



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/08/2025

PROPERTY INFORMATION	
Folio	03-4118-001-1161
Property Address	1028 VALENCIA AVE CORAL GABLES, FL 33134-0000
Owner	HUGH JAMES SAENZ SR
Mailing Address	1028 VALENCIA 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	1
Living Units	1
Actual Area	2,447 Sq.Ft
Living Area	2,031 Sq.Ft
Adjusted Area	2,352 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$781,250	\$792,610	\$609,700
Building Value	\$363,497	\$366,179	\$368,862
Extra Feature Value	\$1,448	\$1,464	\$1,481
Market Value	\$1,146,195	\$1,160,253	\$980,043
Assessed Value	\$1,146,195	\$958,156	\$871,051

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$202,097	\$108,992
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES SEC A	
PB 5-102	
LOT 5 BLK 13	
LOT SIZE 50.000 X 125	
F/A/U 03-4118-001-1160	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,146,195	\$958,156	\$871,051
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,146,195	\$1,160,253	\$980,043
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,146,195	\$958,156	\$871,051
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,146,195	\$958,156	\$871,051

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/20/2024	\$1,350,000	34152-3079	Qual by exam of deed
04/23/2020	\$100	31910-1721	Corrective, tax or QCD; min consideration
08/14/2013	\$650,000	28778-4555	Qual by exam of deed
04/01/2008	\$605,000	26358-2362	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>