

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/09/2023

PROPERTY INFORMATION								
Folio		009-4270						
Property Address		1701 PONCE DE LEON BLVD CORAL GABLES, FL 33134-4416						
Owner		VENETO GROUP LLC						
Mailing Address	1701 PONCE DE LEON BLVD STE# 100 CORAL GABLES, FL 33134							
Primary Zone	5005 MIXED-USE 3							
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING							
Beds / Baths /Half	0/0/0							
Floors	5	5						
Living Units	0							
Actual Area	49,148 S	49,148 Sq.Ft						
Living Area	49,148 Sq.Ft							
Adjusted Area	48,368 S	48,368 Sq.Ft						
Lot Size	11,985 S	11,985 Sq.Ft						
Year Built	1972							
ASSESSMENT INFOR	NATION							
ASSESSMENT INFORM Year	MATION	2023	2022	-	2021			
	MATION	2023 \$4,194,750	2022 \$2,996,250	\$2,99				
Year	MATION				6,250			
Year Land Value		\$4,194,750	\$2,996,250	\$2,99	6,250			
Year Land Value Building Value		\$4,194,750 \$3,405,250	\$2,996,250 \$3,663,750	\$2,99	6,250 3,750 \$0			
Year Land Value Building Value Extra Feature Va		\$4,194,750 \$3,405,250 \$0	\$2,996,250 \$3,663,750 \$0	\$2,996 \$3,553	6,250 3,750 \$0 0,000			
Year Land Value Building Value Extra Feature Va Market Value	lue	\$4,194,750 \$3,405,250 \$0 \$7,600,000	\$2,996,250 \$3,663,750 \$0 \$6,660,000	\$2,990 \$3,553 \$6,550	6,250 3,750 \$0 0,000			
Year Land Value Building Value Extra Feature Va Market Value Assessed Value	lue	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000	\$2,990 \$3,553 \$6,550	6,250 3,750 \$0 0,000 0,000			
Year Land Value Building Value Extra Feature Va Market Value Assessed Value BENEFITS INFORMAT	lue ION Typ Asse	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000	\$2,996 \$3,553 \$6,556 \$6,556	6,250 3,750 \$0 0,000 0,000			
Year Land Value Building Value Extra Feature Va Market Value Assessed Value BENEFITS INFORMAT Benefit Non-Homestead	lue ION Typ Ass Red	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000 e essment uction plicable to all 1	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000 2023 \$274,000	\$2,990 \$3,553 \$6,550 \$6,550 2022	6,250 3,750 \$0 0,000 0,000			
Year Land Value Building Value Extra Feature Va Market Value Assessed Value BENEFITS INFORMAT Benefit Non-Homestead Cap	Iue ION Typ Asse Red efits are ap pard, City,	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000 e essment uction plicable to all 1	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000 2023 \$274,000	\$2,990 \$3,553 \$6,550 \$6,550 2022	6,250 3,750 \$0 0,000 0,000			
Year Land Value Building Value Extra Feature Value Market Value Assessed Value BENEFITS INFORMAT Benefit Non-Homestead Cap	lue ION Typ Asse Red sfits are ap bard, City, IPTION	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000 e essment uction plicable to all 1 Regional).	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000 2023 \$274,000	\$2,990 \$3,553 \$6,550 \$6,550 2022	6,250 3,750 \$0 0,000 0,000			
Year Land Value Building Value Extra Feature Va Market Value Assessed Value BENEFITS INFORMAT Benefit Non-Homestead Cap Note: Not all bene County, School Bo	lue ION Typ Asse Red sfits are ap bard, City, IPTION	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000 e essment uction plicable to all 1 Regional).	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000 2023 \$274,000	\$2,990 \$3,553 \$6,550 \$6,550 2022	6,250 3,750 \$0 0,000 0,000			
Year Land Value Building Value Extra Feature Va Market Value Assessed Value BENEFITS INFORMAT Benefit Non-Homestead Cap Note: Not all bene County, School Built SHORT LEGAL DESCR	lue ION Typ Asse Red Sfits are ap bard, City, IPTION DOUGLA	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000 e essment uction plicable to all 1 Regional).	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000 2023 \$274,000	\$2,990 \$3,553 \$6,550 \$6,550 2022	6,250 3,750 \$0 0,000 0,000			
Year Land Value Building Value Extra Feature Value Assessed Value BENEFITS INFORMAT Benefit Non-Homestead Cap Note: Not all benefic County, School Bor SHORT LEGAL DESCR CORAL GABLES PB 25-69	lue ION Typ Asse Red offits are ap bard, City, IPTION DOUGLA:	\$4,194,750 \$3,405,250 \$0 \$7,600,000 \$7,326,000 e essment uction plicable to all 1 Regional).	\$2,996,250 \$3,663,750 \$0 \$6,660,000 \$6,660,000 2023 \$274,000	\$2,990 \$3,553 \$6,550 \$6,550 2022	6,250 3,750 \$0 0,000 0,000			



TAXABLE VALUE INFORMATION								
Year		2023		2022	2021			
COUNTY								
Exemption V	/alue	\$0		\$0	\$0			
Taxable Valu	e \$7	7,326,000	\$6	6,660,000	\$6,550,000			
SCHOOL BOA	RD							
Exemption V	/alue	\$0		\$0	\$0			
Taxable Valu	e \$7	7,600,000	\$6	6,660,000	\$6,550,000			
CITY								
Exemption V	/alue	\$0		\$0	\$0			
Taxable Valu	e \$7	7,326,000	\$6	6,660,000	\$6,550,000			
REGIONAL								
Exemption V	alue	\$0		\$0	\$0			
Taxable Valu	ie \$7	7,326,000	\$6	6,660,000	\$6,550,000			
SALES INFORMATION								
Previous Sale	Price	OR Boo Page		Qualifica Descript				
12/18/2015	\$8,150,000	29896-23	03	Qual by e	exam of deed			

\$8,650,000 24219-3473

\$1,225,000 15005-3341

\$3,000,000 13842-1002

Sales which are

qualified Sales which are

qualified Sales which are

qualified

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02/01/2006

04/01/1991

09/01/1988