

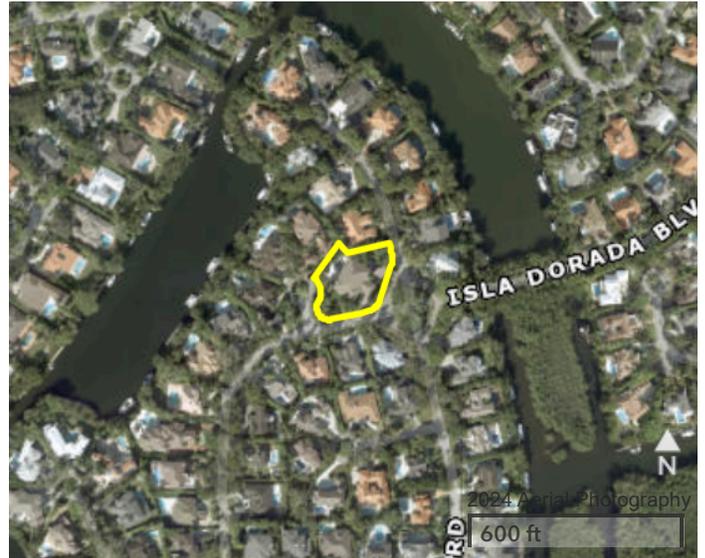


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2025

PROPERTY INFORMATION	
Folio	03-4132-026-0480
Property Address	240 COSTANERA RD CORAL GABLES, FL 33143-6521
Owner	MANUEL A VARAS & MIRTHA VARAS
Mailing Address	240 COSTANERA RD CORAL GABLES, FL 33143-6521
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 5 / 1
Floors	2
Living Units	1
Actual Area	11,836 Sq.Ft
Living Area	7,254 Sq.Ft
Adjusted Area	8,531 Sq.Ft
Lot Size	31,235 Sq.Ft
Year Built	1989



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$4,060,550	\$4,529,075	\$2,998,560
Building Value	\$1,957,864	\$1,972,367	\$1,986,870
Extra Feature Value	\$22,006	\$22,203	\$22,399
Market Value	\$6,040,420	\$6,523,645	\$5,007,829
Assessed Value	\$2,374,584	\$2,307,662	\$2,240,449

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,323,862	\$2,257,662	\$2,190,449
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,349,584	\$2,282,662	\$2,215,449
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,323,862	\$2,257,662	\$2,190,449
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,323,862	\$2,257,662	\$2,190,449

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$3,665,836	\$4,215,983	\$2,767,380
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1994	\$0	16641-3406	Sales which are disqualified as a result of examination of the deed
11/01/1991	\$0	15271-1023	Sales which are disqualified as a result of examination of the deed
03/01/1986	\$210,000	12846-1210	Deeds that include more than one parcel

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

SHORT LEGAL DESCRIPTION
COCOPLUM SEC 2 PLAT C
PB 117-65
LOTS 39 & 40 BLK 16
LOT SIZE 31235 SQ FT
OR 16641-3406 1294 3

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.miamidadegov/info/disclaimer.asp>