



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/31/2023

PROPERTY INFORMATION	
Folio	03-4108-100-1850
Property Address	77 CORAL WAY UNIT: CU-101 CORAL GABLES, FL 33134-5403
Owner	CGI 55MM LLC , C/O CGI MERCHANT GROUP
Mailing Address	801 BRICKELL AVE #700 MIAMI, FL 33131
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1118 STORE : CONDOMINIUM - COMMERCIAL
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	1
Actual Area	
Living Area	731 Sq.Ft
Adjusted Area	731 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2004



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$317,985	\$260,236	\$252,926
Assessed Value	\$286,259	\$260,236	\$252,926

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$31,726		

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

SHORT LEGAL DESCRIPTION
TEN ARAGON CONDO
UNIT CU-101
UNDIV 0.3016%
INT IN COMMON ELEMENTS
OFF REC 23415-2013

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$286,259	\$260,236	\$252,926
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$317,985	\$260,236	\$252,926
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$286,259	\$260,236	\$252,926
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$286,259	\$260,236	\$252,926

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/18/2013	\$21,496,552	28879-0010	Qual on DOS, multi-parcel sale
12/30/2011	\$14,570,669	27947-2597	Financial inst or "In Lieu of Foreclosure" stated
12/01/2004	\$79,477,114	22938-1841	Deeds that include more than one parcel

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