



OFFICE OF THE PROPERTY APPRAISER

Summary Report

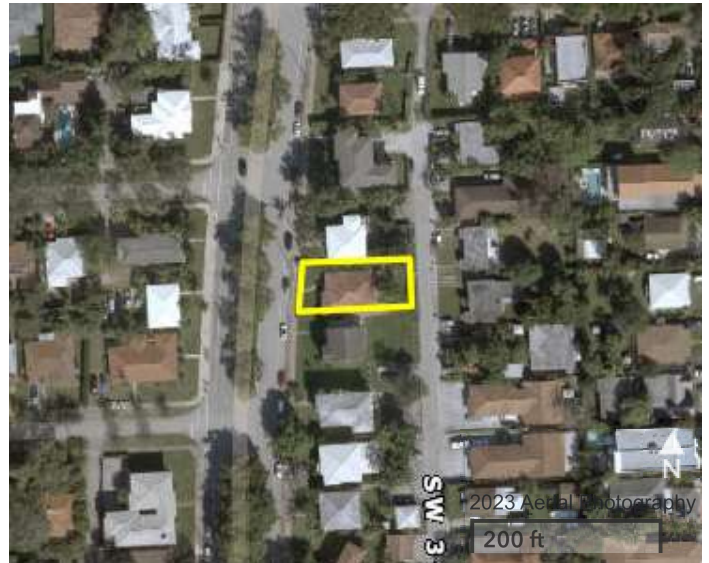
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PROPERTY INFORMATION	
Folio	03-4117-007-4200
Property Address	3621 PONCE DE LEON BLVD CORAL GABLES, FL 33134-7317
Owner	PONCE DE LEON MANAGEMENT LLC
Mailing Address	1871 NW NORTH RIVER DR MIAMI, FL 33125
Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	4 / 2 / 0
Floors	1
Living Units	2
Actual Area	2,110 Sq.Ft
Living Area	2,110 Sq.Ft
Adjusted Area	2,110 Sq.Ft
Lot Size	5,950 Sq.Ft
Year Built	1953

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$529,550	\$404,600	\$312,375
Building Value	\$426,629	\$155,184	\$118,296
Extra Feature Value	\$0	\$0	\$0
Market Value	\$956,179	\$559,784	\$430,671
Assessed Value	\$956,179	\$473,738	\$430,671

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction		\$86,046	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
COCONUT GROVE SEC 1-CORAL GABLES	
PB 14-25	
LOTS 11 & 12 BLK 30	
LOT SIZE 50.000 X 119	
OR 18966-3110 1099 4	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$956,179	\$473,738	\$430,671
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$956,179	\$559,784	\$430,671
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$956,179	\$473,738	\$430,671
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$956,179	\$473,738	\$430,671

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/06/2023	\$100	33618-0172	Corrective, tax or QCD; min consideration
11/28/2022	\$100	33485-3053	Corrective, tax or QCD; min consideration
06/21/2022	\$1,500,000	33269-2356	Qual by exam of deed
07/14/2010	\$100	27352-3930	Corrective, tax or QCD; min consideration

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