



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/01/2025

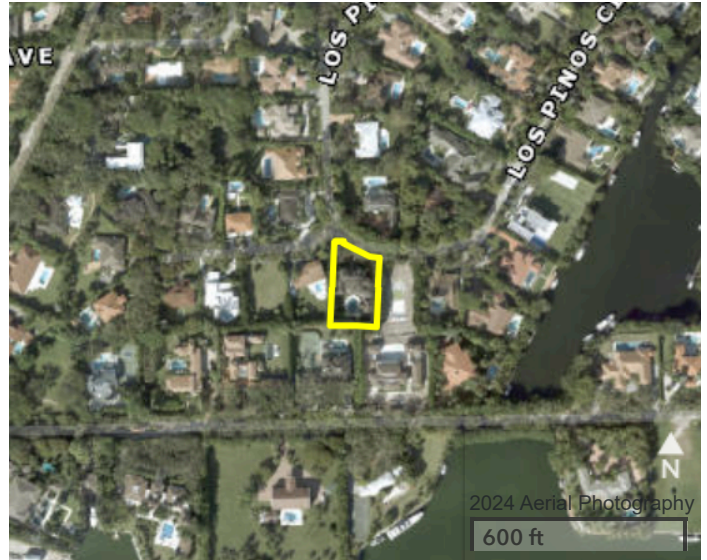
PROPERTY INFORMATION	
Folio	03-4132-021-0110
Property Address	8245 LOS PINOS CIR CORAL GABLES, FL 33143-6422
Owner	F ALFREDO PELLAS & W THERESA
Mailing Address	8245 LOS PINOS CIR CORAL GABLES, FL 33143-6422
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 6 / 0
Floors	2
Living Units	1
Actual Area	10,369 Sq.Ft
Living Area	7,835 Sq.Ft
Adjusted Area	8,570 Sq.Ft
Lot Size	26,700 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$3,471,000	\$3,871,500	\$2,563,200
Building Value	\$2,177,666	\$2,206,804	\$2,235,942
Extra Feature Value	\$64,787	\$65,544	\$66,302
Market Value	\$5,713,453	\$6,143,848	\$4,865,444
Assessed Value	\$3,407,102	\$3,311,081	\$3,214,642

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$2,306,351	\$2,832,767	\$1,650,802
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	
COCOPLUM SEC 1 PB 99-39	
LOT 11 BLK 1	
LOT SIZE 26700 SQ FT	
OR 15868-3696 0493 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$3,356,380	\$3,261,081	\$3,164,642
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$3,382,102	\$3,286,081	\$3,189,642
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$3,356,380	\$3,261,081	\$3,164,642
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$3,356,380	\$3,261,081	\$3,164,642

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1993	\$230,000	15868-3696	Sales which are qualified
02/01/1987	\$147,000	13186-3169	Sales which are qualified
04/01/1979	\$86,000	10385-1884	Sales which are qualified
06/01/1975	\$49,500	00000-00000	Sales which are qualified

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