



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 09/08/2025

PROPERTY INFORMATION	
Folio	03-4132-014-0020
Property Address	740 SALDANO AVE CORAL GABLES, FL 33143-0000
Owner	JOHN A FITZPATRICK , TESSIE M LARRIEU
Mailing Address	740 SALDANO AVE CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 4 / 1
Floors	2
Living Units	1
Actual Area	6,215 Sq.Ft
Living Area	4,817 Sq.Ft
Adjusted Area	5,064 Sq.Ft
Lot Size	10,812 Sq.Ft
Year Built	2021

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,405,560	\$1,319,064	\$973,080	
Building Value	\$1,670,107	\$932,991	\$942,512	
Extra Feature Value	\$1,449	\$1,463	\$1,469	
Market Value	\$3,077,116	\$2,253,518	\$1,917,061	
Assessed Value	\$1,684,396	\$1,636,926	\$1,589,249	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,392,720	\$616,592	\$327,812
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	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	
REPLAT OF LOTS 3-4-5 COCOPLUM	
ACRES PB 61-17	
LOT 2	
LOT SIZE 102.000 X 106	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,633,674	\$1,586,926	\$1,539,249
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,659,396	\$1,611,926	\$1,564,249
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,633,674	\$1,586,926	\$1,539,249
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,633,674	\$1,586,926	\$1,539,249

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/05/1955	\$0 4192-0019		Sales which are disqualified as a result of examination of the deed
12/12/2018	\$0	31280-0061	Corrective, tax or QCD; min consideration
12/13/2018	\$0	31280-0059	Corrective, tax or QCD; min consideration
12/12/2018	\$0	31280-0057	Corrective, tax or QCD; min consideration

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