



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 06/20/2025

PROPERTY INFORMATION	
Folio	03-4107-016-0270
Property Address	1252 OBISPO AVE CORAL GABLES, FL 33134-3510
Owner	RAMESH C AIRAN & W ARUNA R
Mailing Address	1252 OBISPO AVE CORAL GABLES, FL 33134-3510
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	1
Actual Area	696 Sq.Ft
Living Area	384 Sq.Ft
Adjusted Area	540 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,091,250	\$1,406,250	\$1,012,500
Building Value	\$35,594	\$35,753	\$1,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,126,844	\$1,442,003	\$1,013,500
Assessed Value	\$913,013	\$830,012	\$754,557

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$213,831	\$611,991	\$258,943
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,013	\$830,012	\$754,557
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,126,844	\$1,442,003	\$1,013,500
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,013	\$830,012	\$754,557
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$913,013	\$830,012	\$754,557

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.gov/info/disclaimer.asp>



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Property Information

Folio: 03-4107-016-0270

Property Address: 1252 OBISPO AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	11,250.00	\$1,091,250	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	2	2000	312	0	156	\$12,093
2	1	1926	384	384	384	\$23,501

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Property Information

Folio: 03-4107-016-0270

Property Address: 1252 OBISPO AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	11,250.00	\$1,406,250	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	2	2000	312	0	156	\$12,252
2	1	1926	384	384	384	\$23,501

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Property Information

Folio: 03-4107-016-0270

Property Address: 1252 OBISPO AVE

Roll Year **2023** 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.	11,250.00	

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
2	2	2000	312	0	156	
2	1	1926	384	384	384	

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Property Address: 1252 OBISPO AVE

FULL LEGAL DESCRIPTION

CORAL GABLES SEC E PB 8-13

LOT 3 & W1/2 LOT 4 BLK 3

LOT SIZE IRREGULAR

OR 12983-3106 0886 4

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1976	\$51,000	00000-00000	Sales which are qualified

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