



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/05/2026

PROPERTY INFORMATION	
Folio	03-4108-001-4390
Property Address	745 MINORCA AVE CORAL GABLES, FL 33134-0000
Owner	MINORCA 745 LLC
Mailing Address	7330 NW 36 AVE MIAMI, FL 33147
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	1
Actual Area	3,090 Sq.Ft
Living Area	2,764 Sq.Ft
Adjusted Area	2,482 Sq.Ft
Lot Size	14,125 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,469,000	\$1,275,223	\$996,268	
Building Value	\$3,395	\$3,395	\$2,606	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$1,472,395	\$1,278,618	\$998,874	
Assessed Value	\$829,941	\$754,492	\$685,902	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$642,454	\$524,126	\$312,972
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
7-8 54 41	
CORAL GABLES SEC B PB 5-111	
LOTS 26-27 & E1/2 LOT 28 BLK 25	
LOT SIZE IRREGULAR	
OR 17283-1105-1107 0696 4	



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$829,941	\$754,492	\$685,902	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,472,395	\$1,278,618	\$998,874	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$829,941	\$754,492	\$685,902	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$829,941	\$754,492	\$685,902	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/10/2015	\$650,000	29751-1778	Qual by exam of deed
04/24/2013	\$606,000	28617-3846	Qual by exam of deed
06/22/2012	\$605,000	28185-0210	Qual by exam of deed
09/01/2004	\$0	22743-2059	Sales which are disqualified as a result of examination of the deed

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