



**Property Information                      Request Information                      Update Information**

File#:	BF-X01719-1968532748	Requested Date:	07/29/2024	Update Requested:
Owner:	MARISOL RUBI	Branch:		Requested By:
Address 1:	6060 12 Street Sw	Date Completed:	09/11/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	West Miami, FL	# of Parcel(s):	1	

**Notes**

**CODE VIOLATIONS**                      Per City of West Miami Department of Zoning there are no Code Violation cases on this property.

Collector: City of West Miami  
Payable: 901 SW 62 Avenue, West Miami, FL 33144  
Business# (305) 266-1122

**UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED**

Per Miami-Dade County Department of Zoning there are Code Violations & Lien case on this property.

Case# 2007 - B033409  
Case Type: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT

Case# 20080115271  
Case type: Other Code Violations

Collector: Miami-Dade County  
Payable Address: 11805 SW 26th Street Miami, Florida 33175  
Business# 786-315-2000

Comments: Animal violations follow the violator, not the property. Not liable to pay unless current owner. The highlighted animal violations do not accrue interest. Please contact the municipality for further information.

**PERMITS**                      Per City of West Miami Building Department there are no Open/Pending/Expired Permit on this property.

Collector: City of West Miami  
Payable: 901 SW 62 Avenue, West Miami, FL 33144  
Business# (305) 266-1122

**UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED**

Per Miami-Dade County Building Department there are no Open/Pending/Expired Permit on this property.

Collector: Miami-Dade County  
Payable Address: 11805 SW 26th Street Miami, Florida 33175  
Business# 786-315-2000



**SPECIAL ASSESSMENTS**

Per City of West Miami Tax Collector Department there are no Special Assessments/liens on the property.

Collector: City of West Miami  
Payable: 901 SW 62 Avenue, West Miami, FL 33144  
Business# (305) 266-1122

**UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED**

Per Miami-Dade County Department of Finance there are no Special Assessments/liens on the property.

Collector: Miami-Dade County  
Payable Address: 11805 SW 26th Street Miami, Florida 33175  
Business# 786-315-2000

**DEMOLITION**

NO

**UTILITIES**

**WATER**

Account #: 2294141  
Payment Status: Delinquent  
Status: Pvt & Lienable  
Amount: \$225.16  
Good Thru: N/A  
Account Active: Active  
Collector: City of West Miami  
Payable: 901 SW 62 Avenue, West Miami, FL 33144  
Business# (305) 266-1122

**SEWER**

Account #: 2294141  
Payment Status: Paid  
Status: Pvt & Lienable  
Amount: \$0.00  
Good Thru: N/A  
Account Active: Active  
Collector: City of West Miami  
Payable: 901 SW 62 Avenue, West Miami, FL 33144  
Business# (305) 266-1122

**GARBAGE**

Account #: 2294141  
Payment Status: Lien  
Status: Pvt & Lienable  
Amount: SEE ATTACHED  
Good Thru: N/A  
Account Active: Active  
Collector: City of West Miami  
Payable: 901 SW 62 Avenue, West Miami, FL 33144  
Business# (305) 266-1122

Per City of West Miami there are multiple Garbage Lien on this property. Please refer to the attached document for more information.



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 09/06/2024

PROPERTY INFORMATION	
<b>Folio</b>	15-4012-077-0020
<b>Property Address</b>	6060 SW 12 ST WEST MIAMI, FL 33144-5159
<b>Owner</b>	MARISOL RUBI
<b>Mailing Address</b>	6060 SW 12 ST MIAMI, FL 33144
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	4 / 3 / 1
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,218 Sq.Ft
<b>Living Area</b>	2,597 Sq.Ft
<b>Adjusted Area</b>	2,699 Sq.Ft
<b>Lot Size</b>	8,854 Sq.Ft
<b>Year Built</b>	2005

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
<b>Land Value</b>	\$442,700	\$398,430	\$400,785	
<b>Building Value</b>	\$416,078	\$421,152	\$396,753	
<b>Extra Feature Value</b>	\$34,805	\$35,227	\$35,651	
<b>Market Value</b>	\$893,583	\$854,809	\$833,189	
<b>Assessed Value</b>	\$497,169	\$482,689	\$468,631	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Save Our Homes Cap</b>	Assessment Reduction	\$396,414	\$372,120	\$364,558
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION	
EL RETIRO SUB DIVISION	
PB 162-13 T-21148	
LOT 2 BLK 1	
LOT SIZE 8854 SQ FT	
FAU 15 4012 000 0110	



TAXABLE VALUE INFORMATION				
Year	2024	2023	2022	
<b>COUNTY</b>				
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000	
<b>Taxable Value</b>	\$447,169	\$432,689	\$418,631	
<b>SCHOOL BOARD</b>				
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000	
<b>Taxable Value</b>	\$472,169	\$457,689	\$443,631	
<b>CITY</b>				
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000	
<b>Taxable Value</b>	\$447,169	\$432,689	\$418,631	
<b>REGIONAL</b>				
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000	
<b>Taxable Value</b>	\$447,169	\$432,689	\$418,631	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/28/2013	\$100	29365-1239	Corrective, tax or QCD; min consideration
03/01/2008	\$0	26286-2973	Sales which are disqualified as a result of examination of the deed
12/01/2005	\$550,000	24091-3981	Sales which are qualified
08/01/2004	\$1,000,000	22580-2004	Deeds that include more than one parcel

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**Miami-Dade County  
Special Assessment Districts Division**

111 NW 1st Street, Suite 1510  
Miami, FL 33128  
T 305-375-2702 F 305-375-3338

September 06, 2024

Folio No.: 1540120770020

Address: 6060 SW 12 ST

To Whom It May Concern:

This is to advise you that currently there are no special assessments or liens placed on the subject property by a special taxing district. This does not mean that the property is clear of any pending Special Taxing Districts or other Miami-Dade County, Community Development District, or privately placed liens. Court records should be reviewed to determine if other Miami-Dade County liens have been filed. Additionally, this property lies within the municipality of WEST MIAMI and is therefore subject to municipal assessments and liens.

If you have any questions or need additional information, please contact the Special Assessment Districts Division at (305) 375-2702 or by email at [special.taxing@miamidade.gov](mailto:special.taxing@miamidade.gov) or [stdp@miamidade.gov](mailto:stdp@miamidade.gov).

Sincerely,

Nadine M. Blake  
Special Taxing Districts Supervisor  
Special Assessment Districts Division

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Folio 

1540120770020

All Citations

Open Citations Only

Search

Reset

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## Search Criteria

Violator/Party Street Address: **6060 SW 12 ST - OPEN CITATIONS ONLY**

### Citation(s) List

Total of Citation: **9**

	Citation	Issued Date	Total Due	Name
	B033409	12/20/2007	\$10,590.16	RAMOS, JUAN G. &W MARISOL R
	D944056	12/19/2016	\$65.00	AGUILA, BRITNEY
	D944057	12/19/2016	\$165.00	AGUILA, BRITNEY
	I029063	6/13/2017	\$65.00	RUBI, MARISOL
	I029064	6/13/2017	\$165.00	RUBI, MARISOL
	I122187	10/ 9/2018	\$65.00	ESCOBEDO, CRYSTAL
	I122188	10/ 9/2018	\$165.00	ESCOBEDO, CRYSTAL
	I495204	4/29/2024	\$65.00	RUBI, MARISOL
	I495205	4/29/2024	\$65.00	RUBI, MARISOL

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CITATION INFORMATION

Citation No.: 2007 - B033409  
Issue Date: 12/20/2007  
Status: \*LIEN PLACED\*  
Total Due: \$10,580.16

Violator: RAMOS, JUAN G. &W MARISOL R

Folio: 15-4012-077-0020

Mailing Address: 6060 SW 12 ST

City: MIAMI

State: FL

Zip: 33144

Code Section: 8-1

Description: 2004 FBC ? 105.1 : FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT

Issuing Department: 20 BUILDING AND NEIGHBORHOOD COMPLIANCE (786) 315-2424

VIOLATION INFORMATION

Violation Date: 12/20/2007

Repeat Violation: NO

Violation Time: 08:14 A M

Comply Due Date: 1/22/2008

Violation Location: SAME

Complied Date:

Inspector: 484 ANGELO ORTIZ

Appeal Filed:

Serve Method: BY MAIL

Appeal Due Date:

Serve Date:

Lien Placed: 5/12/2010

Penalty Must be Paid by: 1/22/2008

Lien Satisfied:

PARTIES

Name	Type	Address
RAMOS, JUAN G. &W MARISOL R	VIOLATOR	6060 SW 12 ST MIAMI FL 33144 5159

# Case Information

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As of Friday, September 6, 2024

**Case Number**

20080115271

**Case Type**

All Other Code Violations

**Open Date**

11/08/2007

**Property Address**

6060 SW 12 ST

**Folio Number**

15-4012-077-0020

**Legal Description**

EL RETIRO SUB DIVISION PB 162-13 T-21148 LOT 2 BLK 1 LOT SIZE 8854 SQ FT FAU 15 4012 000 0110 OR 21321-3823 052003 2 (6) COC 24091-3981 12 2005 1 COC 26286-2973 03 2008 5 OR 26286-2973 0308 01

**Date Closed**

**Permit Number**

**Inspector**

Leo Fuentes

**Violator**

JUAN G RAMOS &W MARISOL RUBI & ALICIA ARRAZCAETA

**Owner Name**

JUAN G RAMOS &W MARISOL RUBI & ALICIA ARRAZCAETA

**Owner Address**

6060 SW 12 ST , MIAMI FL 331445159

**Building Code**

Florida Building Code

**Alleged Violation**

FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN PERMIT/S PRIOR TO COMMENCING WORK FOR CONSTRUCTION OF A CBS BLOCK WALL/FENCE

**Comments**



# Search Cases

The **Regulation Cases** application allows for searching of building code enforcement cases in unincorporated Miami-Dade or the regulatory jurisdiction of Miami-Dade County, including:

- work without a permit
- expired permits which lack mandatory inspections
- unsafe structures
- other building code-related violations

Enforcement cases are created based on complaints received from the public, proactive investigations prompted by Miami-Dade County inspectors during performance of their daily duties, or reported by other agencies.

Search cases below. For a list of all active enforcement cases by date, please click on the **Reports** in the menu.

Case Number	Address	Folio Number	Ticket Number	Permit Number	Owner Name	Violator Name
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**Please use only one of the options below.**

Or

Or



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# Search Result(s)

COUNT	CASE NUMBER	CASE TYPE	ADDRESS	OWNER'S NAME	VIOLATOR	FOLIO NUMBER	PERMIT	TICKET	VIEW
1	20080115271	All Other Code Violations	6060 SW 12 ST	JUAN G RAMOS &W MARISOL RUBI & ALICIA ARRAZCAETA	JUAN G RAMOS &W MARISOL RUBI & ALICIA ARRAZCAETA	15-4012-077-0020		If Case has ticket, please click on <b>Details</b> for ticket information.	Details (/Apps/RER/RegulationSupportWebViewer/NPCCase/NPCCaseDetails? CaseNum=20080115271)
2	A2007000729	Expired Permits	6060 SW 12 ST	CARLOS DIAZ PADRON &W EMILIA	CANNON BALL POOL & SPA INC	15-4012-077-0020	2006000406	If Case has ticket, please click on <b>Details</b> for ticket information.	Details (/Apps/RER/RegulationSupportWebViewer/NPCCase/NPCCaseDetails? CaseNum=A2007000729)

# Search Cases

The **Regulation Cases** application allows for searching of building code enforcement cases in unincorporated Miami-Dade or the regulatory jurisdiction of Miami-Dade County, including:

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Search cases below. For a list of all active enforcement cases by date, please click on the **Reports** in the menu.

Case Number	Address	Folio Number	Ticket Number	Permit Number	Owner Name	Violator Name
<input type="text" value="1540120770020"/>						
Numeric only, no dashes						
<input type="button" value="Submit"/>						



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# Search Result(s)

COUNT	CASE NUMBER	CASE TYPE	ADDRESS	OWNER'S NAME	VIOLATOR	FOLIO NUMBER	PERMIT	TICKET	VIEW
1	20070104561	Expired Permits	6060 SW 12 ST	ADRIAN BARAZAL &W MIRIAM GONZALEZ	JUAN G RAMOS &W MARISOL R	15-4012-000-0020	2006000406	If Case has ticket, please click on <b>Details</b> for ticket information.	Details (/Apps/RER/RegulationSupportWebViewer/NPCCase/NPCCaseDetails? CaseNum=20070104561)
2	20080115271	All Other Code Violations	6060 SW 12 ST	JUAN G RAMOS &W MARISOL RUBI & ALICIA ARRAZCAETA	JUAN G RAMOS &W MARISOL RUBI & ALICIA ARRAZCAETA	15-4012-077-0020		If Case has ticket, please click on <b>Details</b> for ticket information.	Details (/Apps/RER/RegulationSupportWebViewer/NPCCase/NPCCaseDetails? CaseNum=20080115271)
3	A2007000729	Expired Permits	6060 SW 12 ST	CARLOS DIAZ PADRON &W EMILIA	CANNON BALL POOL & SPA INC	15-4012-077-0020	2006000406	If Case has ticket, please click on <b>Details</b> for ticket information.	Details (/Apps/RER/RegulationSupportWebViewer/NPCCase/NPCCaseDetails? CaseNum=A2007000729)

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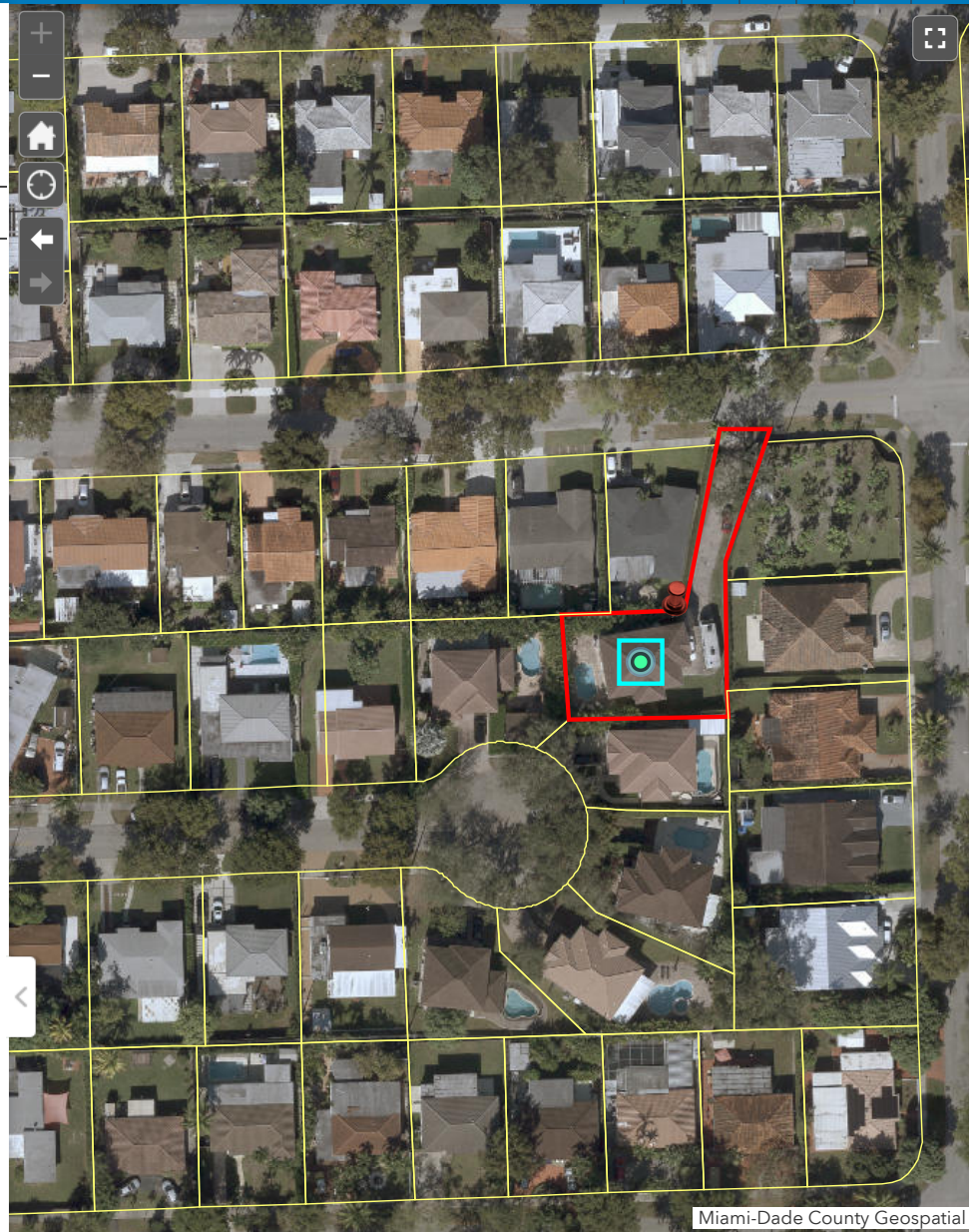
Search an Address/Folio/Case#/CSR# to find all Open, Lien, Civil, and Referred to Finance Neighborhood cases and Building cases associated with that property; as well as cases closed for the past five years.

### Building Violations

**Case# - 20080115271**

**Permit #:**  
**Case Type:** All Other Code Violations  
**Folio:** 1540120770020  
**Address:** 6060 SW 12 ST  
**Violator:** JUAN G RAMOS &W MARISOL RUBI & ALICIA ARRAZCAETA  
**Open Date:** 11/7/2007 7:00 P.M.  
**Closed Date:**  
[Link to Case Detail Information Report](#)



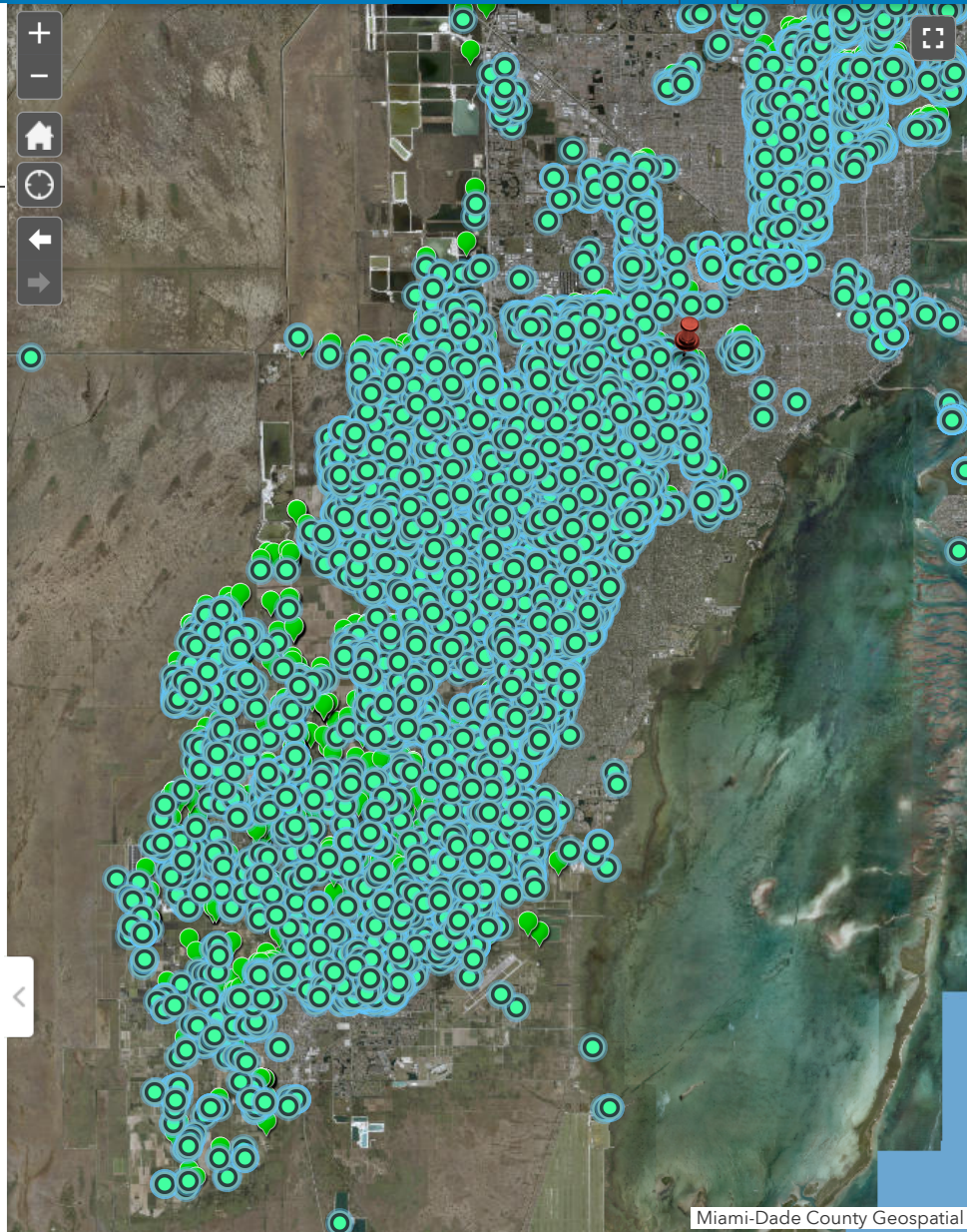
Miami-Dade County Geospatial



Search an Address/Folio/Case#/CSR# to find all Open, Lien, Civil, and Referred to Finance Neighborhood cases and Building cases associated with that property; as well as cases closed for the past five years.

6060 SW 12 ST

No results found



Miami-Dade County Geospatial



# CITY OF WEST MIAMI

801 S. W. 82nd AVENUE  
WEST MIAMI, FLORIDA 33144  
TEL: (305) 288-1122

September 5, 2024

Stellar Innovations Pvt. Ltd.  
2605 Maitland Center Parkway Suite F  
Maitland, FL 32751  
Fax: 407 210-3113

Re: 6060 SW 12 ST  
Acct# 2294141

Regarding your inquiries for a *refinance* the property mentioned above, our records indicate the following:

**LIENS - Recorded (GARBAGE & EXCESS TRASH CHARGES) with Clerk of the Court.**

WATER BILL DUE - Balance due as of 09-05-2024 is: **\$225.16**

LIEN EXCESS TRASH - Balance due as of 09-05-2024 is: **\$25.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$5.61**

GARBAGE LIEN 09/10, 10/11 - Balance due as of 09-05-2024 is: **\$500.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$1,124.65**

GARBAGE LIEN 11/12, 12/13 - Balance due as of 09-05-2024 is: **\$700.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$1,295.21**

GARBAGE LIEN 13/14 - Balance due as of 09-05-2024 is: **\$350.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$618.24**

GARBAGE LIEN 14/15 - Balance due as of 09-05-2024 is: **\$350.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$565.50**

GARBAGE LIEN 15/16 - Balance due as of 09-05-2024 is: **\$350.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$515.75**

GARBAGE LIEN 16/17 - Balance due as of 09-05-2024 is: **\$350.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$447.50**

GARBAGE LIEN 17/18 - Balance due as of 09-05-2024 is: **\$350.00**

Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$379.25**

GARBAGE LIEN 18/19 - Balance due as of 09-05-2024 is: **\$350.00**  
Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$311.00**

GARBAGE LIEN 19/20 - Balance due as of 09-05-2024 is: **\$350.00**  
Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$232.25**

GARBAGE LIEN 20/21 - Balance due as of 09-05-2024 is: **\$350.00**  
Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$169.50**

GARBAGE LIEN 21/22 - Balance due as of 09-05-2024 is: **\$350.00**  
Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$111.75**

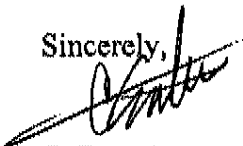
GARBAGE LIEN 22/23 - Balance due as of 09-05-2024 is: **\$350.00**  
Penalty, recording and release fees for having lien - Balance due as of 09-05-2024 is: **\$48.75**

FISCAL YR. Oct 1, 23 - Sept 30, 24 GARBAGE FEE - Balance due as of 09-05-2024 is: **\$350.00**

SEWER CONNECTION CHARGES DUE - Sewer connection charges - ***Paid in full***  
Wasa charges - ***Paid in full***

For payment after October 7, 2024 please send a request with \$300.00 check payable to: City of West Miami" for updated balances.

Sincerely,



C. Estrada