



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/05/2025

| PROPERTY INFORMATION | |
|----------------------------|---------------------------------------------|
| Folio | 03-4117-004-3490 |
| Property Address | 625 BIRD RD CORAL GABLES, FL 33146-1309 |
| Owner | MAREAS 2750 LLC |
| Mailing Address | 823 CORTEZ STREET CORAL GABLES, FL 33134 |
| Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| Beds / Baths / Half | 3 / 2 / 0 |
| Floors | 1 |
| Living Units | 1 |
| Actual Area | 1,958 Sq.Ft |
| Living Area | 1,718 Sq.Ft |
| Adjusted Area | 1,838 Sq.Ft |
| Lot Size | 5,250 Sq.Ft |
| Year Built | 1956 |

| ASSESSMENT INFORMATION | | | |
|----------------------------|-----------|-----------|-----------|
| Year | 2024 | 2023 | 2022 |
| Land Value | \$535,540 | \$393,818 | \$347,019 |
| Building Value | \$207,326 | \$192,990 | \$192,990 |
| Extra Feature Value | \$859 | \$859 | \$859 |
| Market Value | \$743,725 | \$587,667 | \$540,868 |
| Assessed Value | \$513,108 | \$466,462 | \$424,057 |

| BENEFITS INFORMATION | | | | |
|----------------------------------------------------------------------------------------------------------|----------------------|-----------|-----------|-----------|
| Benefit | Type | 2024 | 2023 | 2022 |
| Non-Homestead Cap | Assessment Reduction | \$230,617 | \$121,205 | \$116,811 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| SHORT LEGAL DESCRIPTION | |
|---------------------------------|--|
| 17 54 41 PB 20-1 | |
| CORAL GABLES COUNTRY CLUB SEC 6 | |
| LOT 19 BLK 153 | |
| LOT SIZE 50.000 X 105 | |
| OR 18074-1936 0498 4 | |



| TAXABLE VALUE INFORMATION | | | |
|---------------------------|-----------|-----------|-----------|
| Year | 2024 | 2023 | 2022 |
| COUNTY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$513,108 | \$466,462 | \$424,057 |
| SCHOOL BOARD | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$743,725 | \$587,667 | \$540,868 |
| CITY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$513,108 | \$466,462 | \$424,057 |
| REGIONAL | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$513,108 | \$466,462 | \$424,057 |

| SALES INFORMATION | | | |
|-------------------|-----------|--------------|---------------------------------------------------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 03/15/2013 | \$340,000 | 28542-2060 | Qual by exam of deed |
| 04/01/1998 | \$0 | 18074-1936 | Sales which are disqualified as a result of examination of the deed |
| 05/01/1988 | \$117,500 | 13693-0250 | Sales which are qualified |

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