



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/7/2019

Property Information	
Folio:	03-4117-004-1610
Property Address:	634 ALEDO AVE Coral Gables, FL 33134-7002
Owner	PREMIUM LOCATION INVEST LLC
Mailing Address	1480 COLD SPRINGS CT WELLINGTON, FL 33414 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	1
Actual Area	3,798 Sq.Ft
Living Area	2,055 Sq.Ft
Adjusted Area	3,092 Sq.Ft
Lot Size	13,900 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$730,048	\$730,048	\$646,408
Building Value	\$310,055	\$311,530	\$313,004
XF Value	\$44,631	\$45,124	\$45,619
Market Value	\$1,084,734	\$1,086,702	\$1,005,031
Assessed Value	\$1,084,734	\$587,946	\$575,854

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction		\$498,756	\$429,177
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

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

Short Legal Description
CORAL GABLES COUNTRY CLUB SEC 6 PB 20-1 LOTS 1 & 2 BLK 132 LOT SIZE IRREGULAR OR 19293-3346 09/2000 1

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,084,734	\$537,946	\$525,854
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$1,084,734	\$562,946	\$550,854
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,084,734	\$537,946	\$525,854
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,084,734	\$537,946	\$525,854

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/27/2018	\$785,100	31166-1877	Federal, state or local government agency
09/01/2000	\$315,000	19293-3346	Sales which are qualified
07/01/1998	\$0	18289-2702	Sales which are disqualified as a result of examination of the deed

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