



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/13/2025

PROPERTY INFORMATION	
Folio	03-4130-009-0830
Property Address	1590 S DIXIE HWY CORAL GABLES, FL 33146-3001
Owner	THOMAS FRANK TIPTON JR TRS , MARGARET M TIPTON BLACKETT
Mailing Address	1414 ENCHANTMENT WAY HIAWASSEE, GA 30546
Primary Zone	5003 MIXED-USE
Primary Land Use	3515 TOURIST ATTRACTION/EXHIBIT : ENTERTAINMENT
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	2,016 Sq.Ft
Living Area	2,016 Sq.Ft
Adjusted Area	1,920 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1982

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$750,000	\$750,000	\$750,000
Building Value	\$124,616	\$118,742	\$123,171
Extra Feature Value	\$13,979	\$14,190	\$14,401
Market Value	\$888,595	\$882,932	\$887,572
Assessed Value	\$748,316	\$680,288	\$618,444

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$140,279	\$202,644	\$269,128
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES RIVIERA SECTION 14	
2ND REV PB 28-32	
LOT 8 BLK 199	
LOT SIZE 25.000 X 100	
OR 19045-0581 1099 5 (4)	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$748,316	\$680,288	\$618,444
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,595	\$882,932	\$887,572
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$748,316	\$680,288	\$618,444
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$748,316	\$680,288	\$618,444

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/10/2009	\$100	27120-3679	Trustees in bankruptcy, executors or guardians
12/04/2009	\$100	27120-3677	Trustees in bankruptcy, executors or guardians
08/01/1999	\$0	19022-2870	Sales which are disqualified as a result of examination of the deed
09/01/1987	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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