

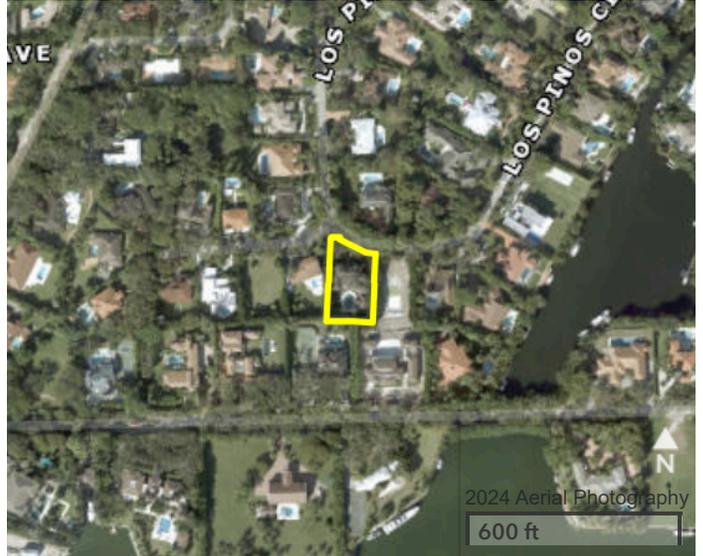


# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 07/01/2025

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



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

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

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Save Our Homes Cap</b>	Assessment Reduction	\$2,306,351	\$2,832,767	\$1,650,802
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,722	\$25,000	\$25,000

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

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

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