

MIDTOWN MIAMI

Community Development District

Midtown Miami CDD
Assessment Summary
FY 2018-2019

On-Roll

Category	Units	PER Unit									Overall Increase or Decrease
		FY 2019			FY 2018			Difference			
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
Biscayne Partners											
Apartments (units) - Midblock	173	\$0.00	\$196.64	\$139.30	\$0.00	\$222.46	\$124.57	\$0.00	(\$25.82)	\$14.73	(\$11.08)
Offices (square feet)	10,019	\$0.00	\$0.13	\$0.19	\$0.00	\$0.14	\$0.17	\$0.00	(\$0.01)	\$0.02	\$0.00
Other Retail or Grocery (square feet)	24,467	\$0.00	\$0.15	\$0.22	\$0.00	\$0.17	\$0.20	\$0.00	(\$0.02)	\$0.02	\$0.00
Hotel	60	\$0.00	\$56.75	\$83.67	\$0.00	\$64.20	\$74.82	\$0.00	(\$7.45)	\$8.85	\$1.40
Condominiums Over 1,750 square feet	35	\$0.00	\$283.41	\$417.91	\$0.00	\$320.62	\$373.70	\$0.00	(\$37.21)	\$44.21	\$7.00
Condominiums 1,750 square feet or Less	1,105	\$0.00	\$188.94	\$278.60	\$0.00	\$213.75	\$249.14	\$0.00	(\$24.81)	\$29.46	\$4.65

Note: The numbers of units assessed on-roll and off-roll are based on 2017 data from the Miami-Dade County Property Appraiser.

Off-Roll

Category	Units	PER Unit									Overall Increase or Decrease
		FY 2019			FY 2018			Difference			
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
DDR/Wal-Mart											
Retail Shopping Center (square feet)	600,000	\$0.00	\$1.51	\$2.91	\$0.00	\$1.71	\$2.69	\$0.00	(\$0.20)	\$0.22	\$0.02
Biscayne Partners											
Apartments (units) - East	163	\$0.00	\$181.38	\$264.68	\$0.00	\$205.20	\$239.17	\$0.00	(\$23.82)	\$25.51	\$1.69
Offices (square feet)	219,620	\$0.00	\$0.12	\$0.18	\$0.00	\$0.14	\$0.16	\$0.00	(\$0.02)	\$0.02	(\$0.00)
Mixed Use Building	92,970	\$0.00	\$0.12	\$0.18	\$0.00	\$0.14	\$0.16	\$0.00	(\$0.02)	\$0.02	(\$0.00)
Other Retail or Grocery (square feet)	148,273	\$0.00	\$0.15	\$0.21	\$0.00	\$0.16	\$0.19	\$0.00	(\$0.01)	\$0.02	\$0.01
Restaurant, Bar, Entertainment (square feet)	96,347	\$0.00	\$0.24	\$0.35	\$0.00	\$0.27	\$0.32	\$0.00	(\$0.03)	\$0.03	\$0.00
Condominiums Over 1,750 square feet	120	\$0.00	\$272.07	\$397.02	\$0.00	\$307.80	\$358.76	\$0.00	(\$35.73)	\$38.26	\$2.53
Condominiums 1,750 square feet or Less	1,420	\$0.00	\$181.38	\$264.68	\$0.00	\$205.20	\$239.17	\$0.00	(\$23.82)	\$25.51	\$1.69

Note: The numbers of units assessed on-roll and off-roll are based on 2017 data from the Miami-Dade County Property Appraiser.