



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

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

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

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

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