



# PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

## SEARCH:

255 alhambra

Suite



[Back to Search Results](#)

### PROPERTY INFORMATION

**Folio:** 03-4108-006-1920

**Sub-Division:**  
CORAL GABLES SEC K

**Property Address**  
255 ALHAMBRA CIR

**Owner**  
RREEF AMERICA REIT II CORP ZZZZ  
C/O TTA/EPROPERTYTAX-DEPT 207

**Mailing Address**  
PO BOX 4900  
SCOTTSDALE, AZ 85261

**PA Primary Zone**  
6600 COMMERCIAL - LIBERAL

**Primary Land Use**  
1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING

**Beds / Baths / Half** 0 / 0 / 0

**Floors** 13

**Living Units** 0

**Actual Area**

**Living Area**

**Adjusted Area**

421,791 Sq.Ft

**Lot Size**

55,966 Sq.Ft

**Year Built**

1972



**Featured Online Tools**

[Comparable Sales](#)

[PA Additional Online Tools](#)

[Glossary](#)

[Property Record Cards](#)

Property Search Help  
 Report Discrepancies  
 Special Taxing Districts and Other Non-Ad valorem Assessments  
 Tax Estimator  
 Value Adjustment Board

Property Taxes  
 Report Homestead Fraud  
 Tax Comparison  
 TRIM Notice

## ASSESSMENT INFORMATION

Year	2022	2021	2020
Land Value	\$12,312,520	\$11,165,217	\$12,312,520
Building Value	\$36,487,480	\$33,959,783	\$33,240,908
Extra Feature Value	\$0	\$0	\$0
<b>Market Value</b>	<b>\$48,800,000</b>	<b>\$45,125,000</b>	<b>\$45,553,428</b>
<b>Assessed Value</b>	<b>\$48,800,000</b>	<b>\$45,125,000</b>	<b>\$45,553,428</b>

## TAXABLE VALUE INFORMATION

	2022	2021	2020
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$48,800,000	\$45,125,000	\$45,553,428
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$48,800,000	\$45,125,000	\$45,553,428
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$48,800,000	\$45,125,000	\$45,553,428
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$48,800,000	\$45,125,000	\$45,553,428

## BENEFITS INFORMATION

Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

## FULL LEGAL DESCRIPTION

CORAL GABLES SEC K PB 8-33  
LOTS 1 THRU 14 & LOT 15 LESS  
E18.21FT & LOTS 35 THRU 42  
BLK 25  
LOT SIZE 559.660 X 100  
OR 16350-0263 THRU 0266 0494 1  
COC 24810-0115 08 2006 1

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2006	\$59,900,000	24810-0115	Sales which are qualified
04/01/1994	\$15,300,000	16350-0263	Sales which are qualified
04/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1983	\$25,391,000	11709-0971	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

2022 2021 2020

## LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Value
GENERAL	CC	6600 - COMMERCIAL - LIBERAL	Square Ft.	55,000

## BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adjusted Sq.Ft.
1	1	1972			
1	2	1972			2
2	1	1972			

2	2	1972	1
2	3	1972	

## EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain

Description	Year Built
Light Standard - 10-30 ft High - 2 Fixtures	2006
Light Standard - 10-30 ft High - 4 Fixtures	2006
Cent A/C - Comm (Aprox 300 sqft/Ton)	1989
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1973
Height Factor - Wall Area Above 16 ft	1973
Chill Water A/C (Aprox 300 sqft/Ton)	1973
Plumbing Fixtures - Hi-Rise	1972
Wall - CBS 4 to 8 in, reinforced	1972

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

## LAND USE AND RESTRICTIONS

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	MX3 -
<b>Existing Land Use:</b>	640 - STREETS AND ROADS, EXCEPT EXPRESSWAYS AND PRIVATE DRIVES.

Government Agencies and Community Services

## OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives  
Childrens Trust  
City of Coral Gables  
Environmental Considerations  
Florida Inland Navigation District  
PA Bulletin Board  
Special Taxing District and Other Non-Ad valorem Assessment  
School Board  
South Florida Water Mgmt District  
Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

## EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

[More >](#)

## **REAL ESTATE**

40 Yr Building  
Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

Mortgage Fraud

[More >](#)

## **TANGIBLE PERSONAL PROPERTY**

Appealing your Assessment

Assessment Information Search

Exemptions

Extension Requests

Filing Returns

[More >](#)

## **PUBLIC RECORDS**

Address Blocking

[Change of Name](#)

[Change of Address](#)

[Change of Ownership & Title](#)

[Declaration of Condominium](#)

[More >](#)

## **ONLINE TOOLS**

[Property Search](#)

[Property Sales](#)

[Tax Estimator](#)

[Tax Comparison](#)

[Homestead Exemption and Portability](#)

[More >](#)

## **TAX ROLL ADMINISTRATION**

[Appealing your Assessment](#)

[Reports](#)

[More >](#)