



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

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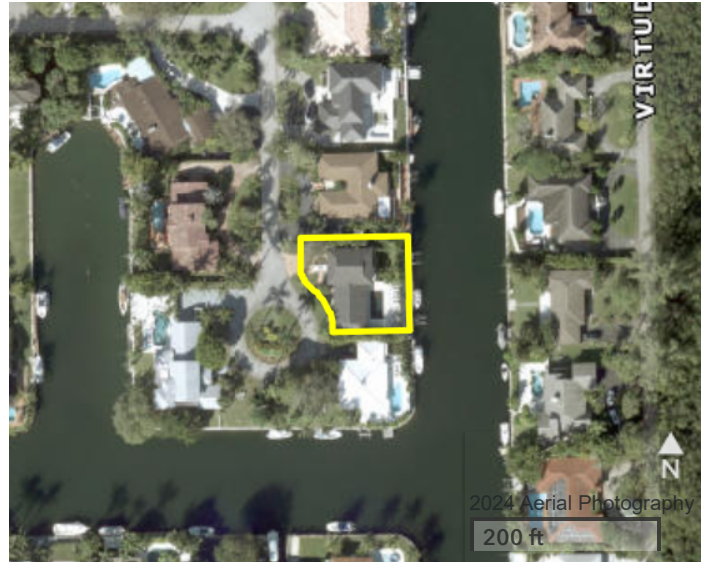
PROPERTY INFORMATION	
Folio	03-5118-005-0680
Property Address	12631 RAMIRO ST CORAL GABLES, FL 33156-6355
Owner	LOUIS TOLEDO , ELSA TOLEDO
Mailing Address	12631 RAMIRO ST CORAL GABLES, FL 33156
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 1
Floors	1
Living Units	1
Actual Area	4,277 Sq.Ft
Living Area	2,415 Sq.Ft
Adjusted Area	3,224 Sq.Ft
Lot Size	11,615 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$2,439,150	\$2,323,000	\$2,032,625
Building Value	\$524,238	\$528,397	\$532,555
Extra Feature Value	\$28,528	\$28,737	\$28,945
Market Value	\$2,991,916	\$2,880,134	\$2,594,125
Assessed Value	\$2,086,258	\$2,027,462	\$1,968,410

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$905,658	\$852,672	\$625,715
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION	
13 55 40 18 55 41	
CORAL BAY SEC A AMD PL PB 57-97	
LOT 57 BLK 2	
LOT SIZE 101 X 115	
OR 20733-0161-0162 10/2002 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,035,536	\$1,977,462	\$1,918,410
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,061,258	\$2,002,462	\$1,943,410
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,035,536	\$1,977,462	\$1,918,410
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,035,536	\$1,977,462	\$1,918,410

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/14/2020	\$2,250,000	32157-1641	Qual by exam of deed
12/16/2019	\$100	31799-0908	Corrective, tax or QCD; min consideration
01/30/2017	\$1,800,000	30422-2217	Qual by exam of deed
03/15/2014	\$150,000	29545-3446	Corrective, tax or QCD; min consideration

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