



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

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PROPERTY INFORMATION	
<b>Folio</b>	03-4120-022-2660
<b>Property Address</b>	755 BLUE RD CORAL GABLES, FL 33146-0000
<b>Owner</b>	KEVIN NEAL , ANNICK IWANOWSKI
<b>Mailing Address</b>	755 BLUE RD CORAL GABLES, FL 33146
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	5 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	6,264 Sq.Ft
<b>Living Area</b>	5,575 Sq.Ft
<b>Adjusted Area</b>	5,706 Sq.Ft
<b>Lot Size</b>	14,600 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
<b>Land Value</b>	\$2,117,000	\$2,336,000	\$1,781,200	
<b>Building Value</b>	\$1,432,434	\$1,443,090	\$1,453,746	
<b>Extra Feature Value</b>	\$32,819	\$33,213	\$33,607	
<b>Market Value</b>	\$3,582,253	\$3,812,303	\$3,268,553	
<b>Assessed Value</b>	\$3,126,607	\$3,038,491	\$2,949,992	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Save Our Homes Cap</b>	Assessment Reduction	\$455,646	\$773,812	\$318,561
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,722	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION	
CORAL GABLES RIVIERA SEC PART 1	
REV PB 28-31	
LOT 1 BLK 27	
LOT SIZE 14600 SQ FT	
OR 19392-0237 12/2000 1	

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$3,075,885	\$2,988,491	\$2,899,992
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$3,101,607	\$3,013,491	\$2,924,992
<b>CITY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$3,075,885	\$2,988,491	\$2,899,992
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$3,075,885	\$2,988,491	\$2,899,992

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/25/2021	\$3,350,000	32789-4563	Qual by exam of deed
12/01/2000	\$865,000	19392-0237	Sales which are qualified
12/01/1984	\$220,000	12367-3186	Sales which are qualified
10/01/1976	\$125,000	00000-00000	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>