



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

Generated On: 05/12/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4132-016-0060
<b>Property Address</b>	7450 OLD CUTLER RD CORAL GABLES, FL 33143-0000
<b>Owner</b>	EMILIO ARGUELLO , LILIANA ARGUELLO
<b>Mailing Address</b>	7400 OLD CUTLER RD CORAL GABLES, FL 33143
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	4 / 2 / 1
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,282 Sq.Ft
<b>Living Area</b>	2,682 Sq.Ft
<b>Adjusted Area</b>	2,854 Sq.Ft
<b>Lot Size</b>	14,450 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
<b>Land Value</b>	\$1,734,000	\$1,629,671	\$1,300,500	
<b>Building Value</b>	\$119,456	\$263,806	\$263,903	
<b>Extra Feature Value</b>	\$26,544	\$26,778	\$27,166	
<b>Market Value</b>	\$1,880,000	\$1,920,255	\$1,591,569	
<b>Assessed Value</b>	\$1,352,828	\$1,229,844	\$1,118,040	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$527,172	\$690,411	\$473,529

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

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
<b>COUNTY</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$1,352,828	\$1,229,844	\$1,118,040	
<b>SCHOOL BOARD</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$1,880,000	\$1,920,255	\$1,591,569	
<b>CITY</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$1,352,828	\$1,229,844	\$1,118,040	
<b>REGIONAL</b>				
<b>Exemption Value</b>	\$0	\$0	\$0	
<b>Taxable Value</b>	\$1,352,828	\$1,229,844	\$1,118,040	

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## Property Information

Folio: 03-4132-016-0060

Property Address: 7450 OLD CUTLER RD

## Roll Year 2025 Land, Building and Extra-Feature Details

### LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100	Square Ft.	14,450.00	

### BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1974	189	189	126	
1	1	1967	3,093	2,493	2,728	

### EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1985	200	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1993	1	
Patio - Wood Deck	1985	907	
Patio - Concrete Slab	1993	160	
Patio - Concrete Slab	1967	48	
Chain-link Fence 4-5 ft high	1985	100	

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## Property Information

Folio: 03-4132-016-0060

Property Address: 7450 OLD CUTLER RD

## Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	14,450.00		
BUILDING INFORMATION						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1974	189	189	126	
1	1	1967	3,093	2,493	2,728	
EXTRA FEATURES						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Description	Year Built	Units	Calc Value			
Wall - CBS unreinforced	1985	200				
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1993	1				
Patio - Wood Deck	1985	907				
Patio - Concrete Slab	1993	160				
Patio - Concrete Slab	1967	48				
Chain-link Fence 4-5 ft high	1985	100				

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## Property Information

Folio: 03-4132-016-0060

Property Address: 7450 OLD CUTLER RD

## Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100	Square Ft.	14,450.00	\$1,300,500

  

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1974	189	189	126	\$11,836
1	1	1967	3,093	2,493	2,728	\$252,067

  

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1985	200	\$520
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1993	1	\$21,300
Patio - Wood Deck	1985	907	\$4,127
Patio - Concrete Slab	1993	160	\$454
Patio - Concrete Slab	1967	48	\$115
Chain-link Fence 4-5 ft high	1985	100	\$650

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## Property Information

**Folio:** 03-4132-016-0060

**Property Address:** 7450 OLD CUTLER RD

### FULL LEGAL DESCRIPTION

32 54 41  
SAN JUAN ESTATES PB 62-32  
LOT 6  
LOT SIZE 14450 SQUARE FEET  
OR 20543-2749-51 07/2002 5  
COC 25642-0355 03 2007 4

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2011	\$675,000	27562-1879	Financial inst or "In Lieu of Forclosure" stated
04/30/2010	\$923,500	27309-3832	Financial inst or "In Lieu of Forclosure" stated
06/09/2008	\$100	26702-3090	Sales which are disqualified as a result of examination of the deed
03/01/2007	\$0	25642-0355	Sales which are disqualified as a result of examination of the deed
05/01/1999	\$410,000	18614-3381	Sales which are qualified
09/01/1995	\$0	16915-1791	Sales which are disqualified as a result of examination of the deed
07/01/1992	\$350,000	15595-2614	Sales which are qualified
06/01/1984	\$175,000	12194-3327	Sales which are qualified
04/01/2002	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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