



OFFICE OF THE PROPERTY APPRAISER

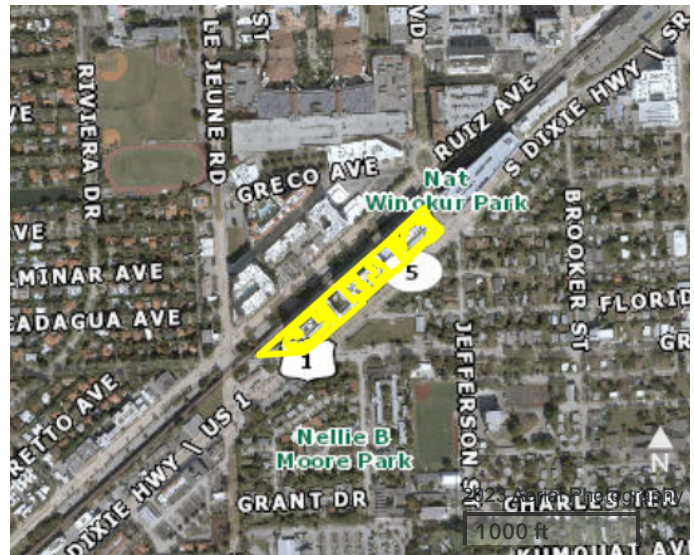
Detailed Report

Generated On: 10/10/2023

PROPERTY INFORMATION	
Folio	03-4120-026-0010
Property Address	237 S DIXIE HWY CORAL GABLES, FL 33133-0000
Owner	HGIT CORAL GABLES LLC
Mailing Address	845 TEXAS AVE 3300 HOUSTON, TX 77002
Primary Zone	5005 MIXED-USE 3
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	784 / 826 / 22
Floors	14
Living Units	454
Actual Area	1,230,437 Sq.Ft
Living Area	1,230,437 Sq.Ft
Adjusted Area	1,176,948 Sq.Ft
Lot Size	185,101 Sq.Ft
Year Built	2021

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$10,000	\$0	\$17,227,840
Building Value	\$10,000	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$20,000	\$20,000	\$17,227,840
Assessed Value	\$20,000	\$20,000	\$16,173,301

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction			\$1,054,539
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$20,000	\$20,000	\$16,173,301
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$20,000	\$20,000	\$17,227,840
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$20,000	\$20,000	\$16,173,301
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$20,000	\$20,000	\$16,173,301

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Property Information

Folio: 03-4120-026-0010

Property Address: 237 S DIXIE HWY

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION

The Land calculated value for this property has been overridden. Please refer to the Land Value in the Assessment Section, in order to obtain the most accurate value.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MX3	5005	Square Ft.	185,101.00	

BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2021	43,208	43,208	\$35,600	
2	1	2021	26,820	26,820	\$15,434	
3	1	2021	31,124	31,124	\$17,543	
1	2	2021	50,376	50,376	\$50,376	
2	2	2021	166,495	166,495	\$157,916	
3	2	2021	162,655	162,655	\$156,322	
1	3	2021	24,847	24,847	\$24,847	
2	3	2021	10,337	10,337	\$10,337	
3	3	2021	244,610	244,610	\$244,610	
1	4	2021	247,488	247,488	\$241,498	
2	4	2021	190,490	190,490	\$190,490	
3	4	2021	17,821	17,821	\$17,821	
2	5	2021	10,090	10,090	\$10,078	
3	5	2021	4,076	4,076	\$4,076	

EXTRA FEATURES

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.

Description	Year Built	Units	Calc Value
Sprinkler System/Auto - Wet	2021	382,946	
Sprinkler System/Auto - Wet	2021	382,946	
Sprinkler System/Auto - Wet	2021	356,720	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	2021	1,930	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	2021	1,667	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	2021	1,667	
Plumbing Fixtures - Warehouse	2021	12	
Light Standard - 10-30 ft High - 1 Fixture	2021	21	
Elevator - Passenger	2021	48	
Elevator - Passenger	2021	30	
Elevator - Passenger	2021	30	
Cent A/C - Comm (Aprox 300 sqft/Ton)	2021	549	
Cent A/C - Comm (Aprox 300 sqft/Ton)	2021	586	
Cent A/C - Comm (Aprox 300 sqft/Ton)	2021	1,131	

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Property Information

Folio: 03-4120-026-0010

Property Address: 237 S DIXIE HWY

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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Property Information

Folio: 03-4120-026-0010

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Roll Year **2021** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CC	6600	Square Ft.	123,056.00	\$17,227,840

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FULL LEGAL DESCRIPTION

20 54 41 PB 44-22
MAC FARLANE HOMESTEAD RE-PLAT
TR A & TR B & TR 1
LESS COMM NE COR OF TRACT A
S 45 DEG W 190FT TH N 44 DEG
W10.00FT N 45 DEG E 190FT
TH S 44 DEG E 10.00FT TO POB
& LESS COMM AT X OF C/L OF SW
42 AVE & SO GRAND AVE (BLUE RD
PB 44-22) OF SEC 20 TH N 85 DEG
E 435.33FT N 04 DEG W 35FT FOR
POB TH N 50 DEG E 8.87FT N 66
DEG E 5.84FT N 52 DEG E 44.36FT
N 50 DEG E 47.94FT N 49 DEG E
55.98FT N 47 DEG E 49.59FT
N 46 DEG E 39.31FT N 45 DEG E
62FT N 45 DEG E 38.21FT N 45
DEG E 2.77FT N 46 DEG E 10.74FT
N 45 DEG E 13.30FT N 44 DEG E
2.98FT N 45 DEG E 26.06FT
S 44 DEG E 1.47FT S 454 DEG W
197.40FT SWLY AD 243.17FT
S 85 DEG W 4.65FT TO POB
& LESS PORT DESC IN MASTER
OR 32817-3790 NAU 03 4120 026
0020 K/A BLDG A RETAIL ELEMENT &
NAU 03 4120 026 0030 K/A BLDG A
RESIDENTIAL ELEMENT & NAU 03 4120
026 0040 K/A BLDG B RETAIL
ELEMENT & NAU 03 4120 026 0050
K/A BLDG B RESIDENTIAL ELEMENT &
NAU 03 4120 026 0060 K/A BLDG C
RETAIL ELEMENT & NAU 03 4120 026
0070 K/A BLDG C RESIDENTIAL
ELEMENT & NAU 03 4120 026 0080
K/A BLDG BC PARKING ELEMENT
& LESS PORT DESC IN OR 31654-1167
LOT SIZE 185101 SQ FT M/L
EFFECTIVE LOT SIZE 110505 SQFT

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
08/15/2022	\$386,446,500	33359-4218	Qual on DOS, multi-parcel sale
10/25/2016	\$60,250,000	30282-2922	Not exposed to open-market; atypical motivation
12/01/2005	\$24,650,000	24055-4136	Other disqualified

02/01/2000	\$25,000,000	18972-1647	Deeds that include more than one parcel
09/01/1988	\$6,000,000	13809-3130	Deeds that include more than one parcel

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