



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 08/21/2024

PROPERTY INFORMATION	
<b>Folio</b>	30-5934-032-2190
<b>Property Address</b>	17762 SW 140 CT MIAMI, FL 33177-7758
<b>Owner</b>	NATHALY DURAN
<b>Mailing Address</b>	17762 SW 140 CT MIAMI, FL 33177
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0410 RESIDENTIAL - TOTAL VALUE : TOWNHOUSE
<b>Beds / Baths /Half</b>	3 / 2 / 1
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	1,319 Sq.Ft
<b>Living Area</b>	1,319 Sq.Ft
<b>Adjusted Area</b>	1,319 Sq.Ft
<b>Lot Size</b>	1,664 Sq.Ft
<b>Year Built</b>	1999



ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$0	\$0	\$0
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$326,530	\$311,530	\$239,530
<b>Assessed Value</b>	\$94,159	\$91,417	\$88,755

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$44,159	\$41,417	\$38,755
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$69,159	\$66,417	\$63,755
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$44,159	\$41,417	\$38,755

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Save Our Homes Cap</b>	Assessment Reduction	\$232,371	\$220,113	\$150,775
<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
WEITZER SERENA LAKES TOWNHOMES
PB 151-12 /PHASE III T-19603
LOT 2 BLK 67
LOT SIZE 1664 SQ FT
F/A/U 30-5934-002-0810 & 0830

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2014	\$47,000	29294-2661	Corrective, tax or QCD; min consideration
03/02/2011	\$103,255	27634-4076	Financial inst or "In Lieu of Forclosures" stated
08/25/2010	\$100	27415-4333	Financial inst or "In Lieu of Forclosures" stated
12/01/2006	\$220,000	25764-1205	Sales which are qualified

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