



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/06/2025

PROPERTY INFORMATION	
Folio	03-4120-023-1810
Property Address	525 MENENDEZ AVE CORAL GABLES, FL 33146-2758
Owner	BEATRIZ GAMBACH LE , REM DAVID N GAMBACH , REM MARK E GAMBACH
Mailing Address	1200 STILLWATER DR MIAMI BEACH, FL 33141
Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	4 / 2 / 0
Floors	2
Living Units	2
Actual Area	3,616 Sq.Ft
Living Area	3,086 Sq.Ft
Adjusted Area	2,949 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1971

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$600,000	\$475,000	\$375,000
Building Value	\$332,647	\$332,647	\$309,645
Extra Feature Value	\$0	\$1,486	\$1,486
Market Value	\$932,647	\$809,133	\$686,131
Assessed Value	\$659,607	\$600,746	\$546,133

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$273,040	\$208,387	\$139,998
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES RIVIERA SEC 2 REV	
PB 28-18	
LOT 22 BLK 93	
LOT SIZE 50.000 X 100	
OR 10424 390 0679 4	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$659,607	\$600,746	\$546,133
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$932,647	\$809,133	\$686,131
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$659,607	\$600,746	\$546,133
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$659,607	\$600,746	\$546,133

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/30/2021	\$100	32496-4059	Corrective, tax or QCD; min consideration
01/02/2020	\$100	31779-0490	Life Estate interest
01/01/1979	\$41,100	10424-0390	Sales which are disqualified as a result of examination of the deed

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