



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 05/12/2026

PROPERTY INFORMATION	
Folio	03-4132-016-0060
Property Address	7450 OLD CUTLER RD CORAL GABLES, FL 33143-0000
Owner	EMILIO ARGUELLO , LILIANA ARGUELLO
Mailing Address	7400 OLD CUTLER RD CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 2 / 1
Floors	1
Living Units	1
Actual Area	3,282 Sq.Ft
Living Area	2,682 Sq.Ft
Adjusted Area	2,854 Sq.Ft
Lot Size	14,450 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,734,000	\$1,629,671	\$1,300,500	
Building Value	\$119,456	\$263,806	\$263,903	
Extra Feature Value	\$26,544	\$26,778	\$27,166	
Market Value	\$1,880,000	\$1,920,255	\$1,591,569	
Assessed Value	\$1,352,828	\$1,229,844	\$1,118,040	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$527,172	\$690,411	\$473,529
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,352,828	\$1,229,844	\$1,118,040	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,880,000	\$1,920,255	\$1,591,569	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,352,828	\$1,229,844	\$1,118,040	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,352,828	\$1,229,844	\$1,118,040	

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Property Address: 7450 OLD CUTLER RD

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100	Square Ft.	14,450.00	

BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1974	189	189	126	
1	1	1967	3,093	2,493	2,728	

EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1985	200	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1993	1	
Patio - Wood Deck	1985	907	
Patio - Concrete Slab	1993	160	
Patio - Concrete Slab	1967	48	
Chain-link Fence 4-5 ft high	1985	100	

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Property Information

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Property Address: 7450 OLD CUTLER RD

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	14,450.00		

BUILDING INFORMATION						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1974	189	189	126	
1	1	1967	3,093	2,493	2,728	

EXTRA FEATURES			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1985	200	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1993	1	
Patio - Wood Deck	1985	907	
Patio - Concrete Slab	1993	160	
Patio - Concrete Slab	1967	48	
Chain-link Fence 4-5 ft high	1985	100	

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Property Information

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Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	14,450.00	\$1,300,500	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1974	189	189	126	\$11,836
1	1	1967	3,093	2,493	2,728	\$252,067
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1985	200	\$520	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1993	1	\$21,300	
Patio - Wood Deck			1985	907	\$4,127	
Patio - Concrete Slab			1993	160	\$454	
Patio - Concrete Slab			1967	48	\$115	
Chain-link Fence 4-5 ft high			1985	100	\$650	

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FULL LEGAL DESCRIPTION

32 54 41
SAN JUAN ESTATES PB 62-32
LOT 6
LOT SIZE 14450 SQUARE FEET
OR 20543-2749-51 07/2002 5
COC 25642-0355 03 2007 4

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2011	\$675,000	27562-1879	Financial inst or "In Lieu of Foreclosure" stated
04/30/2010	\$923,500	27309-3832	Financial inst or "In Lieu of Foreclosure" stated
06/09/2008	\$100	26702-3090	Sales which are disqualified as a result of examination of the deed
03/01/2007	\$0	25642-0355	Sales which are disqualified as a result of examination of the deed
05/01/1999	\$410,000	18614-3381	Sales which are qualified
09/01/1995	\$0	16915-1791	Sales which are disqualified as a result of examination of the deed
07/01/1992	\$350,000	15595-2614	Sales which are qualified
06/01/1984	\$175,000	12194-3327	Sales which are qualified
04/01/2002	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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