

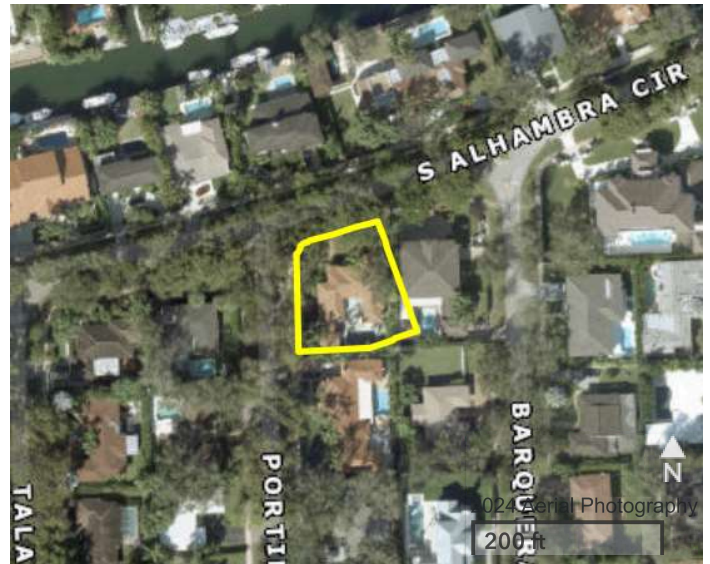


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/20/2025

PROPERTY INFORMATION				
Folio	03-4129-032-0570			
Property Address	840 S ALHAMBRA CIR CORAL GABLES, FL 33146-3850			
Owner	WILLIAM CANDELA &W SYLVIA			
Mailing Address	840 S ALHAMBRA CIRCLE CORAL GABLES, FL 33146-3850			
Primary Zone	0100 SINGLE FAMILY - GENERAL			
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT			
Beds / Baths /Half	3 / 2 / 0			
Floors	1			
Living Units	1			
Actual Area	2,489 Sq.Ft			
Living Area	2,393 Sq.Ft			
Adjusted Area	2,357 Sq.Ft			
Lot Size	12,400 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,773,200	\$1,488,000	\$1,488,000	
Building Value	\$378,278	\$308,249	\$311,148	
Extra Feature Value	\$25,122	\$25,150	\$25,177	
Market Value	\$2,176,600	\$1,821,399	\$1,824,325	
Assessed Value	\$584,573	\$577,914	\$561,082	
BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,592,027	\$1,243,485	\$1,263,243
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				
29-30 54 41				
CORAL GABLES RIV SEC 12 PB 28-35				
A PORTION OF LOTS 1-3-24-25 BLK				
231 AS DESCR IN DB 3718-169				
LOT SIZE 100.000 X 124				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$533,851	\$527,914	\$511,082
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$559,573	\$552,914	\$536,082
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$533,851	\$527,914	\$511,082
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$533,851	\$527,914	\$511,082

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/1998	\$301,500	18010-3047	Sales which are qualified
01/01/1996	\$0	17107-2482	Sales which are disqualified as a result of examination of the deed
05/01/1988	\$185,000	13689-0460	Sales which are qualified
10/01/1978	\$106,000	10290-1093	Sales which are qualified

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