

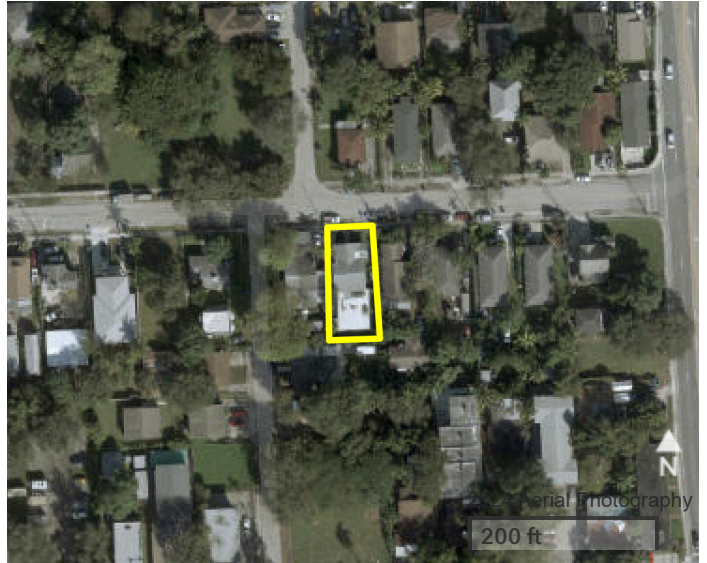


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/15/2024

PROPERTY INFORMATION	
Folio	01-3113-063-0060
Property Address	56 NW 60 ST MIAMI, FL 33127-1232
Owner	ARLEON PROJECTS LLC
Mailing Address	PO BOX 600104 NORTH MIAMI BEACH, FL 33160
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 1 / 0
Floors	1
Living Units	1
Actual Area	2,572 Sq.Ft
Living Area	1,982 Sq.Ft
Adjusted Area	1,919 Sq.Ft
Lot Size	5,900 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$235,778	\$203,605	\$138,778
Building Value	\$167,799	\$168,580	\$144,373
Extra Feature Value	\$2,650	\$2,670	\$2,688
Market Value	\$406,227	\$374,855	\$285,839
Assessed Value	\$289,377	\$263,070	\$239,155

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,377	\$263,070	\$239,155
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$406,227	\$374,855	\$285,839
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,377	\$263,070	\$239,155
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,377	\$263,070	\$239,155

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$116,850	\$111,785	\$46,684

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

SHORT LEGAL DESCRIPTION
HIGH SCHOOL PARK TR PB 4-44
LOT 7 BLK 1
LOT SIZE 50.000 X 118
OR 18753-3307 08 1999 1
COC 22312-4865 05 2004 4

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/22/2018	\$100	30994-2541	Corrective, tax or QCD; min consideration
07/28/2016	\$90,000	30199-0447	Not exposed to open-market; atypical motivation
07/20/2016	\$69,000	30198-0172	Not exposed to open-market; atypical motivation
05/01/2004	\$0	22312-4865	Sales which are disqualified as a result of examination of the deed

DS
AB

Initial
DH

DS
BC