



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/22/2025

PROPERTY INFORMATION	
Folio	03-4132-019-0040
Property Address	8525 OLD CUTLER RD CORAL GABLES, FL 33143-0000
Owner	PATRICK MCMAHON , KRISTEN MCMAHON
Mailing Address	8525 OLD CUTLER RD CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	6 / 7 / 2
Floors	2
Living Units	1
Actual Area	21,346 Sq.Ft
Living Area	14,331 Sq.Ft
Adjusted Area	17,791 Sq.Ft
Lot Size	152,932 Sq.Ft
Year Built	2025

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$24,927,916	\$24,836,157	\$23,704,460	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$5,280	\$5,280	\$5,280	
Market Value	\$24,933,196	\$24,841,437	\$23,709,740	
Assessed Value	\$21,726,779	\$19,751,618	\$17,956,017	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$3,206,417	\$5,089,819	\$5,753,723
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
32 54 41	
GABLES ESTATES NO 2 PB 60-37	
LOT 4 BLK A	
LOT SIZE 152932 SQ FT	
OR 20203-0747 02/2002 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,726,779	\$19,751,618	\$17,956,017
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$24,933,196	\$24,841,437	\$23,709,740
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,726,779	\$19,751,618	\$17,956,017
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,726,779	\$19,751,618	\$17,956,017

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/21/2020	\$18,000,000	32284-3673	Qual by exam of deed

10/08/2015	\$15,000,000	29866-4666	Qual by exam of deed
06/26/2012	\$10,050,000	28166-1019	Qual by exam of deed
09/01/2005	\$11,775,000	23867-3220	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>