



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/5/2022

Property Information	
Folio:	03-4108-001-4390
Property Address:	745 MINORCA AVE Coral Gables, FL 33134-3758
Owner	MINORCA 745 LLC
Mailing Address	7330 NW 36 AVE MIAMI, FL 33147 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	1
Actual Area	3,090 Sq.Ft
Living Area	2,764 Sq.Ft
Adjusted Area	2,482 Sq.Ft
Lot Size	14,125 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$754,749	\$565,000	\$613,616
Building Value	\$2,606	\$1,862	\$1,862
XF Value	\$0	\$0	\$0
Market Value	\$757,355	\$566,862	\$615,478
Assessed Value	\$623,548	\$566,862	\$588,876

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$133,807		\$26,602

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

Short Legal Description
7-8 54 41
CORAL GABLES SEC B PB 5-111
LOTS 26-27 & E1/2 LOT 28 BLK 25
LOT SIZE IRREGULAR
OR 17283-1105-1107 0696 4

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$623,548	\$566,862	\$588,876
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$757,355	\$566,862	\$615,478
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$623,548	\$566,862	\$588,876
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$623,548	\$566,862	\$588,876

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/10/2015	\$650,000	29751-1778	Qual by exam of deed
04/24/2013	\$606,000	28617-3846	Qual by exam of deed
06/22/2012	\$605,000	28185-0210	Qual by exam of deed
09/01/2004	\$0	22743-2059	Sales which are disqualified as a result of examination of the deed

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Version: