



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/16/2025

PROPERTY INFORMATION	
Folio	20-5014-044-0010
Property Address	12805 SW 69 CT PINECREST, FL 33156-0000
Owner	VICTOR Y LAU , KELLY E LAU
Mailing Address	12805 SW 69 CT PINECREST, FL 33156
Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,918 Sq.Ft
Living Area	1,942 Sq.Ft
Adjusted Area	2,351 Sq.Ft
Lot Size	14,985 Sq.Ft
Year Built	1964



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$794,205	\$839,160	\$719,280	
Building Value	\$276,137	\$253,438	\$257,058	
Extra Feature Value	\$26,426	\$26,640	\$27,019	
Market Value	\$1,096,768	\$1,119,238	\$1,003,357	
Assessed Value	\$516,863	\$502,297	\$487,667	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$579,905	\$616,941	\$515,690
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION	
14 55 40	
FAIRMONT ACRES SEC 2 PB 75-97	
LOT 10 3LK 3	
F/A/U 30-5014-044-0010	
OR 19152-3847 062000 1	

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$466,141	\$452,297	\$437,667
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$491,863	\$477,297	\$462,667
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$466,141	\$452,297	\$437,667
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$466,141	\$452,297	\$437,667

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/14/2018	\$100 30942-3769		Corrective, tax or QCD; min consideration
06/01/2006	\$800,000 24608-0660		Sales which are qualified
06/01/2000	\$300,000 19152-3847		Sales which are qualified
01/01/1992	\$204,000 15363-1296		Sales which are qualified

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