

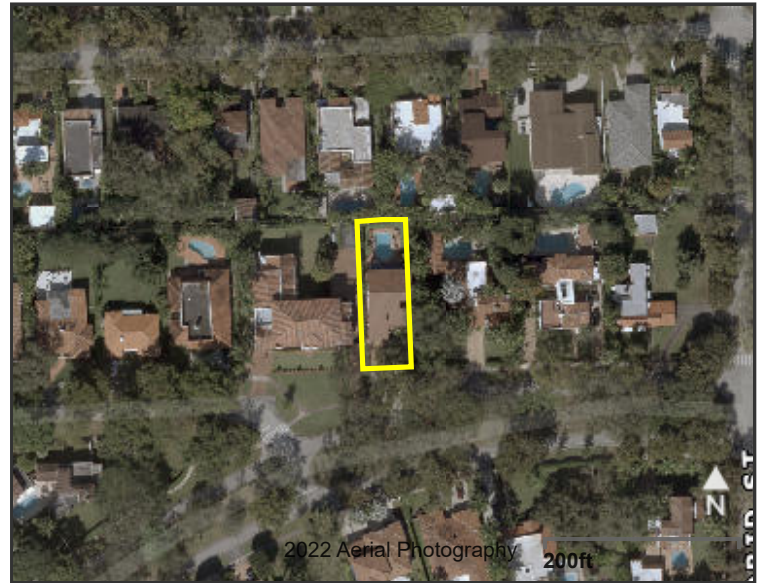


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/12/2023

Property Information	
Folio:	03-4107-016-2141
Property Address:	1325 ALHAMBRA CIR Coral Gables, FL 33134-3521
Owner	JAMES C MCLEAN TRS JAMES C MCLEAN REV TR
Mailing Address	1325 ALHAMBRA CIR CORAL GABLES, FL 33134 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 4 / 1
Floors	2
Living Units	1
Actual Area	3,281 Sq.Ft
Living Area	2,936 Sq.Ft
Adjusted Area	2,832 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1984



Assessment Information			
Year	2022	2021	2020
Land Value	\$450,000	\$390,000	\$390,000
Building Value	\$354,057	\$256,154	\$258,066
XF Value	\$38,186	\$38,483	\$38,780
Market Value	\$842,243	\$684,637	\$686,846
Assessed Value	\$842,243	\$684,637	\$686,846

Benefits Information				
Benefit	Type	2022	2021	2020
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES SEC E PB 8-13 LOT 27 BLK 17 LOT SIZE 50 X 150 OR 18910-0851 1299 1	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$842,243	\$634,637	\$636,846
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$842,243	\$659,637	\$661,846
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$842,243	\$634,637	\$636,846
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$842,243	\$634,637	\$636,846

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/29/2021	\$100	32890-0964	Corrective, tax or QCD; min consideration
03/29/2018	\$898,800	31053-2183	Qual by exam of deed
03/21/2018	\$100	31053-2179	Corrective, tax or QCD; min consideration
12/01/1999	\$386,500	18910-0851	Sales which are qualified

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