

## OFFICE OF THE PROPERTY APPRAISER

**Summary Report** 

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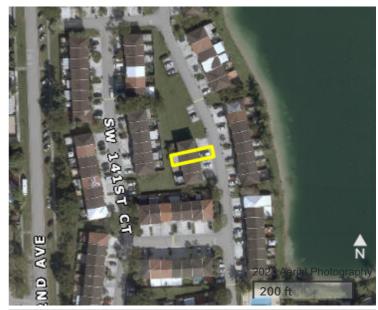
PROPERTY INFORMATION		
Folio	30-5934-032-2190	
Property Address	17762 SW 140 CT MIAMI, FL 33177-7758	
Owner	NATHALY DURAN	
Mailing Address	17762 SW 140 CT MIAMI, FL 33177	
Primary Zone	0100 SINGLE FAMILY - GENERAL	
Primary Land Use	0410 RESIDENTIAL - TOTAL VALUE : TOWNHOUSE	
Beds / Baths /Half	3/2/1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

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

BENEFITS INFORMATION				
Benefit	Туре	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$232,371	\$220,113	\$150,775
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
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



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

SALES INFORM	ATION		
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 Forclosure" stated
08/25/2010	\$100	27415-4333	Financial inst or "In Lieu of Forclosure" stated
12/01/2006	\$220,000	25764-1205	Sales which are qualified

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