	2,447	1,381,795,949	1,084,733,572	1,396,702,397	1,145,094,463	60,360,891	5.6%	34,456,000
MULTI FAMILY	54	195,485,928	171,034,029	206,335,024	188,689,916	17,655,887	10.3%	11,422,213
COMMERCIAL	201	227,769,370	199,224,335	247,037,516	199,565,558	341,223	0.2%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	190	298,817,007	236,442,892	274,074,304	246,587,771	10,144,879	4.3%	-1,008,962
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	21	181,891,249	0	185,351,522	0	0		0
OTHER PROPERTIES	6	0	0	0	0	0		0
<b>REAL ESTATE PARCELS</b>	<b>3,180</b>	<b>3,597,315,688</b>	<b>2,319,337,541</b>	<b>3,617,954,190</b>	<b>2,472,655,111</b>	<b>153,317,570</b>	<b>6.6%</b>	<b>61,819,681</b>
PERS PROP & CENT ASSD		29,667,416	27,131,672	33,829,769	31,430,705	4,299,033	15.8%	229,283
<b>ALL ASSESSED PROPERTY</b>		<b>3,626,983,104</b>	<b>2,346,469,213</b>	<b>3,651,783,959</b>	<b>2,504,085,816</b>	<b>157,616,603</b>	<b>6.7%</b>	<b>62,048,964</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Town of Surfside Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	1,092	1,869,057,362	1,029,469,854	1,867,477,148	1,090,278,583	60,808,729	5.9%	11,383,851
CONDOMINIUM	2,080	4,427,685,193	3,622,575,512	4,456,815,529	3,854,763,559	232,188,047	6.4%	0
MULTI FAMILY	35	73,151,486	58,706,278	68,729,207	58,024,004	-682,274	-1.2%	0
COMMERCIAL	66	536,034,328	400,908,174	471,282,570	419,374,884	18,466,710	4.6%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	92	405,230,984	250,884,234	356,036,628	272,241,338	21,357,104	8.5%	-1,847,961
INSTITUTIONAL	6	39,054,070	0	38,839,814	0	0		0
GOVERNMENTAL	48	266,703,497	0	217,020,177	0	0		0
OTHER PROPERTIES	6	1,469,319	383,855	1,468,301	422,026	38,171	9.9%	0
<b>REAL ESTATE PARCELS</b>	<b>3,425</b>	<b>7,618,386,239</b>	<b>5,362,927,907</b>	<b>7,477,669,374</b>	<b>5,695,104,394</b>	<b>332,176,487</b>	<b>6.2%</b>	<b>9,535,890</b>
PERS PROP & CENT ASSD		40,076,875	38,216,958	44,981,135	43,169,287	4,952,329	13.0%	0
<b>ALL ASSESSED PROPERTY</b>		<b>7,658,463,114</b>	<b>5,401,144,865</b>	<b>7,522,650,509</b>	<b>5,738,273,681</b>	<b>337,128,816</b>	<b>6.2%</b>	<b>9,535,890</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of West Miami Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	1,422	791,438,248	393,545,698	808,244,732	422,482,115	28,936,417	7.4%	-332,893
CONDOMINIUM	83	24,134,263	14,985,137	23,994,365	15,495,799	510,662	3.4%	0
MULTI FAMILY	102	443,691,558	431,377,613	422,219,593	413,033,107	-18,344,506	-4.3%	-6,051
COMMERCIAL	91	166,041,465	148,886,283	173,032,737	157,442,483	8,556,200	5.7%	26,166
INDUSTRIAL	2	2,627,224	2,410,434	2,624,902	2,525,917	115,483	4.8%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	13	1,541,728	1,237,668	2,434,528	2,116,681	879,013	71.0%	-394,115
INSTITUTIONAL	4	14,894,348	7,054,060	18,277,114	10,025,000	2,970,940	42.1%	16,057
GOVERNMENTAL	15	28,469,682	0	38,387,761	0	0		0
OTHER PROPERTIES	4	7,926,107	3,532,095	7,786,385	3,834,197	302,102	8.6%	25,979
<b>REAL ESTATE PARCELS</b>	<b>1,736</b>	<b>1,480,764,623</b>	<b>1,003,028,988</b>	<b>1,497,002,117</b>	<b>1,026,955,299</b>	<b>23,926,311</b>	<b>2.4%</b>	<b>-664,857</b>
PERS PROP & CENT ASSD		33,735,339	31,579,401	40,282,076	37,938,548	6,359,147	20.1%	1,479,545
<b>ALL ASSESSED PROPERTY</b>		<b>1,514,499,962</b>	<b>1,034,608,389</b>	<b>1,537,284,193</b>	<b>1,064,893,847</b>	<b>30,285,458</b>	<b>2.9%</b>	<b>814,688</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Florida City Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	2,033	678,801,580	386,701,368	703,680,948	426,964,662	40,263,294	10.4%	15,176,659
CONDOMINIUM	1,933	419,369,117	353,652,470	533,255,996	463,852,481	110,200,011	31.2%	140,937,841
MULTI FAMILY	231	256,567,194	138,503,686	274,484,803	149,033,989	10,530,303	7.6%	34,919,313
COMMERCIAL	141	369,985,157	324,138,377	352,417,874	320,489,731	-3,648,646	-1.1%	1,074,295
INDUSTRIAL	27	67,844,553	50,530,639	67,971,155	54,825,027	4,294,388	8.5%	0
AGRICULTURE	39	36,263,399	3,131,341	38,231,991	3,299,690	168,349	5.4%	-6,487
VACANT LAND	2,136	257,034,513	180,382,373	242,513,004	189,114,301	8,731,928	4.8%	-3,641,176
INSTITUTIONAL	32	32,145,574	2,902,473	31,967,517	2,083,875	-818,598	-28.2%	0
GOVERNMENTAL	135	152,625,331	381,294	152,542,762	359,315	-21,979	-5.8%	0
OTHER PROPERTIES	151	1,385,697	1,144,536	1,221,765	984,501	-160,035	-14.0%	0
<b>REAL ESTATE PARCELS</b>	<b>6,858</b>	<b>2,272,022,115</b>	<b>1,441,468,557</b>	<b>2,398,287,815</b>	<b>1,611,007,572</b>	<b>169,539,015</b>	<b>11.8%</b>	<b>188,460,445</b>
PERS PROP & CENT ASSD		107,349,528	99,052,669	113,386,862	104,971,190	5,918,521	6.0%	0
<b>ALL ASSESSED PROPERTY</b>		<b>2,379,371,643</b>	<b>1,540,521,226</b>	<b>2,511,674,677</b>	<b>1,715,978,762</b>	<b>175,457,536</b>	<b>11.4%</b>	<b>188,460,445</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Village of Biscayne Park Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	862	735,036,078	358,922,393	767,319,942	398,050,544	39,128,151	10.9%	13,990,469
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	200	143,007,799	92,120,868	151,174,092	99,667,214	7,546,346	8.2%	421,134
COMMERCIAL	1	1,740,144	0	1,595,393	0	0		0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	20	13,683,685	10,538,935	11,477,367	9,312,440	-1,226,495	-11.6%	-113,253
INSTITUTIONAL	1	3,193,651	0	3,002,622	0	0		0
GOVERNMENTAL	12	11,138,985	0	11,751,306	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
<b>REAL ESTATE PARCELS</b>	<b>1,096</b>	<b>907,800,342</b>	<b>461,582,196</b>	<b>946,320,722</b>	<b>507,030,198</b>	<b>45,448,002</b>	<b>9.8%</b>	<b>14,298,350</b>
PERS PROP & CENT ASSD		6,808,441	6,658,433	7,749,333	7,602,953	944,520	14.2%	0
<b>ALL ASSESSED PROPERTY</b>		<b>914,608,783</b>	<b>468,240,629</b>	<b>954,070,055</b>	<b>514,633,151</b>	<b>46,392,522</b>	<b>9.9%</b>	<b>14,298,350</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Village of El Portal Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	701	528,364,591	258,347,836	526,689,055	275,232,392	16,884,556	6.5%	301,601
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	50	121,292,482	106,334,233	105,242,912	63,442,017	-42,892,216	-40.3%	-257,371
COMMERCIAL	14	21,999,868	17,552,788	21,978,593	18,220,954	668,166	3.8%	0
INDUSTRIAL	1	4,121,280	4,121,280	6,300,000	4,533,408	412,128	10.0%	0
AGRICULTURE	1	0	0	1,700,197	350,564	350,564		0
VACANT LAND	26	30,886,627	18,051,001	31,262,264	29,919,033	11,868,032	65.7%	-186,915
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	6	11,856,688	0	11,750,517	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
<b>REAL ESTATE PARCELS</b>	<b>799</b>	<b>718,521,536</b>	<b>404,407,138</b>	<b>704,923,538</b>	<b>391,698,368</b>	<b>-12,708,770</b>	<b>-3.1%</b>	<b>-142,685</b>
PERS PROP & CENT ASSD		7,814,683	7,588,637	8,430,135	7,870,666	282,029	3.7%	0
<b>ALL ASSESSED PROPERTY</b>		<b>726,336,219</b>	<b>411,995,775</b>	<b>713,353,673</b>	<b>399,569,034</b>	<b>-12,426,741</b>	<b>-3.0%</b>	<b>-142,685</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Town of Golden Beach Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	344	3,030,449,107	1,707,055,615	2,971,409,847	1,869,663,352	162,607,737	9.5%	40,529,445
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	1	92,013,238	62,785,223	29,109,624	3,929,387	-58,855,836	-93.7%	0
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	46	489,843,376	312,802,875	478,080,798	368,067,301	55,264,426	17.7%	-129,042
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	8	44,625,923	0	39,720,959	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
<b>REAL ESTATE PARCELS</b>	<b>399</b>	<b>3,656,931,644</b>	<b>2,082,643,713</b>	<b>3,518,321,228</b>	<b>2,241,660,040</b>	<b>159,016,327</b>	<b>7.6%</b>	<b>40,400,403</b>
PERS PROP & CENT ASSD		4,192,724	4,149,396	4,657,899	4,616,078	466,682	11.2%	0
<b>ALL ASSESSED PROPERTY</b>		<b>3,661,124,368</b>	<b>2,086,793,109</b>	<b>3,522,979,127</b>	<b>2,246,276,118</b>	<b>159,483,009</b>	<b>7.6%</b>	<b>40,400,403</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Village of Pinecrest Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	5,105	11,905,602,011	6,810,050,904	12,072,938,149	7,319,803,858	509,752,954	7.5%	142,800,340
CONDOMINIUM	874	344,034,159	261,255,736	325,043,456	256,928,562	-4,327,174	-1.7%	0
MULTI FAMILY	111	221,145,141	149,329,821	227,889,533	161,742,566	12,412,745	8.3%	82,607
COMMERCIAL	145	929,585,993	760,901,355	911,754,051	799,591,214	38,689,859	5.1%	1,195
INDUSTRIAL	1	2,657,744	0	2,567,209	0	0		0
AGRICULTURE	16	57,534,319	23,011,326	71,909,820	26,846,163	3,834,837	16.7%	42,680
VACANT LAND	195	337,911,160	240,187,357	306,937,899	238,696,363	-1,490,994	-0.6%	-5,732,421
INSTITUTIONAL	14	159,870,391	3,355,544	164,927,087	3,691,098	335,554	10.0%	0
GOVERNMENTAL	27	149,753,796	0	133,280,929	0	0		0
OTHER PROPERTIES	30	7,070,636	6,692,538	5,578,946	5,366,054	-1,326,484	-19.8%	0
<b>REAL ESTATE PARCELS</b>	<b>6,518</b>	<b>14,115,165,350</b>	<b>8,254,784,581</b>	<b>14,222,827,079</b>	<b>8,812,665,878</b>	<b>557,881,297</b>	<b>6.8%</b>	<b>137,194,401</b>
PERS PROP & CENT ASSD		89,277,789	66,076,497	91,769,763	68,383,158	2,306,661	3.5%	0
<b>ALL ASSESSED PROPERTY</b>		<b>14,204,443,139</b>	<b>8,320,861,078</b>	<b>14,314,596,842</b>	<b>8,881,049,036</b>	<b>560,187,958</b>	<b>6.7%</b>	<b>137,194,401</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Indian Creek Village Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026 COUNT</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	29	1,736,838,741	916,819,843	1,909,584,479	993,984,933	77,165,090	8.4%	0
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	0	0	0	0	0	0		0
COMMERCIAL	1	10,544,586	10,544,586	10,524,556	10,524,556	-20,030	-0.2%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	11	471,082,239	351,318,584	537,773,350	407,437,641	56,119,057	16.0%	0
INSTITUTIONAL	2	401,000	401,000	401,000	401,000	0	0.0%	0
GOVERNMENTAL	2	1,630,882	0	1,623,782	0	0		0
OTHER PROPERTIES	1	17,908	17,908	17,908	17,908	0	0.0%	0
<b>REAL ESTATE PARCELS</b>	<b>46</b>	<b>2,220,515,356</b>	<b>1,279,101,921</b>	<b>2,459,925,075</b>	<b>1,412,366,038</b>	<b>133,264,117</b>	<b>10.4%</b>	<b>0</b>
PERS PROP & CENT ASSD		6,992,757	6,909,266	7,047,950	7,006,917	97,651	1.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>2,227,508,113</b>	<b>1,286,011,187</b>	<b>2,466,973,025</b>	<b>1,419,372,955</b>	<b>133,361,768</b>	<b>10.4%</b>	<b>0</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Town of Medley Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	81	17,525,904	8,724,250	19,256,518	9,259,945	535,695	6.1%	0
CONDOMINIUM	0	0	0	0	0	0		0
MULTI FAMILY	6	1,722,343	1,365,201	1,782,318	1,420,335	55,134	4.0%	0
COMMERCIAL	95	365,019,305	271,125,483	401,090,858	298,154,327	27,028,844	10.0%	392,133
INDUSTRIAL	1,098	6,610,327,569	4,902,928,164	6,732,638,654	5,355,322,536	452,394,372	9.2%	16,624,253
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	312	809,969,271	480,650,247	776,355,997	502,628,390	21,978,143	4.6%	-175,698
INSTITUTIONAL	0	0	0	0	0	0		0
GOVERNMENTAL	101	119,233,862	0	124,299,911	0	0		0
OTHER PROPERTIES	12	23,006,678	12,516,925	23,447,937	13,609,467	1,092,542	8.7%	39,366
<b>REAL ESTATE PARCELS</b>	<b>1,705</b>	<b>7,946,804,932</b>	<b>5,677,310,270</b>	<b>8,078,872,193</b>	<b>6,180,395,000</b>	<b>503,084,730</b>	<b>8.9%</b>	<b>16,880,054</b>
PERS PROP & CENT ASSD		864,049,941	824,718,686	880,141,009	837,398,724	12,680,038	1.5%	0
<b>ALL ASSESSED PROPERTY</b>		<b>8,810,854,873</b>	<b>6,502,028,956</b>	<b>8,959,013,202</b>	<b>7,017,793,724</b>	<b>515,764,768</b>	<b>7.9%</b>	<b>16,880,054</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 North Bay Village Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	378	688,228,553	387,364,932	692,355,762	408,504,185	21,139,253	5.5%	2,073,539
CONDOMINIUM	3,056	1,027,542,026	812,384,651	988,894,688	828,823,181	16,438,530	2.0%	0
MULTI FAMILY	20	316,734,717	251,825,038	272,038,022	210,479,555	-41,345,483	-16.4%	0
COMMERCIAL	76	287,473,908	185,209,328	301,613,267	210,605,785	25,396,457	13.7%	295,383
INDUSTRIAL	1	18,200,000	17,380,000	18,200,000	16,830,000	-550,000	-3.2%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	78	131,341,264	83,801,818	224,684,059	138,065,394	54,263,576	64.8%	-4,739,415
INSTITUTIONAL	1	16,789,556	10,565,984	16,789,478	11,622,582	1,056,598	10.0%	0
GOVERNMENTAL	8	30,210,833	0	32,337,827	0	0		0
OTHER PROPERTIES	7	145,874,443	44,380,954	145,637,700	48,818,867	4,437,913	10.0%	0
<b>REAL ESTATE PARCELS</b>	<b>3,625</b>	<b>2,662,395,300</b>	<b>1,792,912,705</b>	<b>2,692,550,803</b>	<b>1,873,749,549</b>	<b>80,836,844</b>	<b>4.5%</b>	<b>-2,370,493</b>
PERS PROP & CENT ASSD		33,669,960	31,346,018	35,404,222	33,265,814	1,919,796	6.1%	0
<b>ALL ASSESSED PROPERTY</b>		<b>2,696,065,260</b>	<b>1,824,258,723</b>	<b>2,727,955,025</b>	<b>1,907,015,363</b>	<b>82,756,640</b>	<b>4.5%</b>	<b>-2,370,493</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Village of Key Biscayne Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	1,291	5,860,067,824	4,092,212,938	5,972,166,423	4,361,679,896	269,466,958	6.6%	71,522,116
CONDOMINIUM	5,762	8,172,054,308	6,702,577,569	8,158,980,087	7,000,592,641	298,015,072	4.4%	0
MULTI FAMILY	6	18,698,728	15,921,901	18,670,050	16,529,799	607,898	3.8%	0
COMMERCIAL	153	579,988,077	573,765,953	576,107,591	566,849,025	-6,916,928	-1.2%	0
INDUSTRIAL	0	0	0	0	0	0		0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	146	317,008,976	260,722,386	334,788,795	283,650,840	22,928,454	8.8%	-3,830,947
INSTITUTIONAL	7	114,118,418	0	113,900,323	0	0		0
GOVERNMENTAL	20	116,033,335	0	115,806,234	0	0		0
OTHER PROPERTIES	11	7,979,121	7,979,121	7,979,113	7,979,113	-8	0.0%	0
<b>REAL ESTATE PARCELS</b>	<b>7,396</b>	<b>15,185,948,787</b>	<b>11,653,179,868</b>	<b>15,298,398,616</b>	<b>12,237,281,314</b>	<b>584,101,446</b>	<b>5.0%</b>	<b>67,691,169</b>
PERS PROP & CENT ASSD		63,839,378	55,506,131	72,112,468	63,964,580	8,458,449	15.2%	0
<b>ALL ASSESSED PROPERTY</b>		<b>15,249,788,165</b>	<b>11,708,685,999</b>	<b>15,370,511,084</b>	<b>12,301,245,894</b>	<b>592,559,895</b>	<b>5.1%</b>	<b>67,691,169</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Sweetwater Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	1,061	528,488,034	244,436,391	520,153,374	258,384,914	13,948,523	5.7%	351,244
CONDOMINIUM	1,684	430,306,266	223,527,669	430,750,398	238,017,879	14,490,210	6.5%	0
MULTI FAMILY	496	845,449,336	715,606,661	879,775,784	755,384,282	39,777,621	5.6%	-88,575
COMMERCIAL	372	1,513,020,180	1,355,388,122	1,365,710,055	1,300,247,597	-55,140,525	-4.1%	12,614,437
INDUSTRIAL	492	1,753,397,474	1,403,164,572	1,819,723,927	1,563,363,413	160,198,841	11.4%	19,699,247
AGRICULTURE	4	93,646,294	2,584,371	93,646,294	2,778,091	193,720	7.5%	0
VACANT LAND	254	239,682,584	184,225,648	240,164,138	183,611,168	-614,480	-0.3%	124,998
INSTITUTIONAL	4	5,361,310	0	5,339,973	0	0		0
GOVERNMENTAL	68	280,762,931	0	279,036,755	0	0		0
OTHER PROPERTIES	14	10,641,716	4,500,067	12,319,361	4,946,860	446,793	9.9%	16,773
<b>REAL ESTATE PARCELS</b>	<b>4,449</b>	<b>5,700,756,125</b>	<b>4,133,433,501</b>	<b>5,646,620,059</b>	<b>4,306,734,204</b>	<b>173,300,703</b>	<b>4.2%</b>	<b>32,718,124</b>
PERS PROP & CENT ASSD		368,647,442	347,096,839	383,322,206	362,946,918	15,850,079	4.6%	0
<b>ALL ASSESSED PROPERTY</b>		<b>6,069,403,567</b>	<b>4,480,530,340</b>	<b>6,029,942,265</b>	<b>4,669,681,122</b>	<b>189,150,782</b>	<b>4.2%</b>	<b>32,718,124</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Village of Virginia Gardens Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	472	240,011,801	109,540,573	235,225,939	116,324,415	6,783,842	6.2%	127,026
CONDOMINIUM	94	16,786,115	11,952,829	16,665,899	12,755,810	802,981	6.7%	0
MULTI FAMILY	56	66,216,046	51,902,041	65,114,276	55,514,072	3,612,031	7.0%	0
COMMERCIAL	24	105,846,483	100,183,442	104,124,534	101,686,326	1,502,884	1.5%	0
INDUSTRIAL	2	21,716,654	15,168,363	18,750,000	16,556,879	1,388,516	9.2%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	11	3,542,180	2,865,667	3,634,385	3,144,432	278,765	9.7%	0
INSTITUTIONAL	2	22,021,487	0	21,354,660	0	0		0
GOVERNMENTAL	6	3,454,038	0	2,999,063	0	0		0
OTHER PROPERTIES	0	0	0	0	0	0		0
<b>REAL ESTATE PARCELS</b>	<b>667</b>	<b>479,594,804</b>	<b>291,612,915</b>	<b>467,868,756</b>	<b>305,981,934</b>	<b>14,369,019</b>	<b>4.9%</b>	<b>127,026</b>
PERS PROP & CENT ASSD		123,441,220	122,004,601	120,949,890	86,775,710	-35,228,891	-28.9%	0
<b>ALL ASSESSED PROPERTY</b>		<b>603,036,024</b>	<b>413,617,516</b>	<b>588,818,646</b>	<b>392,757,644</b>	<b>-20,859,872</b>	<b>-5.0%</b>	<b>127,026</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Hialeah Gardens Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	2,510	1,257,559,457	592,582,073	1,269,611,230	629,676,455	37,094,382	6.3%	7,246,405
CONDOMINIUM	3,159	827,671,365	428,001,448	794,324,438	448,016,551	20,015,103	4.7%	0
MULTI FAMILY	22	148,631,486	127,574,661	145,723,981	130,493,214	2,918,553	2.3%	0
COMMERCIAL	103	330,343,460	297,994,674	347,292,862	314,876,853	16,882,179	5.7%	3,002,759
INDUSTRIAL	373	1,012,009,502	793,432,752	1,074,537,818	852,896,097	59,463,345	7.5%	152,183
AGRICULTURE	4	5,652,091	18,621	29,812,269	61,682	43,061	231.2%	0
VACANT LAND	339	273,336,328	165,617,305	258,294,500	157,831,915	-7,785,390	-4.7%	35,612
INSTITUTIONAL	11	80,000,364	0	80,620,212	0	0		0
GOVERNMENTAL	60	227,736,849	0	229,389,161	0	0		0
OTHER PROPERTIES	10	16,697,100	16,697,100	17,764,685	17,251,411	554,311	3.3%	39,922
<b>REAL ESTATE PARCELS</b>	<b>6,591</b>	<b>4,179,638,002</b>	<b>2,421,918,634</b>	<b>4,247,371,156</b>	<b>2,551,104,178</b>	<b>129,185,544</b>	<b>5.3%</b>	<b>10,476,881</b>
PERS PROP & CENT ASSD		158,208,412	146,189,261	169,941,336	157,811,776	11,622,515	8.0%	0
<b>ALL ASSESSED PROPERTY</b>		<b>4,337,846,414</b>	<b>2,568,107,895</b>	<b>4,417,312,492</b>	<b>2,708,915,954</b>	<b>140,808,059</b>	<b>5.5%</b>	<b>10,476,881</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Aventura Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	645	947,298,847	640,415,226	986,093,766	689,628,862	49,213,636	7.7%	6,590,509
CONDOMINIUM	23,746	12,331,052,121	9,888,371,990	11,806,337,437	9,892,714,451	4,342,461	0.0%	0
MULTI FAMILY	14	326,950,522	260,655,398	304,816,636	288,105,990	27,450,592	10.5%	0
COMMERCIAL	532	2,754,151,720	2,632,977,145	2,770,968,058	2,635,320,454	2,343,309	0.1%	3,154,996
INDUSTRIAL	4	52,527,089	47,797,448	42,122,344	39,282,474	-8,514,974	-17.8%	0
AGRICULTURE	3	50,802,982	31,524,636	50,802,912	35,411,725	3,887,089	12.3%	0
VACANT LAND	336	108,736,049	97,298,968	107,289,721	100,672,690	3,373,722	3.5%	-2,540,533
INSTITUTIONAL	9	243,856,235	189,516,127	230,938,448	189,157,218	-358,909	-0.2%	0
GOVERNMENTAL	52	128,533,132	0	127,307,919	0	0		0
OTHER PROPERTIES	102	49,886,286	26,099,322	45,018,363	21,269,982	-4,829,340	-18.5%	0
<b>REAL ESTATE PARCELS</b>	<b>25,443</b>	<b>16,993,794,983</b>	<b>13,814,656,260</b>	<b>16,471,695,604</b>	<b>13,891,563,846</b>	<b>76,907,586</b>	<b>0.6%</b>	<b>7,204,972</b>
PERS PROP & CENT ASSD		398,235,769	374,120,136	434,708,580	410,528,456	36,408,320	9.7%	0
<b>ALL ASSESSED PROPERTY</b>		<b>17,392,030,752</b>	<b>14,188,776,396</b>	<b>16,906,404,184</b>	<b>14,302,092,302</b>	<b>113,315,906</b>	<b>0.8%</b>	<b>7,204,972</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Uninc. Municipal Service Area Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	205,678	119,423,361,404	59,976,532,458	121,701,303,852	64,203,522,242	4,226,989,784	7.0%	522,872,843
CONDOMINIUM	124,551	37,939,780,948	24,132,292,019	37,348,513,628	25,265,193,195	1,132,901,176	4.7%	246,139,163
MULTI FAMILY	8,315	13,919,142,140	10,618,278,579	14,529,270,884	11,352,286,574	734,007,995	6.9%	550,080,867
COMMERCIAL	7,123	16,179,521,058	14,431,902,017	16,319,248,256	14,831,777,739	399,875,722	2.8%	55,703,161
INDUSTRIAL	7,050	13,205,184,107	10,322,633,132	13,711,222,471	11,183,922,219	861,289,087	8.3%	71,883,102
AGRICULTURE	7,364	7,433,125,155	1,355,927,534	7,683,306,322	1,414,079,375	58,151,841	4.3%	44,453,136
VACANT LAND	16,097	5,332,237,344	3,547,763,208	5,430,366,468	3,794,960,050	247,196,842	7.0%	-40,633,393
INSTITUTIONAL	811	3,843,564,882	565,242,128	3,980,719,997	616,287,117	51,044,989	9.0%	3,846,840
GOVERNMENTAL	17,975	10,373,400,191	12,619,370	10,107,194,783	5,573,764	-7,045,606	-55.8%	80,482
OTHER PROPERTIES	3,579	893,754,802	610,139,154	1,225,840,015	752,635,335	142,496,181	23.4%	89,984,894
<b>REAL ESTATE PARCELS</b>	<b>398,543</b>	<b>228,543,072,031</b>	<b>125,573,329,599</b>	<b>232,036,986,676</b>	<b>133,420,237,610</b>	<b>7,846,908,011</b>	<b>6.2%</b>	<b>1,544,411,095</b>
PERS PROP & CENT ASSD		11,066,370,069	9,869,915,833	11,668,735,962	10,477,049,183	607,133,350	6.2%	0
<b>ALL ASSESSED PROPERTY</b>		<b>239,609,442,100</b>	<b>135,443,245,432</b>	<b>243,705,722,638</b>	<b>143,897,286,793</b>	<b>8,454,041,361</b>	<b>6.2%</b>	<b>1,544,411,095</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Sunny Isles Beach Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	368	910,787,919	524,135,182	891,356,951	576,013,078	51,877,896	9.9%	24,205,559
CONDOMINIUM	18,643	19,444,176,141	17,040,728,175	18,756,665,084	17,274,021,320	233,293,145	1.4%	85,546,888
MULTI FAMILY	20	635,205,650	497,318,140	641,134,539	618,052,859	120,734,719	24.3%	-3,423,414
COMMERCIAL	539	759,450,639	571,199,138	613,027,691	528,076,036	-43,123,102	-7.5%	11,446,059
INDUSTRIAL	1	10,400,000	10,400,000	9,400,000	9,400,000	-1,000,000	-9.6%	0
AGRICULTURE	0	0	0	0	0	0		0
VACANT LAND	200	688,904,934	329,441,671	517,517,556	335,629,295	6,187,624	1.9%	-494,221
INSTITUTIONAL	3	32,590,027	0	32,588,382	0	0		0
GOVERNMENTAL	45	188,899,171	13,113,110	184,796,507	13,113,061	-49	0.0%	0
OTHER PROPERTIES	23	4,647,691	4,647,691	5,113,523	4,821,514	173,823	3.7%	0
<b>REAL ESTATE PARCELS</b>	<b>19,842</b>	<b>22,675,062,172</b>	<b>18,990,983,107</b>	<b>21,651,600,233</b>	<b>19,359,127,163</b>	<b>368,144,056</b>	<b>1.9%</b>	<b>117,280,871</b>
PERS PROP & CENT ASSD		136,572,296	123,442,261	151,712,221	138,611,216	15,168,955	12.3%	0
<b>ALL ASSESSED PROPERTY</b>		<b>22,811,634,468</b>	<b>19,114,425,368</b>	<b>21,803,312,454</b>	<b>19,497,738,379</b>	<b>383,313,011</b>	<b>2.0%</b>	<b>117,280,871</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Town of Miami Lakes Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	5,853	4,002,875,124	2,231,928,730	4,107,669,523	2,341,793,207	109,864,477	4.9%	3,397,937
CONDOMINIUM	3,479	1,162,249,421	769,998,866	1,152,359,476	800,711,753	30,712,887	4.0%	0
MULTI FAMILY	27	555,550,896	500,195,741	539,306,743	535,180,916	34,985,175	7.0%	12,554,642
COMMERCIAL	390	888,092,016	832,165,888	890,439,862	850,052,333	17,886,445	2.1%	-873,962
INDUSTRIAL	130	736,324,157	583,610,232	745,052,599	642,655,984	59,045,752	10.1%	0
AGRICULTURE	5	35,109,484	123,108	35,109,484	123,108	0	0.0%	0
VACANT LAND	208	62,590,594	44,405,698	65,142,473	48,687,442	4,281,744	9.6%	0
INSTITUTIONAL	21	130,092,063	19,634,401	129,778,329	19,000,591	-633,810	-3.2%	0
GOVERNMENTAL	126	214,794,411	5,289	214,212,065	5,289	0	0.0%	0
OTHER PROPERTIES	105	3,142,418	2,487,515	3,134,025	2,520,725	33,210	1.3%	0
<b>REAL ESTATE PARCELS</b>	<b>10,344</b>	<b>7,790,820,584</b>	<b>4,984,555,468</b>	<b>7,882,204,579</b>	<b>5,240,731,348</b>	<b>256,175,880</b>	<b>5.1%</b>	<b>15,078,617</b>
PERS PROP & CENT ASSD		281,327,396	257,507,431	296,290,679	272,074,535	14,567,104	5.7%	0
<b>ALL ASSESSED PROPERTY</b>		<b>8,072,147,980</b>	<b>5,242,062,899</b>	<b>8,178,495,258</b>	<b>5,512,805,883</b>	<b>270,742,984</b>	<b>5.2%</b>	<b>15,078,617</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Village of Palmetto Bay Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	7,187	6,653,212,485	3,557,170,168	6,784,147,289	3,772,068,941	214,898,773	6.0%	7,753,854
CONDOMINIUM	840	289,276,095	194,260,127	292,616,434	205,708,101	11,447,974	5.9%	0
MULTI FAMILY	113	286,795,477	256,415,093	310,878,006	268,472,256	12,057,163	4.7%	14,690,264
COMMERCIAL	236	739,573,677	651,964,688	738,770,603	670,904,621	18,939,933	2.9%	-863,736
INDUSTRIAL	1	11,000,000	6,562,827	10,100,000	7,219,109	656,282	10.0%	0
AGRICULTURE	5	26,215,847	3,766,570	30,395,747	3,856,346	89,776	2.4%	0
VACANT LAND	185	128,274,554	84,841,109	125,474,479	83,915,950	-925,159	-1.1%	-1,432,085
INSTITUTIONAL	25	168,581,664	15,479,605	168,021,613	16,573,820	1,094,215	7.1%	0
GOVERNMENTAL	95	224,388,679	0	203,890,581	0	0		0
OTHER PROPERTIES	32	11,744,089	7,365,954	11,750,057	8,079,635	713,681	9.7%	92,128
<b>REAL ESTATE PARCELS</b>	<b>8,719</b>	<b>8,539,062,567</b>	<b>4,777,826,141</b>	<b>8,676,044,809</b>	<b>5,036,798,779</b>	<b>258,972,638</b>	<b>5.4%</b>	<b>20,240,425</b>
PERS PROP & CENT ASSD		119,130,574	97,816,549	129,125,342	107,432,060	9,615,511	9.8%	0
<b>ALL ASSESSED PROPERTY</b>		<b>8,658,193,141</b>	<b>4,875,642,690</b>	<b>8,805,170,151</b>	<b>5,144,230,839</b>	<b>268,588,149</b>	<b>5.5%</b>	<b>20,240,425</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Miami Gardens Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	23,393	8,730,707,731	3,945,244,801	8,774,725,558	4,233,000,955	287,756,154	7.3%	5,865,214
CONDOMINIUM	5,770	1,329,140,749	716,565,686	1,312,258,470	759,522,669	42,956,983	6.0%	0
MULTI FAMILY	293	919,269,422	569,818,584	892,485,290	508,941,035	-60,877,549	-10.7%	222,854
COMMERCIAL	387	1,424,362,903	1,200,735,836	1,423,748,040	1,218,372,746	17,636,910	1.5%	1,463,611
INDUSTRIAL	477	2,469,320,699	1,904,466,221	2,465,711,877	2,034,870,131	130,403,910	6.8%	5,857
AGRICULTURE	2	3,521,682	418,429	1,400,277	453,886	35,457	8.5%	0
VACANT LAND	648	457,583,772	329,312,064	464,267,234	364,536,045	35,223,981	10.7%	-1,319,046
INSTITUTIONAL	110	384,779,456	16,274,371	400,506,478	29,061,719	12,787,348	78.6%	0
GOVERNMENTAL	266	566,056,201	2,852,891	542,282,881	3,099,811	246,920	8.7%	0
OTHER PROPERTIES	109	273,299,177	257,709,905	292,293,854	243,764,040	-13,945,865	-5.4%	0
<b>REAL ESTATE PARCELS</b>	<b>31,455</b>	<b>16,558,041,792</b>	<b>8,943,398,788</b>	<b>16,569,679,959</b>	<b>9,395,623,037</b>	<b>452,224,249</b>	<b>5.1%</b>	<b>6,238,490</b>
PERS PROP & CENT ASSD		717,082,901	674,414,250	730,216,052	685,971,514	11,557,264	1.7%	0
<b>ALL ASSESSED PROPERTY</b>		<b>17,275,124,693</b>	<b>9,617,813,038</b>	<b>17,299,896,011</b>	<b>10,081,594,551</b>	<b>463,781,513</b>	<b>4.8%</b>	<b>6,238,490</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 City of Doral Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	6,102	4,962,103,966	3,563,138,481	5,019,426,897	3,732,483,017	169,344,536	4.8%	5,201,482
CONDOMINIUM	17,530	6,883,451,068	5,484,940,369	6,746,371,871	5,626,834,628	141,894,259	2.6%	0
MULTI FAMILY	36	2,557,906,536	2,409,647,776	2,422,003,539	2,345,618,456	-64,029,320	-2.7%	-245,852
COMMERCIAL	1,080	3,986,241,358	3,620,660,267	3,787,524,495	3,515,007,047	-105,653,220	-2.9%	1,189,918
INDUSTRIAL	1,989	7,441,569,243	5,470,877,305	7,357,434,184	6,057,079,747	586,202,442	10.7%	41,532,727
AGRICULTURE	2	22,932,117	5,194,424	22,914,558	5,703,342	508,918	9.8%	0
VACANT LAND	496	423,538,105	347,151,538	389,762,643	333,305,165	-13,846,373	-4.0%	-43,472,281
INSTITUTIONAL	61	328,841,942	42,508,890	332,737,308	39,725,847	-2,783,043	-6.5%	0
GOVERNMENTAL	123	893,327,681	0	913,097,545	1,014,574	1,014,574		2,240
OTHER PROPERTIES	675	137,449,700	64,785,472	142,278,061	58,977,147	-5,808,325	-9.0%	0
<b>REAL ESTATE PARCELS</b>	<b>28,094</b>	<b>27,637,361,716</b>	<b>21,008,904,522</b>	<b>27,133,551,101</b>	<b>21,715,748,970</b>	<b>706,844,448</b>	<b>3.4%</b>	<b>4,208,234</b>
PERS PROP & CENT ASSD		988,369,222	875,389,019	1,069,009,065	948,813,580	73,424,561	8.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>28,625,730,938</b>	<b>21,884,293,541</b>	<b>28,202,560,166</b>	<b>22,664,562,550</b>	<b>780,269,009</b>	<b>3.6%</b>	<b>4,208,234</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Town of Cutler Bay Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 PRELIMINARY VALUES</u>		<u>TAXABLE</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>	<u>PCT</u>	
SINGLE FAMILY	10,781	5,453,625,911	2,829,251,475	5,452,171,939	2,976,422,299	147,170,824	5.2%	3,113,820
CONDOMINIUM	3,628	1,037,185,261	660,062,810	1,004,264,999	693,686,648	33,623,838	5.1%	0
MULTI FAMILY	136	141,821,160	59,739,048	143,822,400	63,683,957	3,944,909	6.6%	0
COMMERCIAL	105	604,152,410	545,649,403	618,389,464	555,601,390	9,951,987	1.8%	1,314,407
INDUSTRIAL	0	430,442	411,581	0	0	-411,581	-100.0%	0
AGRICULTURE	4	7,432,108	1,497,164	8,823,293	1,574,870	77,706	5.2%	0
VACANT LAND	282	99,317,021	73,185,599	122,382,779	84,226,271	11,040,672	15.1%	-322,139
INSTITUTIONAL	11	54,978,500	14,468,365	56,776,165	15,305,566	837,201	5.8%	0
GOVERNMENTAL	118	213,363,270	163,020	227,525,626	0	-163,020	-100.0%	0
OTHER PROPERTIES	115	40,473,123	4,131,467	41,239,407	40,201,131	36,069,664	873.0%	-10,747
<b>REAL ESTATE PARCELS</b>	<b>15,180</b>	<b>7,652,779,206</b>	<b>4,188,559,932</b>	<b>7,675,396,072</b>	<b>4,430,702,132</b>	<b>242,142,200</b>	<b>5.8%</b>	<b>4,095,341</b>
PERS PROP & CENT ASSD		136,043,606	125,895,246	153,012,256	144,307,531	18,412,285	14.6%	0
<b>ALL ASSESSED PROPERTY</b>		<b>7,788,822,812</b>	<b>4,314,455,178</b>	<b>7,828,408,328</b>	<b>4,575,009,663</b>	<b>260,554,485</b>	<b>6.0%</b>	<b>4,095,341</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 School Board Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	390,213	298,922,597,202	177,030,181,681	305,271,055,946	186,346,776,059	9,316,594,378	5.3%	2,075,690,431
CONDOMINIUM	395,070	194,382,642,089	165,887,996,685	192,732,561,144	166,732,088,359	844,091,674	0.5%	2,652,074,205
MULTI FAMILY	35,389	60,163,626,935	55,092,289,544	61,119,483,627	54,987,891,824	-104,397,720	-0.2%	1,230,383,258
COMMERCIAL	31,405	87,757,590,517	85,539,572,262	85,997,526,961	83,380,610,138	-2,158,962,124	-2.5%	784,793,497
INDUSTRIAL	16,399	45,805,794,814	45,169,210,435	46,681,156,457	46,047,571,834	878,361,399	1.9%	203,226,260
AGRICULTURE	7,545	8,066,075,731	1,730,470,636	8,405,440,050	1,789,432,750	58,962,114	3.4%	44,491,423
VACANT LAND	36,401	27,551,398,153	26,079,112,992	26,803,055,796	25,276,608,306	-802,504,686	-3.1%	-221,731,362
INSTITUTIONAL	2,314	11,746,189,390	2,005,919,896	11,820,201,680	1,995,164,603	-10,755,293	-0.5%	3,407,896
GOVERNMENTAL	22,785	29,783,804,816	196,376,198	29,769,567,387	191,495,210	-4,880,988	-2.5%	115,017
OTHER PROPERTIES	6,420	4,063,223,993	3,423,355,442	4,636,153,979	3,646,195,294	222,839,852	6.5%	334,120,281
<b>REAL ESTATE PARCELS</b>	<b>943,941</b>	<b>768,242,943,640</b>	<b>562,154,485,771</b>	<b>773,236,203,027</b>	<b>570,393,834,377</b>	<b>8,239,348,606</b>	<b>1.5%</b>	<b>7,106,570,906</b>
PERS PROP & CENT ASSD		24,203,117,737	21,444,009,469	25,648,213,651	22,821,640,716	1,377,631,247	6.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>792,446,061,377</b>	<b>583,598,495,240</b>	<b>798,884,416,678</b>	<b>593,215,475,093</b>	<b>9,616,979,853</b>	<b>1.6%</b>	<b>7,106,570,906</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 South Florida Water Management District Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	390,213	298,922,597,202	159,479,074,322	305,271,055,946	171,705,538,320	12,226,463,998	7.7%	2,075,690,431
CONDOMINIUM	395,070	194,382,642,089	151,427,686,854	192,732,561,144	157,677,485,572	6,249,798,718	4.1%	2,652,074,205
MULTI FAMILY	35,389	60,163,626,935	47,085,851,046	61,119,483,627	49,265,589,669	2,179,738,623	4.6%	1,230,383,258
COMMERCIAL	31,405	87,757,590,517	75,441,211,055	85,997,526,961	76,608,995,778	1,167,784,723	1.5%	784,793,497
INDUSTRIAL	16,399	45,805,794,814	34,446,608,386	46,681,156,457	37,452,699,107	3,006,090,721	8.7%	203,226,260
AGRICULTURE	7,545	8,066,075,731	1,491,301,317	8,405,440,050	1,569,716,071	78,414,754	5.3%	44,491,423
VACANT LAND	36,401	27,551,398,153	18,823,623,676	26,803,055,796	19,938,930,957	1,115,307,281	5.9%	-221,731,362
INSTITUTIONAL	2,314	11,746,189,390	1,735,712,826	11,820,201,680	1,828,246,021	92,533,195	5.3%	3,407,896
GOVERNMENTAL	22,785	29,783,804,816	184,057,510	29,769,567,387	179,174,316	-4,883,194	-2.7%	115,017
OTHER PROPERTIES	6,420	4,063,223,993	2,685,700,067	4,636,153,979	3,038,539,824	352,839,757	13.1%	334,120,281
<b>REAL ESTATE PARCELS</b>	<b>943,941</b>	<b>768,242,943,640</b>	<b>492,800,827,059</b>	<b>773,236,203,027</b>	<b>519,264,915,635</b>	<b>26,464,088,576</b>	<b>5.4%</b>	<b>7,106,570,906</b>
PERS PROP & CENT ASSD		24,203,117,737	21,444,009,469	25,648,213,651	22,821,637,072	1,377,627,603	6.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>792,446,061,377</b>	<b>514,244,836,528</b>	<b>798,884,416,678</b>	<b>542,086,552,707</b>	<b>27,841,716,179</b>	<b>5.4%</b>	<b>7,106,570,906</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 Florida Inland Navigation District Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	390,213	298,922,597,202	159,479,074,322	305,271,055,946	171,705,538,320	12,226,463,998	7.7%	2,075,690,431
CONDOMINIUM	395,070	194,382,642,089	151,427,686,854	192,732,561,144	157,677,485,572	6,249,798,718	4.1%	2,652,074,205
MULTI FAMILY	35,389	60,163,626,935	47,085,851,046	61,119,483,627	49,265,589,669	2,179,738,623	4.6%	1,230,383,258
COMMERCIAL	31,405	87,757,590,517	75,441,211,055	85,997,526,961	76,608,995,778	1,167,784,723	1.5%	784,793,497
INDUSTRIAL	16,399	45,805,794,814	34,446,608,386	46,681,156,457	37,452,699,107	3,006,090,721	8.7%	203,226,260
AGRICULTURE	7,545	8,066,075,731	1,491,301,317	8,405,440,050	1,569,716,071	78,414,754	5.3%	44,491,423
VACANT LAND	36,401	27,551,398,153	18,823,623,676	26,803,055,796	19,938,930,957	1,115,307,281	5.9%	-221,731,362
INSTITUTIONAL	2,314	11,746,189,390	1,735,712,826	11,820,201,680	1,828,246,021	92,533,195	5.3%	3,407,896
GOVERNMENTAL	22,785	29,783,804,816	184,057,510	29,769,567,387	179,174,316	-4,883,194	-2.7%	115,017
OTHER PROPERTIES	6,420	4,063,223,993	2,685,700,067	4,636,153,979	3,038,539,824	352,839,757	13.1%	334,120,281
<b>REAL ESTATE PARCELS</b>	<b>943,941</b>	<b>768,242,943,640</b>	<b>492,800,827,059</b>	<b>773,236,203,027</b>	<b>519,264,915,635</b>	<b>26,464,088,576</b>	<b>5.4%</b>	<b>7,106,570,906</b>
PERS PROP & CENT ASSD		24,203,117,737	21,444,009,469	25,648,213,651	22,821,637,072	1,377,627,603	6.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>792,446,061,377</b>	<b>514,244,836,528</b>	<b>798,884,416,678</b>	<b>542,086,552,707</b>	<b>27,841,716,179</b>	<b>5.4%</b>	<b>7,106,570,906</b>

**PROPERTY APPRAISER  
OF MIAMI-DADE COUNTY**

2026 ASSESSMENT ROLL CHANGE BY PROPERTY TYPE

July 1 2026



**2026 The Children's Trust Preliminary Assessment Roll Values and Comparison**

<u>PROPERTY TYPE</u>	<u>2026</u>	<u>2025 PRELIMINARY VALUES</u>		<u>2026 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	390,213	298,922,597,202	159,479,074,322	305,271,055,946	171,705,538,320	12,226,463,998	7.7%	2,075,690,431
CONDOMINIUM	395,070	194,382,642,089	151,427,686,854	192,732,561,144	157,677,485,572	6,249,798,718	4.1%	2,652,074,205
MULTI FAMILY	35,389	60,163,626,935	47,085,851,046	61,119,483,627	49,265,589,669	2,179,738,623	4.6%	1,230,383,258
COMMERCIAL	31,405	87,757,590,517	75,441,211,055	85,997,526,961	76,608,995,778	1,167,784,723	1.5%	784,793,497
INDUSTRIAL	16,399	45,805,794,814	34,446,608,386	46,681,156,457	37,452,699,107	3,006,090,721	8.7%	203,226,260
AGRICULTURE	7,545	8,066,075,731	1,491,301,317	8,405,440,050	1,569,716,071	78,414,754	5.3%	44,491,423
VACANT LAND	36,401	27,551,398,153	18,823,623,676	26,803,055,796	19,938,930,957	1,115,307,281	5.9%	-221,731,362
INSTITUTIONAL	2,314	11,746,189,390	1,735,712,826	11,820,201,680	1,828,246,021	92,533,195	5.3%	3,407,896
GOVERNMENTAL	22,785	29,783,804,816	184,057,510	29,769,567,387	179,174,316	-4,883,194	-2.7%	115,017
OTHER PROPERTIES	6,420	4,063,223,993	2,685,700,067	4,636,153,979	3,038,539,824	352,839,757	13.1%	334,120,281
<b>REAL ESTATE PARCELS</b>	<b>943,941</b>	<b>768,242,943,640</b>	<b>492,800,827,059</b>	<b>773,236,203,027</b>	<b>519,264,915,635</b>	<b>26,464,088,576</b>	<b>5.4%</b>	<b>7,106,570,906</b>
PERS PROP & CENT ASSD		24,203,117,737	21,444,009,469	25,648,213,651	22,821,637,072	1,377,627,603	6.4%	0
<b>ALL ASSESSED PROPERTY</b>		<b>792,446,061,377</b>	<b>514,244,836,528</b>	<b>798,884,416,678</b>	<b>542,086,552,707</b>	<b>27,841,716,179</b>	<b>5.4%</b>	<b>7,106,570,906</b>