



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 01/06/2026

PROPERTY INFORMATION	
Folio	03-4119-001-6150
Property Address	4705 GRANADA BLVD CORAL GABLES, FL 33146-0000
Owner	VALENTIN LOPEZ , CRISTINA CONTE MUSIBAY
Mailing Address	4705 GRANADA BLVD CORAL GABLES, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	4,426 Sq.Ft
Living Area	3,445 Sq.Ft
Adjusted Area	4,039 Sq.Ft
Lot Size	16,600 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$2,131,350	\$1,706,392	\$1,218,804	
Building Value	\$572,528	\$669,020	\$677,178	
Extra Feature Value	\$7,851	\$7,954	\$8,058	
Market Value	\$2,711,729	\$2,383,366	\$1,904,040	
Assessed Value	\$1,601,382	\$1,556,251	\$1,510,924	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,110,347	\$827,115	\$393,116
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,550,660	\$1,506,251	\$1,460,924
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,576,382	\$1,531,251	\$1,485,924
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,550,660	\$1,506,251	\$1,460,924
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,550,660	\$1,506,251	\$1,460,924

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Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	SFR	0100	Square Ft.		12,500.00	\$1,625,000
GENERAL	SFR	0100	Square Ft.		4,100.00	\$506,350
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1985	1,721	740	1,334	\$189,094
1	1	1951	2,705	2,705	2,705	\$383,434
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wall - CBS unreinforced				1986	300	\$768
Wall - CBS unreinforced				1985	397	\$1,000
Pool COMM AVG 3-6' dpth, plain feat 15x30 av size				1985	160	\$3,528
Patio - Terrazzo, Pebble				1985	600	\$2,555

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Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	12,500.00	\$1,301,000	
GENERAL	SFR	0100	Square Ft.	4,100.00	\$405,392	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1985	1,721	740	1,334	\$220,964
1	1	1951	2,705	2,705	2,705	\$448,056
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wall - CBS unreinforced				1986	300	\$780
Wall - CBS unreinforced				1985	397	\$1,016
Pool COMM AVG 3-6' dpth, plain feat 15x30 av size				1985	160	\$3,584
Patio - Terrazzo, Pebble				1985	600	\$2,574

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Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	12,500.00	\$929,250	
GENERAL	SFR	0100	Square Ft.	4,100.00	\$289,554	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1985	1,721	740	1,334	\$223,658
1	1	1951	2,705	2,705	2,705	\$453,520
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wall - CBS unreinforced				1986	300	\$792
Wall - CBS unreinforced				1985	397	\$1,032
Pool COMM AVG 3-6' dpth, plain feat 15x30 av size				1985	160	\$3,640
Patio - Terrazzo, Pebble				1985	600	\$2,594

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FULL LEGAL DESCRIPTION

C G COUNTRY CLUB SEC 5 PB 23-55

PART LOT 1 PER DB 4104-27

BLK 109

LOT SIZE IRREGULAR

OR 19193-0482 07/2000 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
05/02/2016	\$1,625,000	30062-0233	Qual by exam of deed
08/22/2013	\$1,050,000	28813-1525	Qual by exam of deed
07/01/2000	\$530,000	19193-0482	Sales which are qualified
01/01/1992	\$0	15382-1681	Sales which are disqualified as a result of examination of the deed
05/01/1988	\$437,000	13745-2752	Sales which are qualified
04/01/1987	\$375,000	13253-1004	Sales which are qualified
06/01/1985	\$170,000	12549-1810	Sales which are qualified
04/01/1996	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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