

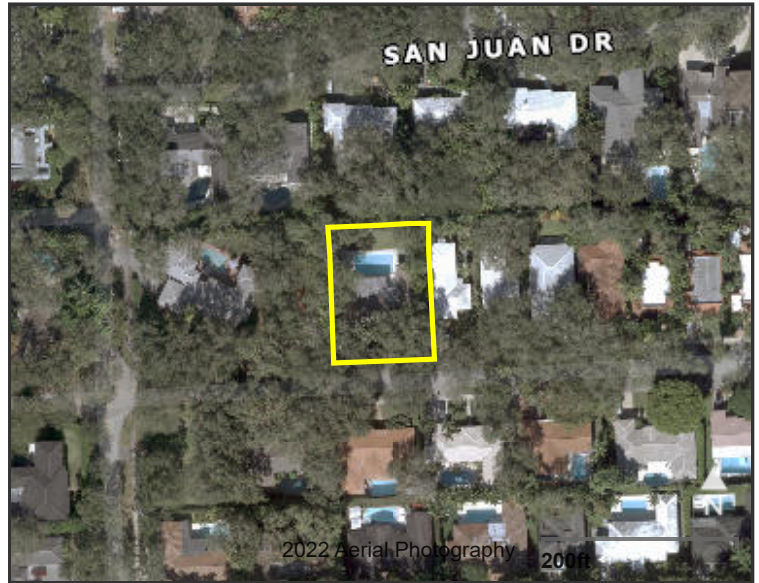


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/17/2023

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4132-005-0740                                |
| Property Address:    | 741 TIBIDABO AVE<br>Coral Gables, FL 33143-6226 |
| Owner                | ARNAUD MICHON<br>JULIE MICHON                   |
| Mailing Address      | 741 TIBIDABO AVE<br>CORAL GABLES, FL 33143 USA  |
| PA Primary Zone      | 0100 SINGLE FAMILY - GENERAL                    |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE<br>FAMILY : 1 UNIT    |
| Beds / Baths / Half  | 5 / 3 / 0                                       |
| Floors               | 1   |
| Living Units         | 1   |
| Actual Area          | 3,566 Sq.Ft                                     |
| Living Area          | 2,833 Sq.Ft                                     |
| Adjusted Area        | 3,018 Sq.Ft                                     |
| Lot Size             | 13,600 Sq.Ft                                    |
| Year Built           | Multiple (See Building Info.)                   |



| Assessment Information |             |             |           |
|------------------------|-------------|-------------|-----------|
| Year                   | 2022        | 2021        | 2020      |
| Land Value             | \$1,224,000 | \$904,400   | \$709,920 |
| Building Value         | \$115,784   | \$211,433   | \$211,978 |
| XF Value               | \$33,309    | \$33,351    | \$33,423  |
| Market Value           | \$1,373,093 | \$1,149,184 | \$955,321 |
| Assessed Value         | \$1,373,093 | \$968,695   | \$955,321 |

| Benefits Information |                      |          |           |          |
|----------------------|----------------------|----------|-----------|----------|
| Benefit              | Type                 | 2022     | 2021      | 2020     |
| Save Our Homes Cap   | Assessment Reduction |          | \$180,489 |          |
| Homestead            | Exemption            | \$25,000 | \$25,000  | \$25,000 |
| Second Homestead     | Exemption            | \$25,000 | \$25,000  | \$25,000 |

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

| Short Legal Description           |
|-----------------------------------|
| C G BISC BAY SEC 1 PL A PB 25-63  |
| LOTS 25 & 26 BLK 95 & BEG 1355FTS |
| & 225.94FTE OF NW COR E100FT S25  |
| FT W100FT N25FT TO POB            |
| LOT SIZE 100.000 X 136            |

| Taxable Value Information |             |           |           |
|---------------------------|-------------|-----------|-----------|
|                           | 2022        | 2021      | 2020      |
| <b>County</b>             |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$1,323,093 | \$918,695 | \$905,321 |
| <b>School Board</b>       |             |           |           |
| Exemption Value           | \$25,000    | \$25,000  | \$25,000  |
| Taxable Value             | \$1,348,093 | \$943,695 | \$930,321 |
| <b>City</b>               |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$1,323,093 | \$918,695 | \$905,321 |
| <b>Regional</b>           |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$1,323,093 | \$918,695 | \$905,321 |

| Sales Information |             |              |                           |
|-------------------|-------------|--------------|---------------------------|
| Previous Sale     | Price       | OR Book-Page | Qualification Description |
| 02/09/2021        | \$1,505,000 | 32376-1777   | Qual by exam of deed      |
| 10/06/2010        | \$904,000   | 27474-4449   | Qual by exam of deed      |
| 11/01/2006        | \$1,050,000 | 25137-3970   | Sales which are qualified |
| 10/01/2004        | \$845,000   | 22794-1309   | Sales which are qualified |

The Office of 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.miamidade.gov/info/disclaimer.asp>

Version: