



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/07/2025

PROPERTY INFORMATION				
Folio	03-4129-032-2950			
Property Address	919 PLACETAS AVE CORAL GABLES, FL 33146-3434			
Owner	919 PLACETAS AVE LLC			
Mailing Address	70 LEUCANDRA DR CORAL GABLES, FL 33146			
Primary Zone	0100 SINGLE FAMILY - GENERAL			
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT			
Beds / Baths /Half	7 / 6 / 0			
Floors	1			
Living Units	1			
Actual Area	4,657 Sq.Ft			
Living Area	3,680 Sq.Ft			
Adjusted Area	3,873 Sq.Ft			
Lot Size	10,815 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,460,025	\$1,514,100	\$946,312	
Building Value	\$5,298	\$5,347	\$5,379	
Extra Feature Value	\$297	\$297	\$21,304	
Market Value	\$1,465,620	\$1,519,744	\$972,995	
Assessed Value	\$912,549	\$829,599	\$770,823	
BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$553,071	\$690,145	\$202,172
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CORAL GABLES RIVIERA SEC 12 PB 28-35 LOTS 12 & 13 BLK 253 LOT SIZE IRREGULAR OR 12983-795 0886 1				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$912,549	\$829,599	\$770,823
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,465,620	\$1,519,744	\$972,995
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$912,549	\$829,599	\$770,823
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$912,549	\$829,599	\$770,823

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/23/2018	\$950,000	31274-3899	Financial inst or "In Lieu of Forclosure" stated
08/30/2018	\$865,400	31130-3221	Federal, state or local government agency
08/01/1986	\$210,000	12983-0795	Sales which are qualified
03/01/1980	\$210,000	10684-2009	Sales which are qualified

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