

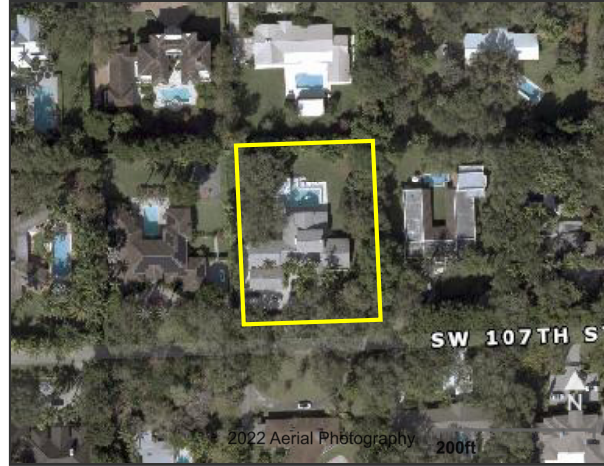


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/19/2022

Property Information	
Folio:	20-5012-004-0710
Property Address:	6445 SW 107 ST Pinecrest, FL 33156-4051
Owner	CHRISTOPHER MONTERO LISA MONTERO
Mailing Address	6445 SW 107 ST PINECREST, FL 33156 USA
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 2 / 1
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,687 Sq.Ft
Lot Size	39,204 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information				
Year	2022	2021	2020	
Land Value	\$1,136,916	\$901,692	\$862,488	
Building Value	\$748,982	\$360,906	\$364,011	
XF Value	\$41,512	\$41,834	\$42,156	
Market Value	\$1,927,410	\$1,304,432	\$1,268,655	
Assessed Value	\$1,927,410	\$832,120	\$820,632	

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction		\$472,312	\$448,023
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HELMs COUNTRY ESTS ADDN PB 51-64 LOT 14 BLK 7 F/A/U 30-5012-004-0710 OR 18885-1499 1199 1	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,927,410	\$782,120	\$770,632
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$1,927,410	\$807,120	\$795,632
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,927,410	\$782,120	\$770,632
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,927,410	\$782,120	\$770,632

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/18/2021	\$2,150,000	32417-1145	Qual by exam of deed
11/01/1999	\$699,000	18885-1499	Sales which are qualified
04/01/1991	\$458,500	15008-642	Other disqualified
09/01/1989	\$550,000	14260-1235	Other disqualified

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