



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/1/2018

Property Information	
Folio:	03-4108-006-2310
Property Address:	355 ALHAMBRA CIR Coral Gables, FL 33134-5037
Owner	PRII 355 ALHAMBRA CIRCLE LLC C/O PRUDENTIAL REAL ESTATE INVESTORS
Mailing Address	3348 PEACHTREE RD 1100 ATLANTA, GA 30326 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	16
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	492,820 Sq.Ft
Lot Size	51,760 Sq.Ft
Year Built	2001



Assessment Information			
Year	2017	2016	2015
Land Value	\$7,764,000	\$7,401,680	\$7,401,680
Building Value	\$60,236,000	\$59,898,320	\$46,823,305
XF Value	\$0	\$0	\$0
Market Value	\$68,000,000	\$67,300,000	\$54,224,985
Assessed Value	\$68,000,000	\$67,300,000	\$54,224,985

Benefits Information				
Benefit	Type	2017	2016	2015
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	
LOTS 9 THRU 18 & LOTS 32 THRU 40	
BLK 26 & ALLEY LYG IN BETWN	
EXCLUDING N1/2 OF ALLEY LYG S OF	
LOT 18 CLOSED PER ORD-3376	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$68,000,000	\$67,300,000	\$54,224,985

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/15/2015	\$83,075,000	29892-3563	Qual by exam of deed
08/01/2008	\$87,300,000	26505-4697	Sales which are qualified
07/01/1999	\$3,000,000	18689-3239	Other disqualified
09/01/1992	\$0	15646-2152	Sales which are disqualified as a result of examination of the deed

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>

Version: