



Property Information

Request Information

Update Information

File#:	BF-X01719-7845573131	Requested Date:	07/29/2024	Update Requested:
Owner:	DANIEL VICTORES PEDRO P VICTORES	Branch:		Requested By:
Address 1:	52 NW 25TH AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	MIAMI, FL	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Miami Code Enforcement Department there are no Code Violation cases on this property.
Collector: City of Miami Code Enforcement
Payable: 444 SW 2nd Ave, 6th Floor Miami Florida 33130
Business# (305) 416-1570

PERMITS Per City of Miami Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: City of Miami Building Department
Payable: 444 SW 2nd Ave 4th Floor, Miami, FL 33130
Business# (305) 416-1100

SPECIAL ASSESSMENTS Per City of Miami Finance Department there are no Special Assessments/liens on this property.
Collector: City of Miami Finance Department
Payable: 444 SW 2nd Ave, 6th Floor Miami Florida 33130
Business# (305) 416-1570

DEMOLITION NO

UTILITIES Water, Sewer and Storm water
Account #: 8349422052
Payment Status: Paid
Status: Pvt & Liable
Amount: \$0.00
Good Thru: N/A
Account Active: Active
Collector: Miami Dade Public Works
Payable Address: 111 NW 1st Street, Miami, Florida 33128
Business # (305) 665-7477

Garbage
Garbage bills are included in the Real Estate Property taxes.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/15/2024

PROPERTY INFORMATION	
Folio	01-4103-033-2820
Property Address	52 NW 25 AVE MIAMI, FL 33125-5236
Owner	DANIEL VICTORES , PEDRO P VICTORES
Mailing Address	52 NW 25 AVE MIAMI, FL 33125
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	2,075 Sq.Ft
Living Area	1,828 Sq.Ft
Adjusted Area	1,877 Sq.Ft
Lot Size	7,150 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$335,916	\$335,916	\$250,505
Building Value	\$156,042	\$156,345	\$156,648
Extra Feature Value	\$2,186	\$2,214	\$2,244
Market Value	\$494,144	\$494,475	\$409,397
Assessed Value	\$127,718	\$123,999	\$120,388

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$77,718	\$73,999	\$70,388
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$102,718	\$98,999	\$95,388
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$77,718	\$73,999	\$70,388
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$77,718	\$73,999	\$70,388

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$366,426	\$370,476	\$289,009
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	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
GLENROYAL-AMD PB 5-56
LOT 330
LOT SIZE 50.000 X 143
OR 17637-1957 0597 4

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/10/2024	\$100	34315-4248	Corrective, tax or QCD; min consideration
05/01/1997	\$0	17637-1957	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	14717-2525	Sales which are disqualified as a result of examination of the deed
03/01/1989	\$66,500	14044-1913	Sales which are qualified



Dear Constituent:

Welcome to the City of Miami! This package is intended to provide you with all open Code Enforcement violations and liens attached to the subject property, or properties, as of the current date and time the following report was created. Closed violations and future violations are not included.

A violation may become a lien when the property owner does not timely remedy the violation. This report may include two types of liens: Certified liens and non-certified liens. Certified liens have a set amount to be paid. Conversely, most non-certified liens continue to accrue interest or a per diem fine; therefore, those liens must be satisfied with the City as quickly as possible.

All outstanding violations and liens must be satisfactorily resolved before the City can issue a Certificate of Use (CU); however, the City inspects all properties prior to the issuance of a CU and those inspections may yield additional items, which must be addressed by the owner at the property prior to issuance of a CU.

This search does not include encumbrances, other liens, restrictions or the like, recorded in the Public Records of Miami-Dade County, Florida. Please contact Miami-Dade County for the aforementioned items.

Code Violation/Lien Inquiry Letter

City of Miami



Adam Thomas
2605 Maitland Center Parkway Suite C
Maitland FL 32751

08/15/2024

Property Search Notice

Per your request (copy attached), the undersigned has searched the records of the Director of Finance in and for the City of Miami, Florida, for any liens and other fees outstanding against the following described property as of: 08/15/2024. The result is valid up to 30 days from the processing date. In addition, due to daily penalty and interest calculations, the amount shown is subject to change as reflected below.

Folio Number: 01-4103-033-2820
Property Address: 52 NW 25 AV
Legal Description: GLENROYAL-AMD PB 5-56 LOT 330 LOT SIZE 50.000 X 143 OR 17637-1957
0597 4

Amount Payable On: 08/14/2024 to 09/14/2024 0.00

This notice does not include liens imposed by federal, state, county or City agencies or boards or any other liens recorded in the public records of Miami-Dade County.

Erica T. Paschal
Finance Director

To ensure proper credit of your payment, include a copy of all pages of the property search findings along with your payment and mail to: City of Miami, Treasury Management/Payment Processing, 444 SW 2nd Avenue, 6th Floor, Room 636-1, Miami, FL 33130.

If you have any questions, please call (305) 416-1570. Please retain this page for your records.

City of Miami



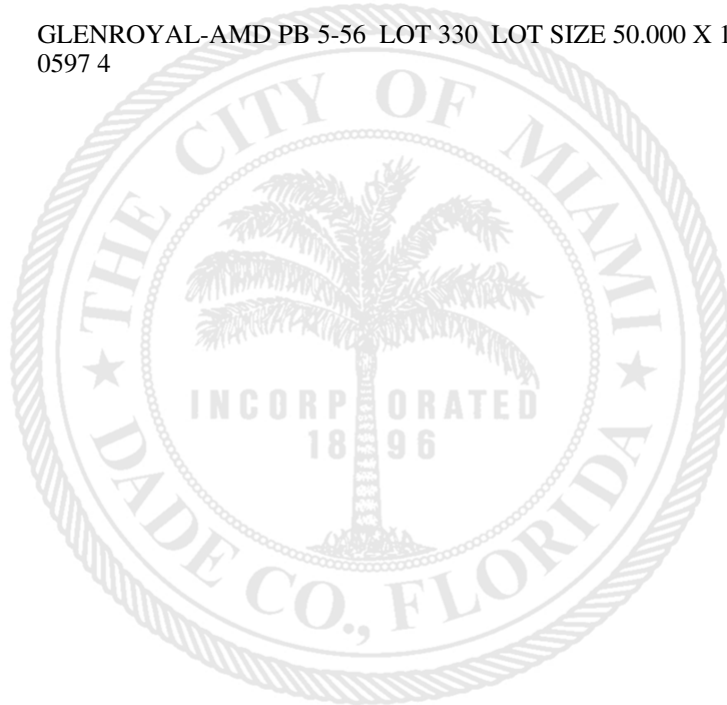
Adam Thomas
2605 Maitland Center Parkway Suite C
Maitland FL 32751

08/15/2024

Folio Number: 01-4103-033-2820

Property Address: 52 NW 25 AV

Legal Description: GLENROYAL-AMD PB 5-56 LOT 330 LOT SIZE 50.000 X 143 OR 17637-1957
0597 4



Property Search Findings - Pending Liens

Lien No. (Case Number)	Description	Address
------------------------	-------------	---------

If you have any questions, please call (305) 416-1570. Please retain this page for your records.

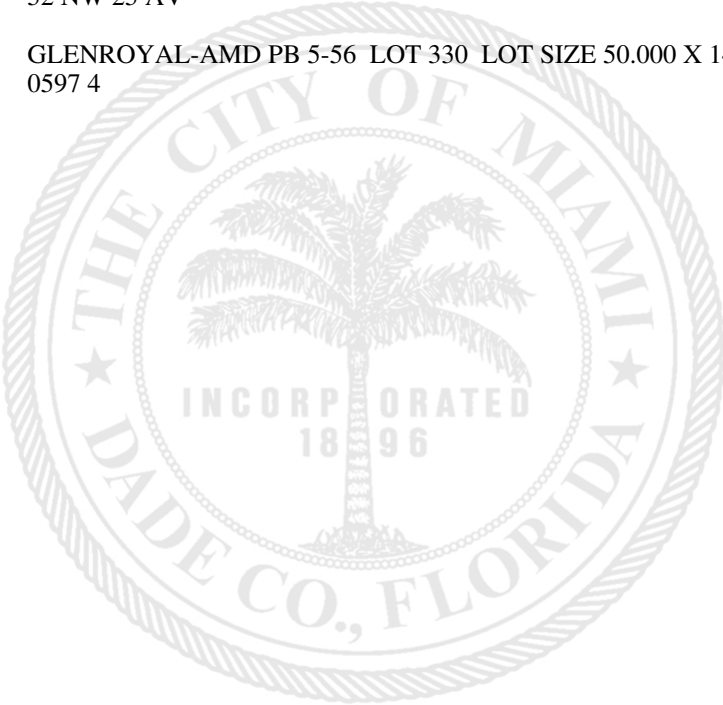
City of Miami



Adam Thomas
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08/15/2024

Folio Number: 01-4103-033-2820
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Legal Description: GLENROYAL-AMD PB 5-56 LOT 330 LOT SIZE 50.000 X 143 OR 17637-1957 0597 4



Property Search Findings - Open Invoices

Invoice	Customer No.	Lien No.	Description	Amount Due
			Sub-Total	0.00

If you have any questions, please call (305) 416-1570. Please retain this page for your records.



Violations Detail Report

Folio Number: 01-4103-033-2820

NO OPEN VIOLATIONS FOUND.



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.

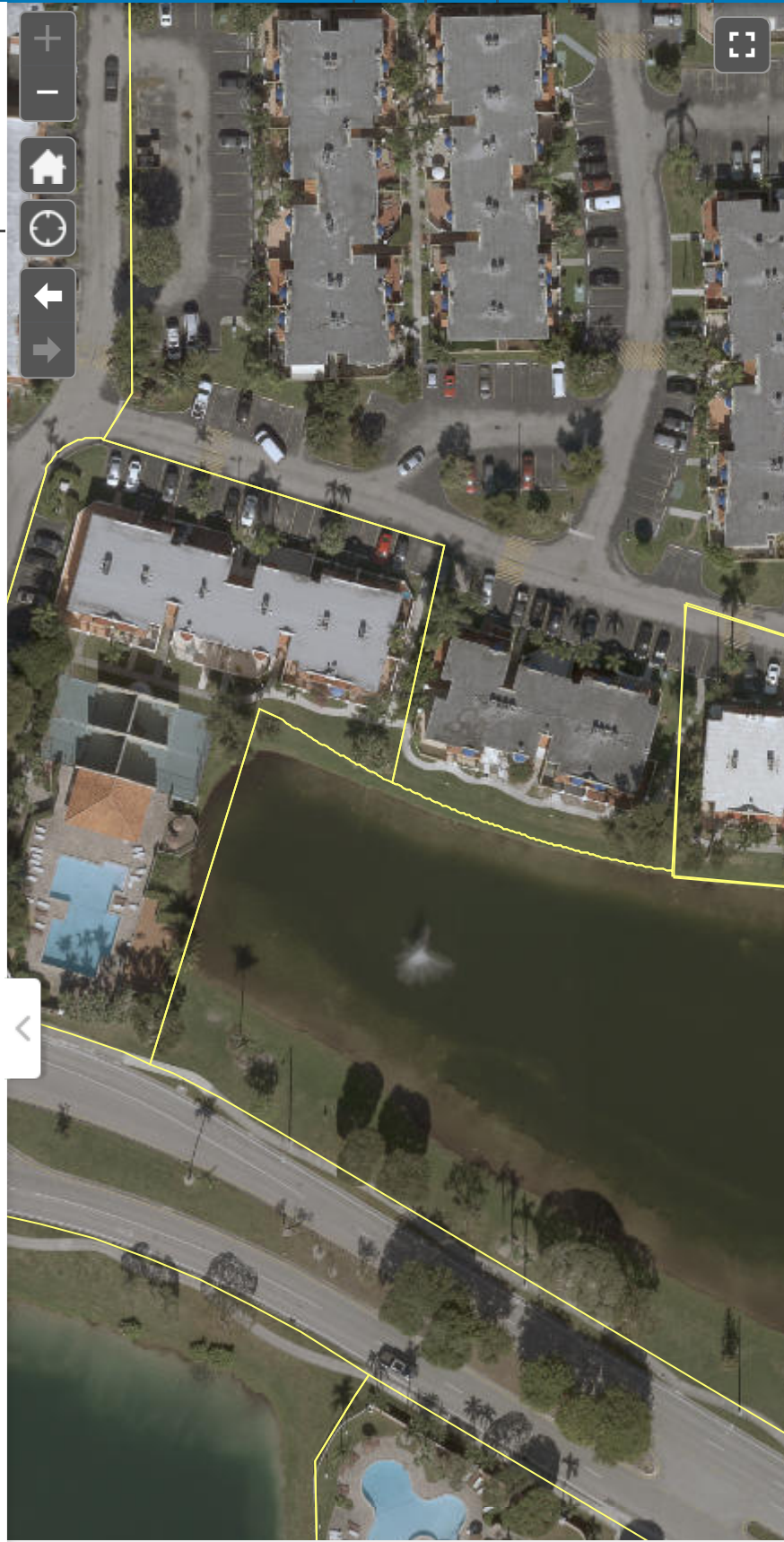
▼ 0141030332820 × 🔍 📍

No results found



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.

No results found





Contact Us (<https://www.miamidadeclerk.gov/clerk/contact.page>)

(<https://www.miamidadeclerk.gov/clerk/home.page>)

CODE ENFORCEMENT ONLINE SYSTEM

FOLIO # NOT FOUND: 0141030332820

Citation	Folio	Name	Mailing Address
Folio			
<input type="text" value="0141030332820"/>			
<input checked="" type="radio"/> All Citations			
<input type="radio"/> Open Citations Only			
<input type="button" value="Search"/>		<input type="button" value="Reset"/>	

Please be advised:

The Clerk of the Court and Comptroller of Miami-Dade County makes every effort to ensure the accuracy of the following information; however it makes no warranties or representations whatsoever regarding the completeness, accuracy, or timeliness of such information and data. Information on this website has been posted with the intent that it be readily available for personal and public non-commercial (educational) use and to provide the public with direct online access to information in the Clerk and Comptroller's Office information systems. Other than making limited copies of this website's content, you may not reproduce, retransmit, redistribute, upload or post any part of this website, including the contents thereof, in any form or by any means, or store it in any information storage and retrieval system, without prior written permission from the Clerk and Comptroller's Office. This website does not provide legal advice of any kind. If you require legal advice, please consult a qualified attorney of your choosing.



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(<https://www.miamidadeclerk.gov/clerk/home.page>)

CODE ENFORCEMENT ONLINE SYSTEM





◀ New Search

Search Criteria

Violator/Party Street Address: **52 NW 25 AVE - ALL CITATIONS**

☰ Citation(s) List

Total of Citation: 4

	Citation	Issued Date	Total Due	Name
	A449556	4/12/2004	\$0.00	ALEXANDRA MERAN VICTORES
	A457232	6/20/2004	\$0.00	ALEXANDRA MERAN VICTORES
	A869553	7/18/2007	\$0.00	ROGER MENDOZA
	A869554	7/18/2007	\$0.00	ROGER MENDOZA

◀ New Search



Contact Us (<https://www.miamidadeclerk.gov/clerk/contact.page>)

(<https://www.miamidadeclerk.gov/clerk/home.page>)

CODE ENFORCEMENT ONLINE SYSTEM

NO CITATIONS FOUND FOR ADDRESS

Citation	Folio	Name	Mailing Address
Mailing Address of Violator/Party ⓘ			
52 NW 25 AVE			
<input type="radio"/> All Citations			
<input checked="" type="radio"/> Open Citations Only			
<input type="button" value="Search"/>		<input type="button" value="Reset"/>	

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Building

Zoning

Start Application ▾

Manage Application ▾

Manage Permit ▾

Inspections ▾

Payments ▾

Help ▾

Permit Search

View Permit Inspections History

Search

Search Results

Permit Number	Address	Issued Date	Status	Expiration Date
No records to display.				



Building

Zoning

Start Application ▾

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Help ▾

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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

Numeric only, no dashes

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Search Result(s)

Sorry, did not find any case based on your search entry or entries.

Please try a new search.

Please take note of the following.

For the **Address** tab, the three options **Property Address**, **House Number** and **Street or Avenue** can only be used one at a time.

If using **House Number**, it should be numeric only.

If using **Street or Avenue**, Directions should not be included. It should start with a number followed by abbreviated street or avenue. Example: 87 AVE

If using **Property Address** it should be in the format: House Number - Direction or Street Name - Street Type
Example: 12345 NW 6 TER

For **Property Address** or **Street or Avenue** entry, only the following abbreviations are accepted:

- AVE
- BLVD
- CIR
- CT
- HWY
- LN
- PL
- PSGE
- ST
- TER

If **Property Address** entry has directions, directions must be abbreviated as shown below:

- E
- N
- NE
- NW
- S
- SE
- SW
- W

Search Cases

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Case Number Address Folio Number Ticket Number Permit Number Owner Name

Violator Name

Please use only one of the options below.

52 NW 25 AVE

Or

Enter House Number

Or

Enter Street or Avenue

Submit

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Building Permit Selection Menu

**Please note certain inspections will be conducted virtually.
When entering your inspection request You must enter a contact name and telephone number.
Your assigned inspector will be contacting you with specific instructions about the inspection.**

Effective July 22nd, 2004, the web application has been changed as follows:
The option to cancel inspections from **today's route** has been modified
to allow cancellation from **6:00 am to 8:00 am only**

Please make one selection, enter the required information (shown in **bold** lettering) and click the **Submit** button or press the **Tab** key and then press **Enter**.

- Permit Inspection Request (**Permit Number**)
- Cancel Inspections Requested Today (**Permit Number**)
- Cancel Inspections from Today's Route (**Permit Number**)
- Permit Inspection History (**Permit Number**)
- Request Fire Inspection/History (**Permit or Fire Municipal Number**)
- Permit History Inquiry (**Permit Number**)
- Master Subsidiary Permit Cross-Reference (**Permit Number**)
- Permit Fees (**Process Number**)
- Permit Application History (**Process Number**)
- Process/Permit Number Cross-Reference (**Address**)
- Open Master Permits (**Address**)
- Contractor Permit Inquiry (**C** or **T** followed by **Contractor or Qualifier No.**)
- Permit Inspection Holds (**Permit Number**)
- Permit Outstanding Requirements (**Permit Number**)
- Permit Project Status (**Permit Number**)
- Open Permits by Folio (**Folio Number**)

Enter required information here:

I'm not a robot

reCAPTCHA
Privacy - Terms

For Address Format click [here](#)

Open Master Permit Inquiry by Folio

Results from folio inquiry: FOLIO NOT FOUND
IN DATABASE...ENTER NEW FOLIO

Folio Number:	<input type="text" value="0141030332820"/>
----------------------	--

[Submit](#)

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[Plans Tracking](#) | [Today's Routes & Results](#) | [Track Enforcement](#) | [Pay Re-inspection](#)

E-mail your comments, questions and suggestions to [Webmaster](#)
This page was last edited on: August 2015



Building Permit Selection Menu

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Enter required information here:

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For Address Format click [here](#)

E-mail your comments, questions and suggestions to [Webmaster](#)

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Error during processing.

Read error message below and click **reset** to go back to Selection Menu.

ADDRESS NOT FOUND ...ENTER NEW ADDRESS

[Reset](#)

[BLDG Home Page](#) | [BLDG Main Menu](#) | [BLDG Permit Menu](#) | [BLDG Plan Processing Menu](#)

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E-mail your comments, questions and suggestions to [Webmaster](#)

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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

August 15, 2024

Folio No.: 0141030332820

Address: 52 NW 25 AVE

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 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 or stdp@miamidade.gov.

Sincerely,

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

**In preparation of this letter, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Miami-Dade County and its authorized agents disclaim any responsibility for typographical errors and accuracy of the information that may be contained in the letter. The information and data included in this letter has been compiled by Miami-Dade County staff from a variety of sources, and are subject to change without notice to the User. Miami-Dade County and its authorized agents make no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.*

See full disclaimer and User Agreement at <https://wwwX.miamidade.gov/global/disclaimer/disclaimer.page>

PREMISE LOCATION CERTIFICATE

Current/Outstanding Debt

Account Number	SA Type	Description	Amount	Service Through
8349422052	RFT-WT	FEES AND TAXES WATER		\$0.00 07/02/2024
8349422052	RFT-WW	FEES & TAXES WASTEWATER		\$0.00 07/02/2024
8349422052	RSW-STRM	STORMWATER		\$0.00 07/02/2024
8349422052	RWT-A	WATER RESIDENTIAL		\$0.00 07/02/2024
8349422052	RWW-A	WASTEWATER RESIDENTIAL		\$0.00 07/02/2024
			Account Total:	\$0.00
			Mailing ZIP:	33125-5236

For Lien additional information see comments below

Lien Account Number	SA Type	Description	Amount	Service Through	Status	ORB/Page No.
Account Total:						
Mailing ZIP:						

Bankruptcy Account Number	SA Type	Description	Amount	Service Through
3009055291	ROT-BK-2	BANKRUPTCY DISCHARGED		\$0.00 09/16/2014
			Account Total:	\$0.00
			Mailing ZIP:	33125-5236

Write-Off Account	SA Type	Description	Amount	Service Through
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Account Total:

Mailing ZIP:

<u>Tampering Premise Note ID#</u>	<u>Premise Note Created</u>	<u>Amount Owed</u>
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