

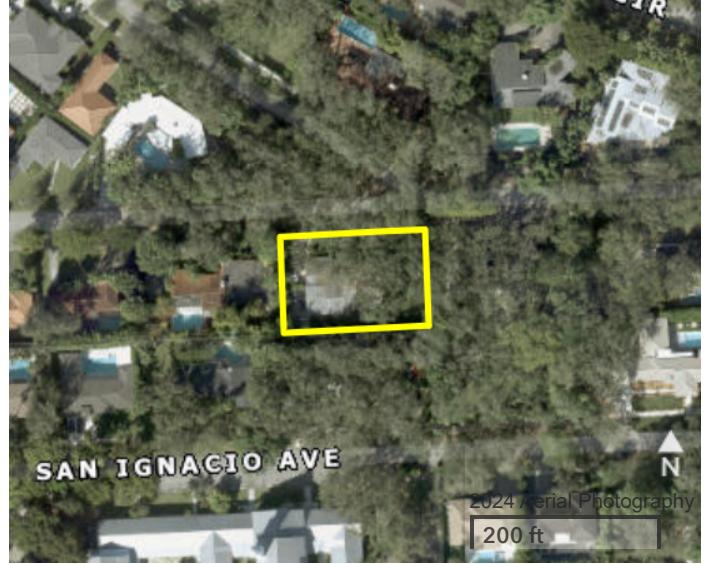


# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 05/13/2025

PROPERTY INFORMATION			
Folio	03-4130-000-0060		
Property Address	1240 SAN REMO AVE CORAL GABLES, FL 33146-3120		
Owner	ROMULO LANDER , LARA TOBAR RAMIREZ		
Mailing Address	1240 SAN REMO AVE CORAL GABLES, FL 33146		
Primary Zone	0100 SINGLE FAMILY - GENERAL		
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT		
Beds / Baths /Half	4 / 3 / 0		
Floors	1		
Living Units	1		
Actual Area			
Living Area			
Adjusted Area	3,555 Sq.Ft		
Lot Size	15,000 Sq.Ft		
Year Built	Multiple (See Building Info.)		
ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,875,000	\$1,350,000	\$1,005,000
Building Value	\$1,063,656	\$1,075,743	\$920,924
Extra Feature Value	\$3,576	\$3,576	\$3,576
Market Value	\$2,942,232	\$2,429,319	\$1,929,500
Assessed Value	\$2,047,006	\$1,987,385	\$1,929,500
BENEFITS INFORMATION			
Benefit	Type	2024	2023
Save Our Homes Cap	Assessment Reduction	\$895,226	\$441,934
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			
30 54 41 .35 AC			
BEG 510FT N & 375FT W OF SE COR E			
1/2 OF SE1/4 OF SW1/4 S100FT W150			
FT N100FT E150FT TO POB S/A LOTS			
2 TO 4 INC BLK 217 PB 28-30			



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<strong>COUNTY</strong>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,997,006	\$1,937,385	\$1,879,500
<strong>SCHOOL BOARD</strong>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,022,006	\$1,962,385	\$1,904,500
<strong>CITY</strong>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,997,006	\$1,937,385	\$1,879,500
<strong>REGIONAL</strong>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,997,006	\$1,937,385	\$1,879,500
<strong>SALES INFORMATION</strong>			
Previous Sale	Price	OR Book-Page	Qualification Description
04/10/2025	\$3,195,000	34719-1953	Qual by exam of deed
11/15/2021	\$2,270,000	32866-2844	Qual by exam of deed
07/30/2019	\$860,000	31568-1834	Qual by exam of deed

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