



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 02/25/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4118-001-0950
<b>Property Address</b>	2420 GRANADA BLVD CORAL GABLES, FL 33134-5542
<b>Owner</b>	KEVIN LEE SIMMONS , TIRZA ELIZABETH SIMMONS
<b>Mailing Address</b>	2420 GRANADA BLVD CORAL GABLES, FL 33134
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	7 / 6 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	9,142 Sq.Ft
<b>Living Area</b>	7,009 Sq.Ft
<b>Adjusted Area</b>	7,561 Sq.Ft
<b>Lot Size</b>	20,250 Sq.Ft
<b>Year Built</b>	2007

ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$2,565,884	\$1,973,757	\$1,518,275
<b>Building Value</b>	\$1,987,938	\$2,011,604	\$2,035,270
<b>Extra Feature Value</b>	\$36,288	\$36,719	\$37,150
<b>Market Value</b>	\$4,590,110	\$4,022,080	\$3,590,695
<b>Assessed Value</b>	\$3,105,916	\$3,015,453	\$2,927,625

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Save Our Homes Cap</b>	Assessment Reduction	\$1,484,194	\$1,006,627	\$663,070
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION
18 54 41
CORAL GABLES SEC A PB 5-102
LOTS 12 & 13 BLK 11
LOT SIZE 135 X 150
OR 19840-3934 08/1999 4



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$3,055,916	\$2,965,453	\$2,877,625
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$3,080,916	\$2,990,453	\$2,902,625
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$3,055,916	\$2,965,453	\$2,877,625
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$3,055,916	\$2,965,453	\$2,877,625

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/17/2015	\$3,475,000	29784-1563	Qual by exam of deed
03/04/2015	\$100	29558-2770	Corrective, tax or QCD; min consideration
05/01/2007	\$3,200,000	25609-1188	Sales which are qualified
01/01/2004	\$875,000	21991-4563	Sales which are qualified

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