



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 11/14/2024

PROPERTY INFORMATION	
Folio	03-4117-004-2140
Property Address	638 ESCOBAR AVE CORAL GABLES, FL 33134-7012
Owner	C AND D 5455 LLC
Mailing Address	2655 LEJEUNE RD #305 CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	6 / 4 / 1
Floors	2
Living Units	1
Actual Area	650 Sq.Ft
Living Area	650 Sq.Ft
Adjusted Area	650 Sq.Ft
Lot Size	7,875 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$803,310	\$590,727	\$527,814	
Building Value	\$88,920	\$88,920	\$88,920	
Extra Feature Value	\$638	\$638	\$638	
Market Value	\$892,868	\$680,285	\$617,372	
Assessed Value	\$636,526	\$578,660	\$526,055	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$256,342	\$101,625	\$91,317
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	
LOT 4 & W1/2 LOT 5 BLK 139	
LOT SIZE IRREGULAR	
74R-35577 0274 5	



TAXABLE VALUE INFORMATION				
Year	2024	2023	2022	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$636,526	\$578,660	\$526,055	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$892,868	\$680,285	\$617,372	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$636,526	\$578,660	\$526,055	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$636,526	\$578,660	\$526,055	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2017	\$710,000	30487-0215	Qual by exam of deed
01/27/2016	\$512,500	30048-0499	Qual by exam of deed
05/01/2007	\$0	25672-2989	Sales which are disqualified as a result of examination of the deed

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