

Midtown Miami CDD
 Assessment Summary
 FY 2024-2025

On-Roll

PER ERU											
Category	ERU	FY 2025			FY 2024			Difference			Overall Increase or Decrease
		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	86.50	\$0.00	\$485.88	\$334.02	\$0.00	\$497.62	\$348.39	\$0.00	(\$11.74)	(\$14.37)	(\$26.11)
Offices (square feet)	6.68	\$0.00	\$234.55	\$334.02	\$0.00	\$240.22	\$348.39	\$0.00	(\$5.67)	(\$14.37)	(\$20.04)
Other Retail or Grocery (square feet)	19.57	\$0.00	\$234.55	\$334.02	\$0.00	\$240.22	\$348.39	\$0.00	(\$5.67)	(\$14.37)	(\$20.04)
Hotel	18.02	\$0.00	\$234.55	\$334.02	\$0.00	\$240.22	\$348.39	\$0.00	(\$5.67)	(\$14.37)	(\$20.04)
Condominiums Over 1,750 square feet	52.50	\$0.00	\$234.55	\$334.02	\$0.00	\$240.22	\$348.39	\$0.00	(\$5.67)	(\$14.37)	(\$20.04)
Condominiums 1,750 square feet or Less	1,105.00	\$0.00	\$234.55	\$334.02	\$0.00	\$240.22	\$348.39	\$0.00	(\$5.67)	(\$14.37)	(\$20.04)

PER Unit											
Category	Units	FY 2025			FY 2024			Difference			Overall Increase or Decrease
		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	\$242.94	\$167.01	\$0.00	\$248.81	\$174.19	\$0.00	(\$5.87)	(\$7.18)	(\$13.05)
Offices (square feet)	10,019	\$0.00	\$0.16	\$0.22	\$0.00	\$0.16	\$0.23	\$0.00	(\$0.00)	(\$0.01)	(\$0.01)
Other Retail or Grocery (square feet)	24,467	\$0.00	\$0.19	\$0.27	\$0.00	\$0.19	\$0.28	\$0.00	(\$0.00)	(\$0.01)	(\$0.02)
Hotel	60	\$0.00	\$70.44	\$100.32	\$0.00	\$72.15	\$104.63	\$0.00	(\$1.70)	(\$4.32)	(\$6.02)
Condominiums Over 1,750 square feet	35	\$0.00	\$351.83	\$501.03	\$0.00	\$360.33	\$522.58	\$0.00	(\$8.50)	(\$21.55)	(\$30.05)
Condominiums 1,750 square feet or Less	1,105	\$0.00	\$234.55	\$334.02	\$0.00	\$240.22	\$348.39	\$0.00	(\$5.67)	(\$14.37)	(\$20.04)

Note: The numbers of units assessed on-roll and off-roll are based on 2024 (FY 2025) data from the Miami-Dade County Property Appraiser

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PER ERU

Category	ERU	FY 2025			FY 2024			Difference			Overall Increase or Decrease
		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/Midtown Opportunities											
Retail Shopping Center (square feet)	2,400.00	\$0.00	\$461.59	\$860.71	\$0.00	\$472.74	\$866.31	\$0.00	(\$11.15)	(\$5.60)	(\$16.75)
Biscayne Partners											
Offices (square feet)	48.19	\$0.00	\$222.82	\$317.32	\$0.00	\$228.21	\$330.97	\$0.00	(\$5.38)	(\$13.65)	(\$19.03)
Other Retail or Grocery (square feet)	171.71	\$0.00	\$222.82	\$317.32	\$0.00	\$228.21	\$330.97	\$0.00	(\$5.38)	(\$13.65)	(\$19.03)
Condominiums Over 1,750 square feet	3.00	\$0.00	\$222.82	\$317.32	\$0.00	\$228.21	\$330.97	\$0.00	(\$5.38)	(\$13.65)	(\$19.03)
Condominiums 1,750 square feet or Less	2,021.00	\$0.00	\$222.82	\$317.32	\$0.00	\$228.21	\$330.97	\$0.00	(\$5.38)	(\$13.65)	(\$19.03)

PER Unit

Category	Units	FY 2025			FY 2024			Difference			Overall Increase or Decrease
		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/Midtown Opportunities											
Retail Shopping Center (square feet)	600,000	\$0.00	\$1.85	\$3.44	\$0.00	\$1.89	\$3.47	\$0.00	(\$0.04)	(\$0.02)	(\$0.07)
Biscayne Partners											
Offices (square feet)	72,281	\$0.00	\$0.15	\$0.21	\$0.00	\$0.15	\$0.22	\$0.00	(\$0.00)	(\$0.01)	(\$0.01)
Other Retail or Grocery (square feet)	214,639	\$0.00	\$0.18	\$0.25	\$0.00	\$0.18	\$0.26	\$0.00	(\$0.00)	(\$0.01)	(\$0.02)
Condominiums Over 1,750 square feet	2	\$0.00	\$334.24	\$475.98	\$0.00	\$342.31	\$496.46	\$0.00	(\$8.08)	(\$20.48)	(\$28.55)
Condominiums 1,750 square feet or Less	2,021	\$0.00	\$222.82	\$317.32	\$0.00	\$228.21	\$330.97	\$0.00	(\$5.38)	(\$13.65)	(\$19.03)

Note: The numbers of units assessed on-roll and off-roll are based on 2024 (FY 2025) data from the Miami-Dade County Property Appraiser.