



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/8/2023

Property Information	
Folio:	03-4118-001-0340
Property Address:	840 ALMERIA AVE Coral Gables, FL 33134-4839
Owner	IRIS ESCARRA
Mailing Address	840 ALMERIA AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,497 Sq.Ft
Living Area	1,993 Sq.Ft
Adjusted Area	2,238 Sq.Ft
Lot Size	12,500 Sq.Ft
Year Built	1955



Assessment Information			
Year	2022	2021	2020
Land Value	\$820,750	\$778,543	\$692,038
Building Value	\$206,791	\$155,765	\$155,765
XF Value	\$778	\$778	\$778
Market Value	\$1,028,319	\$935,086	\$848,581
Assessed Value	\$577,323	\$560,508	\$552,770

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$450,996	\$374,578	\$295,811
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description
CORAL GABLES SEC A PB 5-102 LOTS 1 & 2 BLK 5 LOT SIZE 100 X 125 COC 24360-2536 02 2006 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$527,323	\$510,508	\$502,770
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$552,323	\$535,508	\$527,770
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$527,323	\$510,508	\$502,770
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$527,323	\$510,508	\$502,770

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/28/2017	\$833,300	30442-3029	Qual by exam of deed
10/03/2016	\$600,300	30260-3010	Financial inst or "In Lieu of Forclosures" stated
02/01/2006	\$870,000	24360-2536	Sales which are qualified
09/01/2002	\$0	20678-1961	Sales which are disqualified as a result of examination of the deed

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