



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 04/19/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4120-017-0570
<b>Property Address</b>	350 BIRD RD CORAL GABLES, FL 33146-1405
<b>Owner</b>	KWIK-CHEK REALTY CO INC , % TAX DEPT 10491
<b>Mailing Address</b>	2828 N HASKELL AVE DALLAS, TX 75204
<b>Primary Zone</b>	5003 MIXED-USE
<b>Primary Land Use</b>	1111 STORE : RETAIL OUTLET
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	1
<b>Living Units</b>	0
<b>Actual Area</b>	3,498 Sq.Ft
<b>Living Area</b>	3,498 Sq.Ft
<b>Adjusted Area</b>	2,679 Sq.Ft
<b>Lot Size</b>	10,000 Sq.Ft
<b>Year Built</b>	1969

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$2,500,000	\$1,800,000	\$1,800,000
<b>Building Value</b>	\$140,346	\$141,760	\$124,749
<b>Extra Feature Value</b>	\$15,241	\$15,241	\$15,241
<b>Market Value</b>	\$2,655,587	\$1,957,001	\$1,939,990
<b>Assessed Value</b>	\$2,152,701	\$1,957,001	\$1,939,990

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$502,886		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
CORAL GABLES INDUSTRIAL SEC



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,152,701	\$1,957,001	\$1,939,990
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,655,587	\$1,957,001	\$1,939,990
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,152,701	\$1,957,001	\$1,939,990
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,152,701	\$1,957,001	\$1,939,990

SALES INFORMATION
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PB 28-22

LOTS 39 TO 42 INC BLK 2

LOT SIZE 100.000 X 100

Previous Sale	Price	OR Book- Page	Qualification Description
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