



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 09/09/2025

PROPERTY INFORMATION	
Folio	03-4108-001-4390
Property Address	745 MINORCA AVE CORAL GABLES, FL 33134-0000
Owner	MINORCA 745 LLC
Mailing Address	7330 NW 36 AVE MIAMI, FL 33147
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	2025	2024	2023
Land Value	\$1,596,125	\$1,275,223	\$996,268
Building Value	\$3,395	\$3,395	\$2,606
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,599,520	\$1,278,618	\$998,874
Assessed Value	\$829,941	\$754,492	\$685,902

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$769,579	\$524,126	\$312,972
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			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$829,941	\$754,492	\$685,902
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,599,520	\$1,278,618	\$998,874
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$829,941	\$754,492	\$685,902
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$829,941	\$754,492	\$685,902

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

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>