



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/18/2024

| PROPERTY INFORMATION | |
|---------------------------|--|
| Folio | 01-3122-047-0080 |
| Property Address | 1762 NW 44 ST MIAMI, FL 33142-7958 |
| Owner | ARLEON PROJECTS LLC |
| Mailing Address | PO BOX 600104 NORTH MIAMI BEACH, FL 33160 |
| Primary Zone | 5700 DUPLEXES - GENERAL |
| Primary Land Use | 0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS |
| Beds / Baths /Half | 2 / 2 / 0 |
| Floors | 1 |
| Living Units | 2 |
| Actual Area | 1,592 Sq.Ft |
| Living Area | 1,416 Sq.Ft |
| Adjusted Area | 1,475 Sq.Ft |
| Lot Size | 4,928 Sq.Ft |
| Year Built | 1925 |

2024 Aerial Photography
4000 mi

| ASSESSMENT INFORMATION | | | |
|----------------------------|-----------|-----------|-----------|
| Year | 2024 | 2023 | 2022 |
| Land Value | \$182,336 | \$140,415 | \$118,437 |
| Building Value | \$144,255 | \$144,255 | \$120,028 |
| Extra Feature Value | \$441 | \$446 | \$0 |
| Market Value | \$327,032 | \$285,116 | \$238,465 |
| Assessed Value | \$221,050 | \$200,955 | \$182,281 |

| BENEFITS INFORMATION | | | | |
|--------------------------|----------------------|-----------|----------|----------|
| Benefit | Type | 2024 | 2023 | 2022 |
| Non-Homestead Cap | Assessment Reduction | \$105,982 | \$84,161 | \$56,184 |

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

| SHORT LEGAL DESCRIPTION |
|---------------------------------|
| 17TH AVE MANOR 2ND ADD PB 21-23 |
| LOT 10 BLK 1 |
| LOT SIZE 44.000 X 112 |
| OR 17774-4609 0897 4 |

| TAXABLE VALUE INFORMATION | | | |
|---------------------------|-----------|-----------|-----------|
| Year | 2024 | 2023 | 2022 |
| COUNTY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$221,050 | \$200,955 | \$182,281 |
| SCHOOL BOARD | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$327,032 | \$285,116 | \$238,465 |
| CITY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$221,050 | \$200,955 | \$182,281 |
| REGIONAL | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$221,050 | \$200,955 | \$182,281 |

| SALES INFORMATION | | | |
|-------------------|----------|--------------|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 05/22/2018 | \$100 | 30994-2544 | Corrective, tax or QCD; min consideration |
| 03/08/2017 | \$70,000 | 30455-3840 | Atypical exposure to market; atypical motivation |
| 01/18/2017 | \$5,000 | 30389-3487 | Trustees in bankruptcy, executors or guardians |
| 08/01/1997 | \$0 | 17774-4609 | Sales which are disqualified as a result of examination of the deed |

DS
AB

Initial
DH

DS
BC