



Property Information		Request Information		Update Information	
File#:	BF-X01719-3605518224	Requested Date:	07/29/2024	Update Requested:	
Owner:	CARLOS E VILLACIS	Branch:		Requested By:	
Address 1:	1760 Se 18Th Ter	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	Homestead, FL	# of Parcel(s):	1		

Notes

CODE VIOLATIONS

Per Miami-Dade County Department of Zoning there are no Code Violation cases on this property.

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

Per City Of Homestead Department of Zoning there are no Code Violation cases on this property.

Collector: City Of Homestead
 Payable: 100 Civic Court Homestead, FL 33030
 Business # 305-224-4400

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

PERMITS

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

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

Per City Of Homestead Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City Of Homestead
 Payable: 100 Civic Court Homestead, FL 33030
 Business # 305-224-4400

SPECIAL ASSESSMENTS

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

Collector: Miami-Dade County
 Payable: 200 NW 2nd Avenue 1st Floor Miami FL 33128
 Business # 305-270-4916

Per City Of Homestead Department of Finance there are no Special Assessments/liens on the property.

Collector: City Of Homestead
 Payable: 100 Civic Court Homestead, FL 33030
 Business # 305-224-4400

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

DEMOLITION

NO



UTILITIES

Water, Sewer & Garbage
Account #: N/A
Payment Status: N/A
Status: Pvt & Lienable
Amount: N/A
Good Thru: N/A
Account Active: Yes
Collector: Homestead Public Services
Payable: 100 Civic Ct, Homestead, FL 33030
Business # 305-224-4800

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION
REQUIRED.

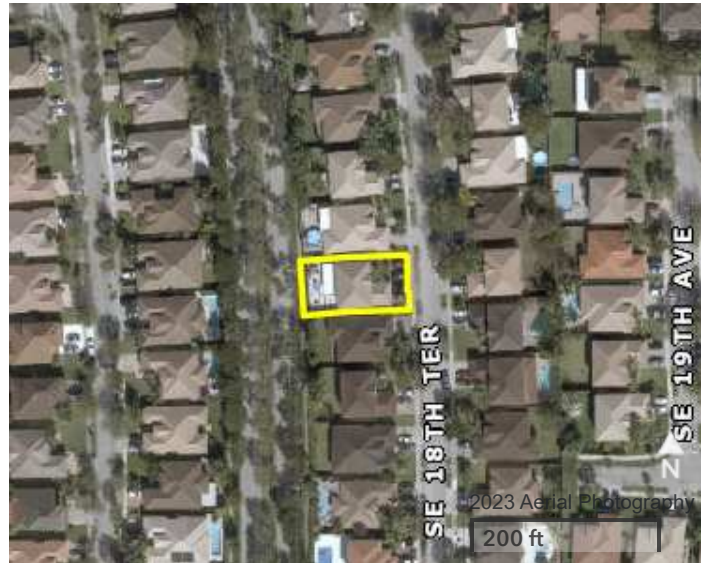


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/12/2024

PROPERTY INFORMATION	
Folio	10-7920-013-2060
Property Address	1760 SE 18 TER HOMESTEAD, FL 33035-1928
Owner	CARLOS E VILLACIS
Mailing Address	1760 SE 18 TERR HOMESTEAD, FL 33035-1928
Primary Zone	9300 PLANNED UNIT DEVELOPMENT
Primary Land Use	0105 RESIDENTIAL - SINGLE FAMILY : CLUSTER HOME
Beds / Baths /Half	4 / 3 / 0
Floors	2
Living Units	1
Actual Area	3,290 Sq.Ft
Living Area	2,786 Sq.Ft
Adjusted Area	2,827 Sq.Ft
Lot Size	6,324 Sq.Ft
Year Built	2004



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$160,022	\$129,050	\$103,240
Building Value	\$332,031	\$336,130	\$321,458
Extra Feature Value	\$0	\$0	\$0
Market Value	\$492,053	\$465,180	\$424,698
Assessed Value	\$380,617	\$346,016	\$314,560

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$111,436	\$119,164	\$110,138

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

SHORT LEGAL DESCRIPTION
SHORES AT KEYS GATE
PB 161-37 T-21467
LOT 27 BLK 5
LOT SIZE 6324 SQ FT
FAU 10 7923 001 0081 0083 0305 &

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$380,617	\$346,016	\$314,560
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$492,053	\$465,180	\$424,698
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$380,617	\$346,016	\$314,560
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$380,617	\$346,016	\$314,560

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2004	\$259,987	23005-2327	Sales which are qualified

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CODE ENFORCEMENT ONLINE SYSTEM

NO CITATIONS FOUND FOR ADDRESS

Citation	Folio	Name	Mailing Address
Mailing Address of Violator/Party ?			
1760 SE 18TH			
<input checked="" type="radio"/> All Citations			
<input type="radio"/> Open Citations Only			
Search		Reset	

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General

Code Enforcement Home (default.aspx)

CODE ENFORCEMENT ONLINE SYSTEM

FOLIO # NOT FOUND: 1079200132060

Citation	Folio	Name	Mailing Address
Folio ? <input type="text" value="1079200132060"/>			
<input checked="" type="radio"/> All Citations			
<input type="radio"/> Open Citations Only			
<input type="button" value="Search"/>		<input type="button" value="Reset"/>	

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General

Code Enforcement Home (default.aspx)

Neighborhood & Building Code Violations




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.

▼ 1760 SE 18TH TER X 🔍

No results found



Click on the  for help on the use of this viewer.

100ft
Move mouse to get coordinates

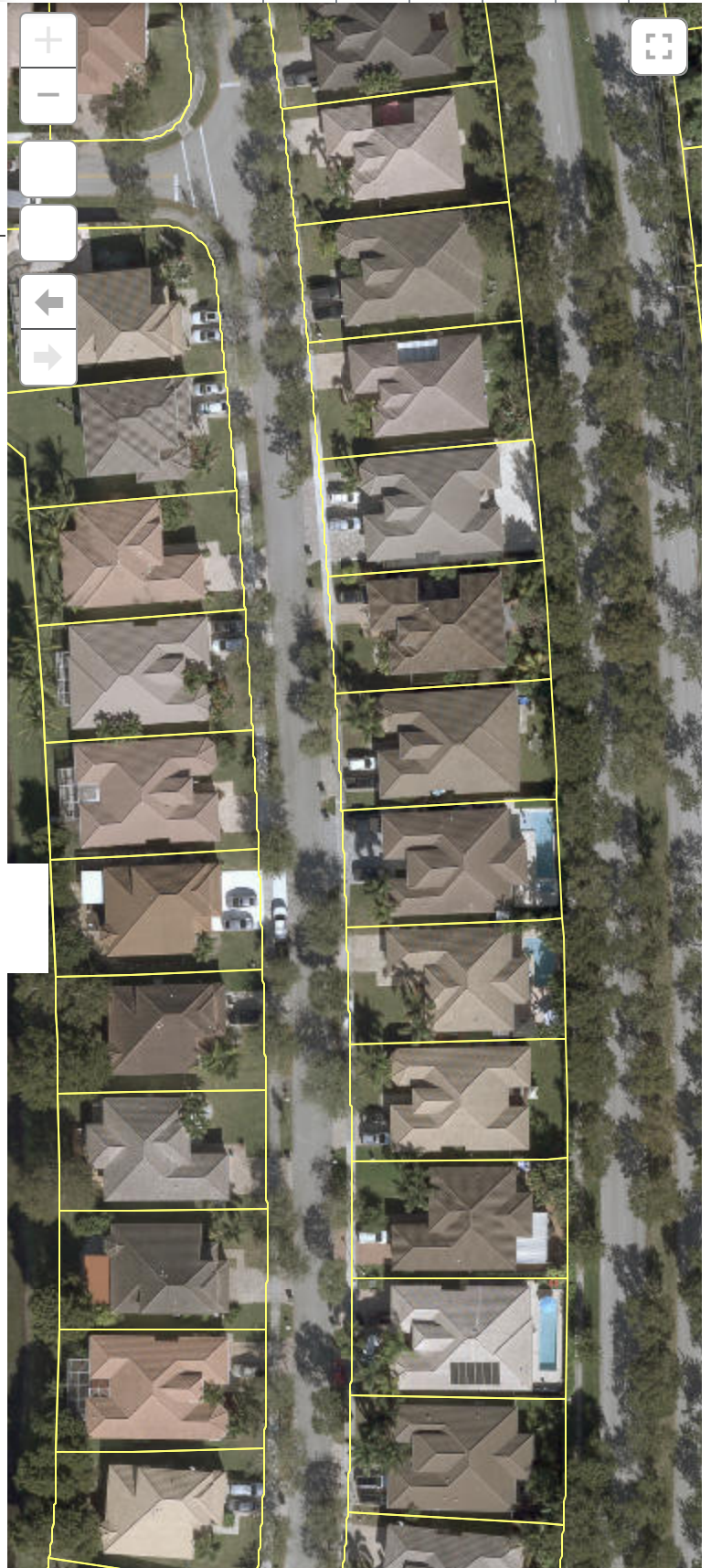
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▼ 1079200132060 X 🔍

No results found



100ft

Move mouse to get coordinates

Click on the  for help on the use of this viewer.

e-Permitting



Resident

Visitor

Business

Employee

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:

1760 SE 18TH TER

I'm not a robot

reCAPTCHA
Privacy - Terms

For Address Format click [here](#)

e-Permitting



Resident

Visitor

Business

Employee

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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This page was last edited on: February 23, 2004

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e-Permitting



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Business

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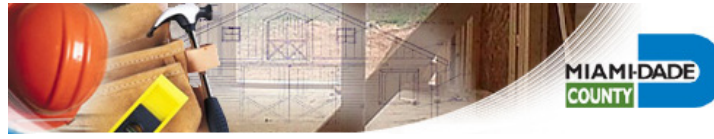
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- Open Permits by Folio (**Folio Number**)

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:	1079200132060
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Submit

I'm not a robot	reCAPTCHA Privacy - Terms
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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

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

Please use only one of the options below.

1760 SE 18Th Ter

Or

Enter House Number

Or

Enter Street or Avenue

Submit

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[Miami-Dade Home \(https://www.miamidade.gov\)](https://www.miamidade.gov)

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					

Numeric only, no dashes

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



CITY OF
HOMESTEAD

I Want To ... [Log In](#)

PERMIT SEARCH RESULTS

Permit Number	Status	Permit Type	Owner Name	Address (click to show map)
04100207	CLOSED	PLUMBING	WESTBROOKE	1760 SE 18 TERR (27/5)
04050065	CLOSED	SINGLE FAM	ALECIA ANDREINA FRANCO KATRICH	1760 SE 18 TERR (27/5)
04050714	CLOSED	PLUMBING	ALECIA ANDREINA FRANCO KATRICH	1760 SE 18 TERR (27/5)
04050715	CLOSED	ELECTRICAL	ALECIA ANDREINA FRANCO KATRICH	1760 SE 18 TERR (27/5)
04050716	CLOSED	MECHANICAL	ALECIA ANDREINA FRANCO KATRICH	1760 SE 18 TERR (27/5)
04050717	CLOSED	BURG ALARM	ALECIA ANDREINA FRANCO KATRICH	1760 SE 18 TERR (27/5)
04050718	CLOSED	ROOFING	ALECIA ANDREINA FRANCO KATRICH	1760 SE 18 TERR (27/5)

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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 12, 2024

Folio No.: 1079200132060

Address: 1760 SE 18TH TER, HOMESTEAD, 33035

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 HOMESTEAD 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

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