



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

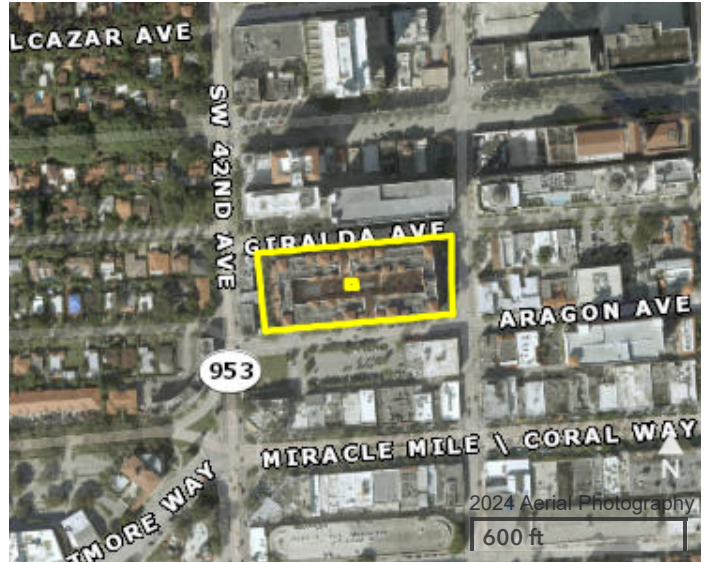
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PROPERTY INFORMATION	
Folio	03-4108-006-3351
Property Address	353 ARAGON AVE CORAL GABLES, FL 33134-5019
Owner	SCG ATLAS GABLES GRAND PLAZA LLC
Mailing Address	353 ARAGON AVE CORAL GABLES, FL 33134
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	9017 LEASEHOLD INTEREST : COMMERCIAL - TOTAL VALUE
Beds / Baths /Half	383 / 323 / 0
Floors	5
Living Units	195
Actual Area	554,851 Sq.Ft
Living Area	554,851 Sq.Ft
Adjusted Area	541,362 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1998

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$43,363,500	\$37,600,000	\$37,900,000
Assessed Value	\$41,360,000	\$37,600,000	\$37,510,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$2,003,500		\$390,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES SEC K PB 8-33	
E12.64FT OF LOT 3 & ALL LOTS	
4 THRU 45 & ALLEY LYG BTWN BLK 35	
LOT SIZE 116885 SQ FT M/L	
OR 13121-1391 1286 5	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$41,360,000	\$37,600,000	\$37,510,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$43,363,500	\$37,600,000	\$37,900,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$41,360,000	\$37,600,000	\$37,510,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$41,360,000	\$37,600,000	\$37,510,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/27/2016	\$85,000,000	29943-3545	Transfer where the sale price is verified to be part of a package or bulk sale.

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