



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

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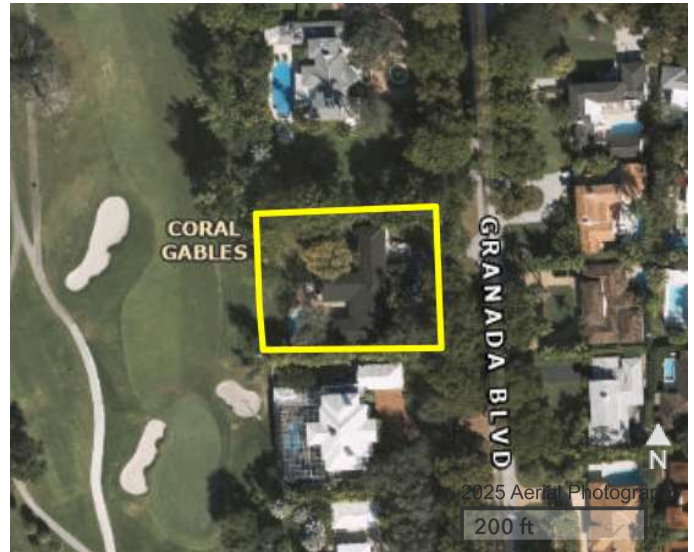
PROPERTY INFORMATION	
Folio	03-4118-006-0600
Property Address	3620 GRANADA BLVD CORAL GABLES, FL 33134-0000
Owner	ALIRIO JESUS TORREALBA GONZALEZ , C/O MG DEVELOPERS , DORYS LIZETTE MARTIN GONZALEZ
Mailing Address	301 ALMERIA AVE STE 330 CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 4 / 0
Floors	1
Living Units	1
Actual Area	5,542 Sq.Ft
Living Area	5,278 Sq.Ft
Adjusted Area	5,022 Sq.Ft
Lot Size	28,500 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$4,417,500	\$3,277,500	\$3,135,000
Building Value	\$536,864	\$537,470	\$538,077
Extra Feature Value	\$31,120	\$31,351	\$31,583
Market Value	\$4,985,484	\$3,846,321	\$3,704,660
Assessed Value	\$4,230,953	\$3,846,321	\$2,701,404

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$754,531		\$1,003,256

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

SHORT LEGAL DESCRIPTION	
CORAL GABLES COUNTRY CLUB SEC 4	
PB 10-57	
LOTS 122-123 & 124 BLK 50	
LOT SIZE 150.000 X 190	
OR 15181-2389 0991 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,230,953	\$3,846,321	\$2,701,404
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,985,484	\$3,846,321	\$3,704,660
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,230,953	\$3,846,321	\$2,701,404
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,230,953	\$3,846,321	\$2,701,404

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/25/2023	\$4,500,000	33925-1456	Qual by exam of deed
03/09/2018	\$100	30935-4299	Corrective, tax or QCD; min consideration
09/01/1991	\$860,000	15181-2389	Sales which are qualified

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