



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/16/2022

Property Information	
Folio:	03-4120-006-1350
Property Address:	113 FROW AVE Coral Gables, FL 33133-0000
Owner	LEMANO INVESTMENTS LLC
Mailing Address	1900 N BAYSHORE DR 1A STE 120 MIAMI, FL 33132 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	4 / 2 / 0
Floors	1
Living Units	2
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,769 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1941



Assessment Information			
Year	2022	2021	2020
Land Value	\$225,000	\$175,000	\$140,000
Building Value	\$34,442	\$34,442	\$34,442
XF Value	\$0	\$0	\$0
Market Value	\$259,442	\$209,442	\$174,442
Assessed Value	\$211,074	\$191,886	\$174,442

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$48,368	\$17,556	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MAC FARLANE HOMESTEAD PB 5-81 LOT 4 BLK 3-A LOT SIZE 50.000 X 100 OR 14134-522 0589 2 COC 23737-3590 08 2005 6

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$211,074	\$191,886	\$174,442
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$259,442	\$209,442	\$174,442
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$211,074	\$191,886	\$174,442
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$211,074	\$191,886	\$174,442

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/03/2014	\$124,645	29180-0515	Qual by exam of deed
08/01/2005	\$172,500	23737-3590	Other disqualified
05/01/1989	\$333,000	14134-522	Deeds that include more than one parcel

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Version: