



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/08/2025

PROPERTY INFORMATION	
Folio	03-4129-026-0380
Property Address	5656 GRANADA BLVD CORAL GABLES, FL 33146-0000
Owner	SOMAY FARIAS
Mailing Address	5125 ORDANA DR CORAL GABLES, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 3 / 1
Floors	2
Living Units	1
Actual Area	3,637 Sq.Ft
Living Area	2,954 Sq.Ft
Adjusted Area	3,157 Sq.Ft
Lot Size	7,808 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,054,080	\$1,093,120	\$683,200	
Building Value	\$805,035	\$815,769	\$909,153	
Extra Feature Value	\$1,779	\$1,801	\$1,824	
Market Value	\$1,860,894	\$1,910,690	\$1,594,177	
Assessed Value	\$1,860,894	\$1,753,594	\$1,594,177	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$157,096	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
C GABLES RIVIERA SEC 9 PB 28-29	
LOTS 6 & 7 LESS BEG AT SE COR LOT	
7 NW37.01FT SW120FT SE32.84FT NE	
120FT TO POB BLK 131	
LOT SIZE SITE VALUE	



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,860,894	\$1,753,594	\$1,594,177	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,860,894	\$1,910,690	\$1,594,177	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,860,894	\$1,753,594	\$1,594,177	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,860,894	\$1,753,594	\$1,594,177	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/10/2021	\$1,800,000	32911-2101	Qual by exam of deed
07/01/1995	\$400,000	16852-0089	Sales which are qualified
08/01/1993	\$480,000	16031-1512	Sales which are qualified
07/01/1987	\$165,000	13344-18	Sales which are qualified

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