

PROPERTY APPRAISER
OF MIAMI-DADE COUNTY
ADMINISTRATION

TOMAS REGALADO
PROPERTY APPRAISER



June 1, 2026

The Honorable Christi Fraga, Mayor
City of Doral
8300 NW 53rd Street, #100
Doral, FL 33166

RE: 2026 JUNE 1st ESTIMATE OF TAXABLE VALUE

Dear Mayor Fraga:

The June 1st Estimate of **\$22,800,000,000** Taxable Value is being provided in accordance with Section 200.065(8), Florida Statutes, so that you may begin preparing your budget for the upcoming fiscal year. It is important to note that July 1st is the official certification date for the 2026 assessment roll. The June 1 taxable value is only an estimate, which is subject to change.

This year due to reduced new construction activity, weaker sales and value trends in the non-luxury condominium sector, and modest residential and commercial values, the county-wide taxable value growth is estimated at 5.5%, compared to 8.7% last year.

As you begin the important task of creating a budget, please consider that affordable home ownership has become increasingly more difficult for many of our residents. I urge you to not increase your millage rates in order to help our residents cope with the challenges of home ownership.

I want to thank you for your consideration, and if you have questions, you may contact my office at 305-375-4009.

Sincerely,

Tomas Regalado
Property Appraiser

cc: Zeida Sardinias, City Manager
Fernando Casamayor, CFO