



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/7/2023

Property Information	
Folio:	03-4108-100-1960
Property Address:	45 CORAL WAY UNIT: CU-112 Coral Gables, FL 33134-5403
Owner	CGI 55MM LLC C/O CGI MERCHANT GROUP
Mailing Address	801 BRICKELL AVE #700 MIAMI, FL 33131 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1118 STORE : CONDOMINIUM - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	740 Sq.Ft
Adjusted Area	740 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2004



Assessment Information			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$321,900	\$263,440	\$256,040
Assessed Value	\$289,784	\$263,440	\$256,040

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$32,116		

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

Short Legal Description
TEN ARAGON CONDO UNIT CU-112 UNDIV 0.3054% INT IN COMMON ELEMENTS OFF REC 23415-2013

Taxable Value Information			
	2023	2022	2021
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,784	\$263,440	\$256,040
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$321,900	\$263,440	\$256,040
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,784	\$263,440	\$256,040
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,784	\$263,440	\$256,040

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/18/2013	\$21,496,552	28879-0010	Qual on DOS, multi-parcel sale
12/30/2011	\$14,570,669	27947-2597	Financial inst or "In Lieu of Forclosure" stated
12/01/2004	\$79,477,114	22938-1841	Deeds that include more than one parcel

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Version: