

## PROPERTY APPRAISER OF MIAMI-DADE COUNTY

**Summary Report** 

Generated On: 11/06/2025

PROPERTY INFORMATION		
Folio	03-4117-008-4360	
Property Address	406 MALAGA AVE CORAL GABLES, FL 33134-0000	
Owner	HUMBERTO AUBI TR	
Mailing Address	1100 MADRD ST CORAL GABLES, FL 33134-2212	
Primary Zone	3803 MULTI-FAMILY 3	
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	
Beds / Baths /Half	4/4/0	
Floors	2	
Living Units	4	
Actual Area	3,076 Sq.Ft	
Living Area	3,076 Sq.Ft	
Adjusted Area	2,744 Sq.Ft	
Lot Size	5,000 Sq.Ft	
Year Built	1954	

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$900,000	\$800,000	\$750,000
Building Value	\$198,007	\$198,007	\$185,632
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,098,007	\$998,007	\$935,632
Assessed Value	\$888,053	\$807,321	\$733,929

BENEFITS INFORMATION				
Benefit	Туре	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$209,954	\$190,686	\$201,703
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
CORAL GABLES BILTMORE SEC
PB 20-28
LOT 10 BLK 27
LOT SIZE 50.000 X 100
OR 17021-0751 1195 1



	THE REAL PROPERTY AND ADDRESS OF THE PARTY AND		
TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,053	\$807,321	\$733,929
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,098,007	\$998,007	\$935,632
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,053	\$807,321	\$733,929
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,053	\$807,321	\$733,929

SALES INFORMATION			
Previous Sale	Price	OR Book- Page	Qualification Description
11/01/1995	\$242,000	17021 <b>-</b> 0751	Sales which are qualified
09/01/1993	\$0	16155 <b>-</b> 2794	Sales which are disqualified as a result of examination of the deed
04/01/1991	\$0	00000 <b>-</b> 00000	Sales which are disqualified as a result of examination of the deed

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