



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

SEARCH:

03-4108-006-3351



PROPERTY INFORMATION

Folio: 03-4108-006-3351

Sub-Division:

CORAL GABLES SEC K

Property Address

353 ARAGON AVE

2320 SALZEDO ST

Owner

SCG ATLAS GABLES GRAND PLAZA LLC

Mailing Address

353 ARAGON AVE

CORAL GABLES, FL 33134

PA Primary Zone

6600 COMMERCIAL - LIBERAL

Primary Land Use

9017 LEASEHOLD INTEREST : COMMERCIAL - TOTAL VALUE

Beds / Baths / Half

0 / 0 / 0

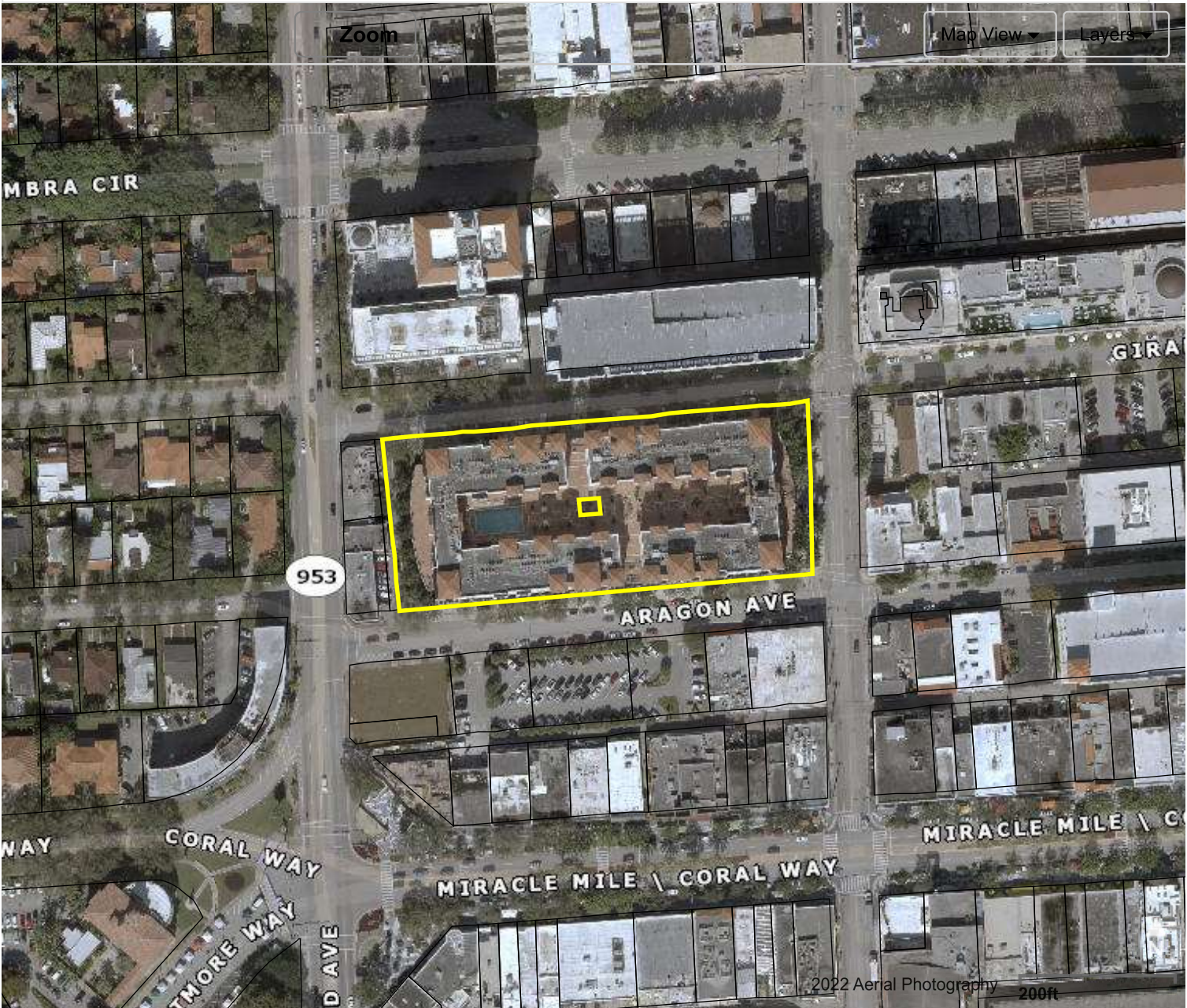
Floors

0

Living Units

0

Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	0 Sq.Ft
Year Built	0



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 Value Adjustment Board

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ASSESSMENT INFORMATION

Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$40,000,000	\$34,100,000	\$33,900,000
Assessed Value	\$37,510,000	\$34,100,000	\$33,900,000

TAXABLE VALUE INFORMATION

	2022	2021	2020
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$37,510,000	\$34,100,000	\$33,900,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,000,000	\$34,100,000	\$33,900,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$37,510,000	\$34,100,000	\$33,900,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$37,510,000	\$34,100,000	\$33,900,000

BENEFITS INFORMATION

Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$2,490,000		

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

FULL LEGAL DESCRIPTION

CORAL GABLES SEC K PB 8-33
E12.64FT OF LOT 3 & ALL LOTS
4 THRU 45 & ALLEY LYG BTWN BLK 35
LOT SIZE 116885 SQ FT M/L
OR 13121-1391 1286 5
PER LEASE AGREEMENT BETWEEN
ERP OPERATING LTD PARTNERSHIP &
EQR-SWN LINE VISTAS INC & CITY OF
CORAL GABLES
BLDG IMPROVEMENTS OWNED BY TENANT

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
01/27/2016	\$85,000,000	29943-3545	Transfer where the sale price is verified to be part of a package or bulk sale.	ERP OPERATING LIM

For more information about the Department of Revenue's Sales Qualification Codes.

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	MX2 -
Existing Land Use:	110 - SALES AND SERVICES (WHOLESALE FACILITIES, SPOT COMMERCIAL, STRIP COMMERCIAL, NEIGHBORHOOD SHOPPING CENTERS/PLAZAS). EXCLUDES OFFICE FACILITIES.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
City of Coral Gables
Environmental Considerations
Florida Inland Navigation District
PA Bulletin Board
Special Taxing District and Other Non-Ad valorem Assessment
School Board
South Florida Water Mgmt District
Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

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