

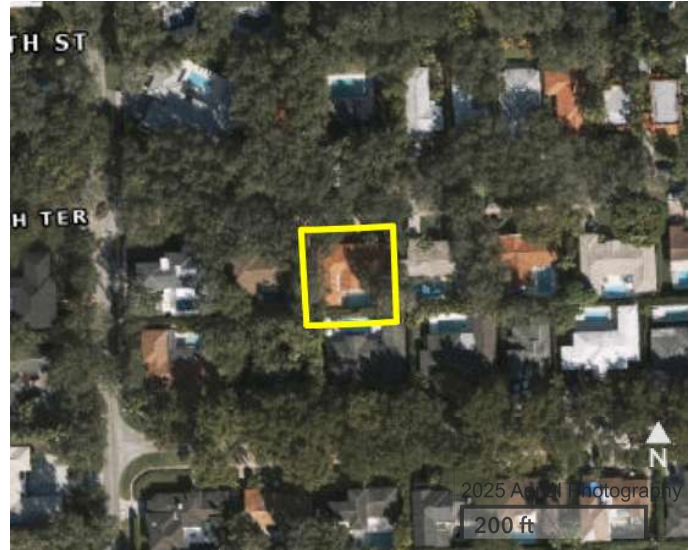


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 12/17/2025

PROPERTY INFORMATION	
Folio	03-4132-005-1060
Property Address	740 TIBIDABO AVE CORAL GABLES, FL 33143-0000
Owner	MICHAEL B LOHMANN , JACLYN SEPE LOHMANN
Mailing Address	740 TIBIDABO AVE CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 2 / 0
Floors	1
Living Units	1
Actual Area	3,148 Sq.Ft
Living Area	2,604 Sq.Ft
Adjusted Area	2,876 Sq.Ft
Lot Size	9,400 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,222,000	\$1,146,800	\$846,000	
Building Value	\$498,354	\$504,911	\$511,468	
Extra Feature Value	\$29,079	\$29,434	\$29,788	
Market Value	\$1,749,433	\$1,681,145	\$1,387,256	
Assessed Value	\$1,032,877	\$1,003,768	\$974,533	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$716,556	\$677,377	\$412,723
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$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	2025	2024	2023	
COUNTY				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$982,155	\$953,768	\$924,533	
SCHOOL BOARD				
Exemption Value	\$25,000	\$25,000	\$25,000	
Taxable Value	\$1,007,877	\$978,768	\$949,533	
CITY				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$982,155	\$953,768	\$924,533	
REGIONAL				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$982,155	\$953,768	\$924,533	

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Property Information

Folio: 03-4132-005-1060

Property Address: 740 TIBIDABO AVE

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	9,400.00	\$1,222,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1969	609	609	609	\$105,528
1	1	1956	2,539	1,995	2,267	\$392,826
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			2006	1	\$24,600	
Patio - Brick, Tile, Flagstone			2006	450	\$4,059	
Chain-link Fence 4-5 ft high			2006	50	\$420	

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Property Information

Folio: 03-4132-005-1060

Property Address: 740 TIBIDABO AVE

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	9,400.00	\$1,146,800	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1969	609	609	609	\$106,916
1	1	1956	2,539	1,995	2,267	\$397,995
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				2006	1	\$24,900
Patio - Brick, Tile, Flagstone				2006	450	\$4,109
Chain-link Fence 4-5 ft high				2006	50	\$425

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Folio: 03-4132-005-1060

Property Address: 740 TIBIDABO 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	Square Ft.	9,400.00	\$846,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1969	609	609	609	\$108,305
1	1	1956	2,539	1,995	2,267	\$403,163
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				2006	1	\$25,200
Patio - Brick, Tile, Flagstone				2006	450	\$4,158
Chain-link Fence 4-5 ft high				2006	50	\$430

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FULL LEGAL DESCRIPTION

CORAL GABLES BISC BAY SEC 1 PLA
E11FT LOT 4 & ALL LOT 5 & W33
FT LOT 6 BLK 103 PB 25-63
LOT SIZE 94.000 X 100
COC 25536-2688 04 2007 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2017	\$1,275,000	30479-2998	Qual by exam of deed
05/30/2014	\$1,150,000	29187-4836	Qual by exam of deed
02/14/2011	\$930,000	27589-2617	Qual by exam of deed
05/01/2005	\$750,000	23434-1681	Sales which are qualified

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