

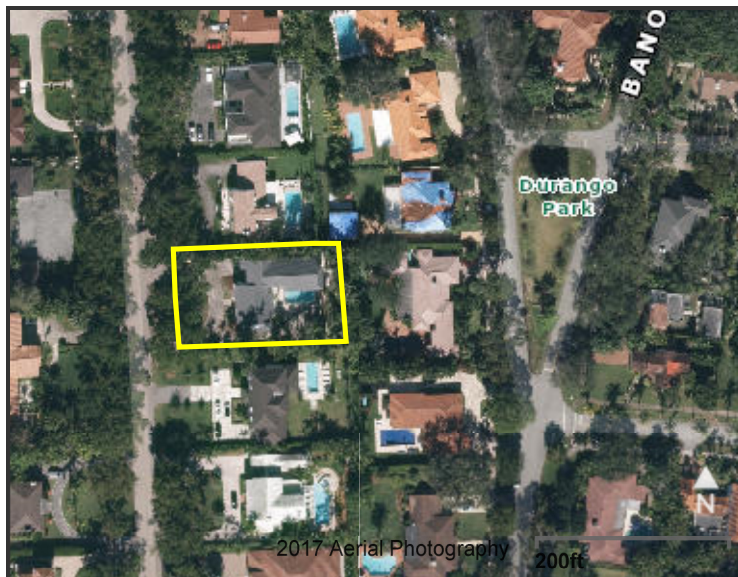


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/26/2019

Property Information	
Folio:	03-4118-005-0070
Property Address:	3411 GRANADA BLVD Coral Gables, FL 33134-6373
Owner	3411 GRANADA LLC
Mailing Address	8491 NW 17 ST 101 MIAMI, FL 33126 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 1
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,612 Sq.Ft
Lot Size	16,600 Sq.Ft
Year Built	1942



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,045,370	\$998,258	\$1,079,196
Building Value	\$467,650	\$472,112	\$758,182
XF Value	\$62,713	\$63,458	\$64,202
Market Value	\$1,575,733	\$1,533,828	\$1,901,580
Assessed Value	\$1,575,733	\$1,533,828	\$1,864,387

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction			\$37,193

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

Short Legal Description
18 54 41
CORAL GABLES COUNTRY CLUB SEC
PT 3 PB 10-52
W23FT OF LOTS 11 & 12 & ALL LOTS
25 & 26 BLK 31

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,575,733	\$1,533,828	\$1,864,387
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,575,733	\$1,533,828	\$1,901,580
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,575,733	\$1,533,828	\$1,864,387
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,575,733	\$1,533,828	\$1,864,387

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/13/2018	\$100	31146-2344	Corrective, tax or QCD; min consideration
08/27/2018	\$100	31117-1896	Corrective, tax or QCD; min consideration
12/27/2017	\$100	30814-1864	Corrective, tax or QCD; min consideration
12/02/2016	\$1,550,000	30343-0564	Qual by exam of deed

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