



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

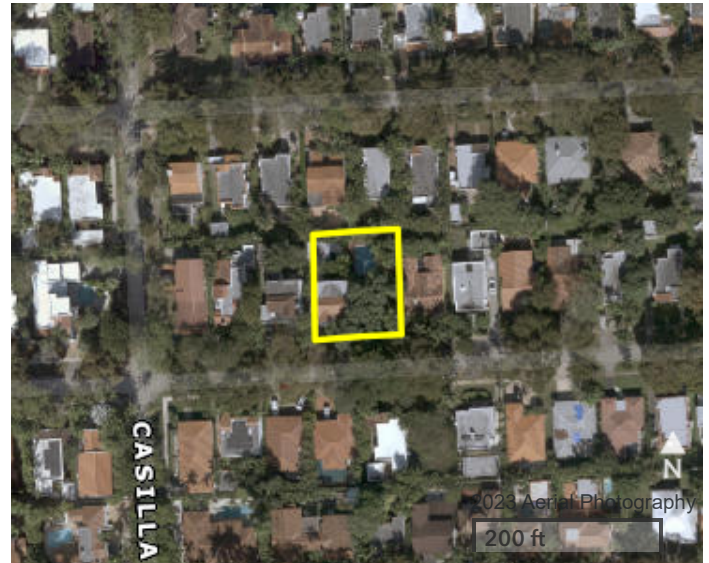
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PROPERTY INFORMATION	
Folio	03-4108-001-3320
Property Address	637 MINORCA AVE CORAL GABLES, FL 33134-3756
Owner	DANIEL B SUSSKIND , VIVIAN C JAUREGUI
Mailing Address	637 MINORCA AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	2
Living Units	1
Actual Area	2,872 Sq.Ft
Living Area	2,674 Sq.Ft
Adjusted Area	2,517 Sq.Ft
Lot Size	10,170 Sq.Ft
Year Built	1927

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$842,558	\$638,302	\$518,944
Building Value	\$680,772	\$498,848	\$371,086
Extra Feature Value	\$27,640	\$28,019	\$28,416
Market Value	\$1,550,970	\$1,165,169	\$918,446
Assessed Value	\$1,550,970	\$679,238	\$659,455

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction		\$485,931	\$258,991
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).



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,500,970	\$629,238	\$609,455
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,525,970	\$654,238	\$634,455
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,500,970	\$629,238	\$609,455
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,500,970	\$629,238	\$609,455

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Property Information

Folio: 03-4108-001-3320

Property Address: 637 MINORCA AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Front Ft.	50.00	\$569,296	
GENERAL	SFR	0100	Front Ft.	40.00	\$273,262	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1927	2,432	2,234	2,077	\$635,562
2	1	1927	440	440	440	\$45,210
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1996	200	\$608	
Wall - CBS unreinforced			1993	270	\$788	
Wall - CBS unreinforced			1979	300	\$708	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1992	1	\$21,000	
Patio - Concrete Slab			1992	600	\$1,680	
Patio - Concrete Slab			1991	900	\$2,502	
Chain-link Fence 4-5 ft high			1979	60	\$354	

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Property Information

Folio: 03-4108-001-3320

Property Address: 637 MINORCA AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Front Ft.	50.00	\$431,285	
GENERAL	SFR	0100	Front Ft.	40.00	\$207,017	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1927	2,432	2,234	2,077	\$453,035
2	1	1927	440	440	440	\$45,813
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1996	200	\$616	
Wall - CBS unreinforced			1993	270	\$799	
Wall - CBS unreinforced			1979	300	\$720	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1992	1	\$21,300	
Patio - Concrete Slab			1992	600	\$1,704	
Patio - Concrete Slab			1991	900	\$2,520	
Chain-link Fence 4-5 ft high			1979	60	\$360	

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Property Information

Folio: 03-4108-001-3320

Property Address: 637 MINORCA AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Front Ft.	50.00	\$350,638	
GENERAL	SFR	0100	Front Ft.	40.00	\$168,306	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1927	2,432	2,234	2,077	\$335,851
2	1	1927	440	440	440	\$35,235
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1996	200	\$624	
Wall - CBS unreinforced			1993	270	\$810	
Wall - CBS unreinforced			1979	300	\$732	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1992	1	\$21,600	
Patio - Concrete Slab			1992	600	\$1,728	
Patio - Concrete Slab			1991	900	\$2,556	
Chain-link Fence 4-5 ft high			1979	60	\$366	

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FULL LEGAL DESCRIPTION

7-8 54 41
CORAL GABLES SEC B PB 5-111
W40FT LOT 22 & LOT 23 BLK 18
LOT SIZE IRREGULAR
OR 17287-2170 0796 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/18/2022	\$1,908,000	33100-0112	Qual by exam of deed
11/19/2013	\$1,000,000	28929-4753	Qual by exam of deed
07/01/1996	\$385,000	17287-2170	Sales which are qualified
10/01/1975	\$62,000	00000-00000	Sales which are qualified

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