



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/17/2023

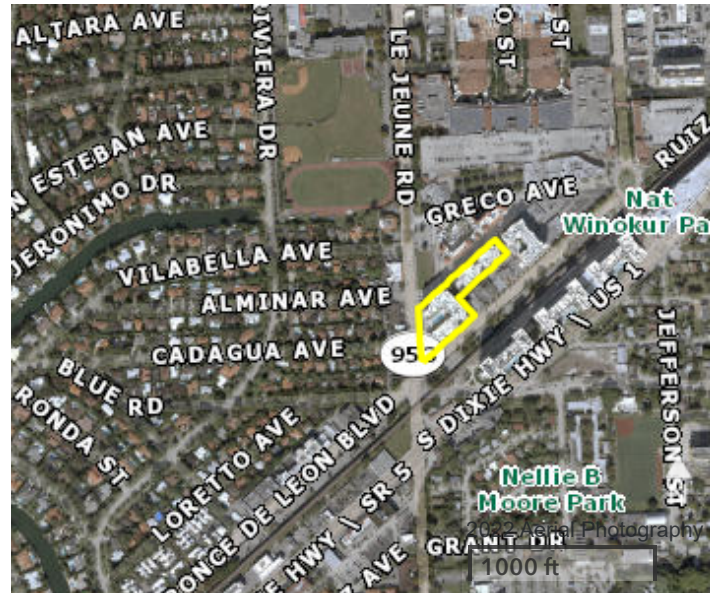
PROPERTY INFORMATION	
Folio	03-4120-017-2250
Property Address	4585 PONCE DE LEON BLVD CORAL GABLES, FL 33146-1832
Owner	LG CORAL GABLES LLC , C/O LION GABLES REALTY LP
Mailing Address	3399 PEACHTREE RD NE #600 ATLANTA, GA 30326
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	360 / 347 / 1
Floors	5
Living Units	248
Actual Area	668,569 Sq.Ft
Living Area	668,569 Sq.Ft
Adjusted Area	643,811 Sq.Ft
Lot Size	101,272 Sq.Ft
Year Built	2013

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$26,457,310	\$24,052,100	\$11,545,008
Building Value	\$55,142,690	\$48,117,900	\$54,569,992
Extra Feature Value	\$0	\$0	\$0
Market Value	\$81,600,000	\$72,170,000	\$66,115,000
Assessed Value	\$79,387,000	\$72,170,000	\$66,115,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$2,213,000		

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

SHORT LEGAL DESCRIPTION	
20 54 41 C GAB IND SEC PB 28-22	
LOTS 1 THRU 23 & LOTS 76 THRU 88	
& POR OF ALLEY BET LOTS 1 THRU	
10 & LOTS 76 THRU 88 BLK 17	
LOT SIZE 101272 SQ FT	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$79,387,000	\$72,170,000	\$66,115,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$81,600,000	\$72,170,000	\$66,115,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$79,387,000	\$72,170,000	\$66,115,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$79,387,000	\$72,170,000	\$66,115,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	\$21,000,000	25782-2410	Deeds that include more than one parcel
12/01/2005	\$12,991,700	24075-4584	Other disqualified
02/01/2000	\$25,000,000	18972-1647	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.e.gov/info/disclaimer.asp>