



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/12/2021

Property Information	
Folio:	03-5105-005-0140
Property Address:	540 REINANTE AVE Coral Gables, FL 33156-2344
Owner	CHERYL HAMERSMITH C/O ALEX JIMENEZ
Mailing Address	725 NE 125 ST NORTH MIAMI, FL 33161 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,874 Sq.Ft
Living Area	2,524 Sq.Ft
Adjusted Area	3,080 Sq.Ft
Lot Size	24,833 Sq.Ft
Year Built	1965



Assessment Information			
Year	2021	2020	2019
Land Value	\$3,923,614	\$3,724,950	\$3,496,486
Building Value	\$1,423	\$1,423	\$1,423
XF Value	\$25,030	\$25,104	\$25,178
Market Value	\$3,950,067	\$3,751,477	\$3,523,087
Assessed Value	\$3,950,067	\$3,751,477	\$3,459,500

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction			\$63,587

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

Short Legal Description
5 & 6 55 41 OLD CUTLER BAY SEC 1 PB 78-57 LOT 12 BLK 2 LOT SIZE 24833 SQ FT OR 10744-224 0580 4

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,950,067	\$3,751,477	\$3,459,500
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,950,067	\$3,751,477	\$3,523,087
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,950,067	\$3,751,477	\$3,459,500
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,950,067	\$3,751,477	\$3,459,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/29/2017	\$3,700,000	30564-4633	Qual by exam of deed
05/29/2017	\$100	30564-4635	Corrective, tax or QCD; min consideration
09/10/2015	\$100	29820-3811	Corrective, tax or QCD; min consideration
04/30/2009	\$100	26856-0135	Trustees in bankruptcy, executors or guardians

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