



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 03/25/2026

PROPERTY INFORMATION	
Folio	03-4107-017-0710
Property Address	2217 RED RD CORAL GABLES, FL 33155-0000
Owner	VICIENTE B CHIONG TRS , VINCENTE B CHIONG AND , VIOLETA B CHIONG JOINT TRUST , VIOLETA B CHIONG TRS
Mailing Address	2217 RED RD CORAL GABLES, FL 33155
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	2,492 Sq.Ft
Living Area	1,792 Sq.Ft
Adjusted Area	2,041 Sq.Ft
Lot Size	5,750 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$345,000	\$345,000	\$299,000	
Building Value	\$337,479	\$304,162	\$308,294	
Extra Feature Value	\$4,743	\$4,787	\$4,831	
Market Value	\$687,222	\$653,949	\$612,125	
Assessed Value	\$560,066	\$544,282	\$528,430	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$127,156	\$109,667	
Portability	Assessment Reduction			\$83,695
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

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



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$509,344	\$494,282	\$478,430
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$535,066	\$519,282	\$503,430
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$509,344	\$494,282	\$478,430
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$509,344	\$494,282	\$478,430

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Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	5,750.00	\$345,000	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2018	130	0	43	\$10,428
1	2	2017	216	0	88	\$21,115
1	1	1925	1,822	1,468	1,586	\$290,523
2	1	1925	324	324	324	\$15,413

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Patio - Concrete Slab w/Roof Aluminum or Fiber	2017	150	\$1,256
Patio - Concrete Slab	2017	760	\$2,827
Chain-link Fence 4-5 ft high	1965	120	\$660

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Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	5,750.00	\$345,000	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2018	130	0	43	\$9,314
1	2	2017	216	0	88	\$18,860
1	1	1925	1,822	1,468	1,586	\$260,358
2	1	1925	324	324	324	\$15,630

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Patio - Concrete Slab w/Roof Aluminum or Fiber	2017	150	\$1,269
Patio - Concrete Slab	2017	760	\$2,858
Chain-link Fence 4-5 ft high	1965	120	\$660

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Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	5,750.00	\$299,000	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2018	130	0	43	\$9,412
1	2	2017	216	0	88	\$19,061
1	1	1925	1,822	1,468	1,586	\$263,974
2	1	1925	324	324	324	\$15,847

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Patio - Concrete Slab w/Roof Aluminum or Fiber	2017	150	\$1,283
Patio - Concrete Slab	2017	760	\$2,888
Chain-link Fence 4-5 ft high	1965	120	\$660

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FULL LEGAL DESCRIPTION

CORAL GABLES SEC E PB 8-86

LOT 17 BLK 25

LOT SIZE 50.000 X 115

OR 21156-0850 03/2003 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
05/17/2022	\$0	33197-1942	Corrective, tax or QCD; min consideration
10/30/2020	\$550,000	32179-4712	Qual by exam of deed
10/30/2015	\$440,000	29835-3873	Qual by exam of deed
04/03/2014	\$212,799	29121-3046	Financial inst or "In Lieu of Forclosure" stated
02/07/2014	\$100	29121-3031	Corrective, tax or QCD; min consideration
04/22/2013	\$292,600	28628-2843	Financial inst or "In Lieu of Forclosure" stated
03/01/2003	\$265,000	21156-0850	Sales which are qualified
08/01/2002	\$0	20591-0686	Sales which are disqualified as a result of examination of the deed
06/01/2000	\$290,000	19176-2223	Sales which are qualified
04/01/2000	\$172,000	19085-4868	Sales which are qualified
07/01/1995	\$130,000	16863-3711	Sales which are qualified
04/01/1981	\$70,000	11069-1333	Sales which are qualified
02/01/1977	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1975	\$47,000	00000-00000	Sales which are qualified

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