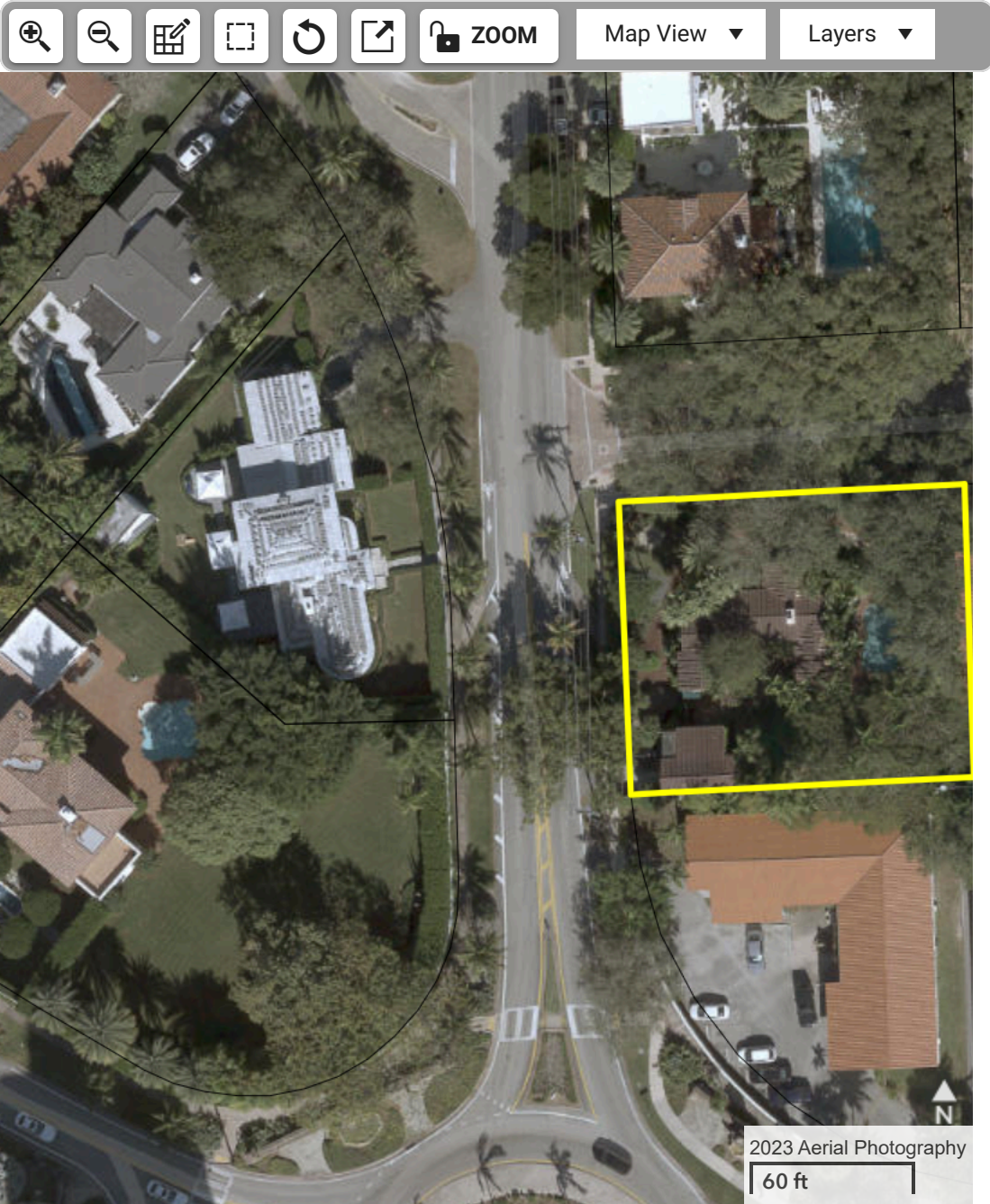


MI D DEBRA LORENZO

HOME	EXEMPTIONS & OTHER	REAL ESTATE	TANGIBLE PERSONAL PROPERTY	PUBLIC RECORDS	ONLINE TOOLS	TAX ROLL ADMINISTRATION	ABOUT US	CONTACT US
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ADDRESS	OWNER NAME	SUBDIVISION NAME	FOLIO
111 NW 1 St <b>SEARCH:</b> 540 aragon <input type="text"/> <input type="button" value="x"/>	Suite	<input type="text"/>	<input type="button" value="Q"/> <a href="#">Back to Search Results</a>

PROPERTY INFORMATION <input type="button" value="i"/>	
<b>Folio:</b>	03-4108-001-1370
<b>Sub-Division:</b>	CORAL GABLES SEC B PB 5-111
<b>Property Address</b>	540 ARAGON AVE
<b>Owner</b>	LETICIA CALLAVA LE REM LETICIA CALLAVE TRS
<b>Mailing Address</b>	540 ARAGON AVE CORAL GABLES, FL 33134
<b>PA Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	2 / 1 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,132 Sq.Ft
<b>Living Area</b>	2,132 Sq.Ft
<b>Adjusted Area</b>	2,082 Sq.Ft
<b>Lot Size</b>	13,427.7 Sq.Ft
<b>Year Built</b>	1933



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### ASSESSMENT INFORMATION i

Year	2024	2023	2022
<b>Land Value</b>	\$1,222,121	\$954,782	\$723,319
<b>Building Value</b>	\$151,668	\$151,668	\$150,353
<b>Extra Feature Value</b>	\$25,226	\$25,440	\$25,655

<b>Market Value</b>	\$1,399,015	\$1,131,890	\$899,327
<b>Assessed Value</b>	\$392,435	\$381,005	\$369,908

## TAXABLE VALUE INFORMATION i

Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$342,435	\$331,005	\$319,908
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$367,435	\$356,005	\$344,908
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$342,435	\$331,005	\$319,908
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$342,435	\$331,005	\$319,908

## BENEFITS INFORMATION i

Benefit	Type	2024	2023	2022
<a href="#">Save Our Homes Cap</a>	Assessment Reduction	\$1,006,580	\$750,885	\$529,419
<a href="#">Homestead</a>	Exemption	\$25,000	\$25,000	\$25,000
<a href="#">Second Homestead</a>	Exemption	\$25,000	\$25,000	\$25,000

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

## FULL LEGAL DESCRIPTION i

CORAL GABLES SEC B PB 5-111

LOTS 1 & 2 BLK 9

LOT SIZE IRREGULAR

OR 13649-0745 0488 1

## SALES INFORMATION i

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
09/24/2009	\$100	<a href="#">27028-3923</a>	Life Estate interest	LETICIA CALLAVA
04/01/1988	\$150,000	<a href="#">13649-0745</a>	Sales which are qualified	
06/01/1976	\$1	<a href="#">00000-00000</a>	Sales which are disqualified as a result of examination of the deed	

For more information about the [Department of Revenue's Sales Qualification Codes](#).


[2024](#)   [2023](#)   [2022](#)

## LAND INFORMATION i

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100 - SINGLE FAMILY - GENERAL	Front Ft.	50.00	\$710,246
GENERAL	SFR	0100 - SINGLE FAMILY - GENERAL	Front Ft.	72.07	\$511,875

## BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1933	1,531	1,531	1,481	\$121,738
2	1	1933	601	601	601	\$29,930

 [Current Building Sketches Available](#)

## EXTRA FEATURES

Description	Year Built	Units	Calc Value
Patio - Brick, Tile, Flagstone	1990	550	\$4,417
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1989	1	\$20,400
Wall - CBS unreinforced	1989	100	\$272
Patio - Terrazzo, Pebble	1933	35	\$137

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

### LAND USE AND RESTRICTIONS

<b>Community</b>	NONE	<b>Community</b>	NONE
<b>Development District:</b>		<b>Redevelopment Area:</b>	
<b>Empowerment Zone:</b>	NONE	<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY	<b>Zoning Code:</b>	SFR-SINGLE-FAMILY RESIDENTIAL DISTRICT
<b>Existing Land Use:</b>	10-Single-Family, Med.- Density (2-5 DU/Gross Acre).	<a href="#">Government Agencies and Community Services</a>	

### OTHER GOVERNMENTAL JURISDICTIONS

<a href="#">Business Incentives</a>	<a href="#">Childrens Trust</a>	<a href="#">City of Coral Gables</a>	<a href="#">Environmental Considerations</a>
<a href="#">Florida Inland Navigation District</a>	<a href="#">Septic - Well: Property List (MDC)</a>	<a href="#">Septic - Well: Septic GIS Points (DOH)</a>	<a href="#">Septic - Well: Well GIS Points (DOH)</a>
<a href="#">PA Bulletin Board</a>	<a href="#">Special Taxing District and Other Non-Ad valorem Assessment</a>	<a href="#">School Board</a>	<a href="#">South Florida Water Mgmt District</a>
<a href="#">Tax Collector</a>			

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For inquiries and suggestions email us at

<http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

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