



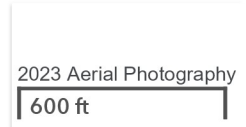
# OFFICE OF THE PROPERTY

## APPRAISER

### Summary Report

Generated On: 01/11/2024

PROPERTY INFORMATION	
Folio	03-4132-019-0670
Property Address	30 LEUCADENDRA DR CORAL GABLES, FL 33156-2326
Owner	MING TIEN EST OF
Mailing Address	30 LEUCADENDRA DR CORAL GABLES, FL 33156-2326
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 5 / 1
Floors	3
Living Units	1
Actual Area	
Living Area	
Adjusted Area	6,738 Sq.Ft
Lot Size	38,762 Sq.Ft
Year Built	1987



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$10,397,906	\$7,170,970	\$6,240,682
Building Value	\$1,546,371	\$1,557,826	\$1,153,882
Extra Feature Value	\$63,033	\$63,746	\$64,461
Market Value	\$12,007,310	\$8,792,542	\$7,459,025
Assessed Value	\$3,037,239	\$2,948,776	\$2,862,890

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$8,970,071	\$5,843,766	\$4,596,135
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
32 54 41
GABLES ESTATES NO 2 PB 60-37
LOT 29 BLK B
LOT SIZE 38762 SQ FT
OR 17916-4931 1297 4

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,987,239	\$2,898,776	\$2,812,890
<b>SCHOOL BOARD</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$3,012,239	\$2,923,776	\$2,837,890
<b>CITY</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,987,239	\$2,898,776	\$2,812,890
<b>REGIONAL</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,987,239	\$2,898,776	\$2,812,890

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1997	\$0	17916-4931	Sales which are disqualified as a result of examination of the deed
01/01/1983	\$510,000	11663-1983	Sales which are qualified
02/01/1979	\$195,000	10317-1045	Sales which are qualified