



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

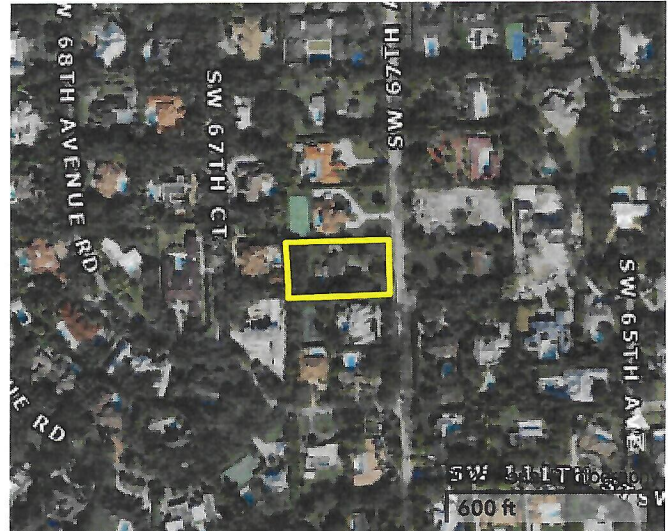
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| PROPERTY INFORMATION |                                             |
|----------------------|---------------------------------------------|
| Folio                | 20-5011-005-0151                            |
| Property Address     | 10840 SW 67 AVE<br>PINECREST, FL 33156-0000 |
| Owner                | AGD CALISTONE LLC                           |
| Mailing Address      | 1385 CORAL WAY STE 202<br>MIAMI, FL 33145   |
| Primary Zone         | 2300 ESTATES - 1 ACRE                       |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT   |
| Beds / Baths /Half   | 3 / 3 / 0                                   |
| Floors               | 1                                           |
| Living Units         | 1                                           |
| Actual Area          | 3,616 Sq.Ft                                 |
| Living Area          | 2,101 Sq.Ft                                 |
| Adjusted Area        | 2,716 Sq.Ft                                 |
| Lot Size             | 48,351 Sq.Ft                                |
| Year Built           | 1957                                        |

| ASSESSMENT INFORMATION |             |             |             |  |
|------------------------|-------------|-------------|-------------|--|
| Year                   | 2025        | 2024        | 2023        |  |
| Land Value             | \$2,514,252 | \$2,113,953 | \$1,746,309 |  |
| Building Value         | \$234,798   | \$236,564   | \$218,163   |  |
| Extra Feature Value    | \$17,494    | \$17,494    | \$17,509    |  |
| Market Value           | \$2,766,544 | \$2,368,011 | \$1,981,981 |  |
| Assessed Value         | \$2,766,544 | \$836,654   | \$812,286   |  |

| BENEFITS INFORMATION                                                                                     |                      |      |             |             |
|----------------------------------------------------------------------------------------------------------|----------------------|------|-------------|-------------|
| Benefit                                                                                                  | Type                 | 2025 | 2024        | 2023        |
| Save Our Homes Cap                                                                                       | Assessment Reduction |      | \$1,531,357 | \$1,169,695 |
| 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       |  |
|-------------------------------|--|
| 11 55 40 1.11 AC M/LP&B 50-48 |  |
| HELMS COUNTRY ESTS RE-PLAT    |  |
| S1/2 OF LOT 16 BLK 1          |  |
| LOT SIZE IRREGULAR            |  |
| CF 73R-172602                 |  |



| TAXABLE VALUE INFORMATION |             |           |           |  |
|---------------------------|-------------|-----------|-----------|--|
| Year                      | 2025        | 2024      | 2023      |  |
| COUNTY                    |             |           |           |  |
| Exemption Value           | \$0         | \$50,000  | \$50,000  |  |
| Taxable Value             | \$2,766,544 | \$786,654 | \$762,286 |  |
| SCHOOL BOARD              |             |           |           |  |
| Exemption Value           | \$0         | \$25,000  | \$25,000  |  |
| Taxable Value             | \$2,766,544 | \$811,654 | \$787,286 |  |
| CITY                      |             |           |           |  |
| Exemption Value           | \$0         | \$50,000  | \$50,000  |  |
| Taxable Value             | \$2,766,544 | \$786,654 | \$762,286 |  |
| REGIONAL                  |             |           |           |  |
| Exemption Value           | \$0         | \$50,000  | \$50,000  |  |
| Taxable Value             | \$2,766,544 | \$786,654 | \$762,286 |  |

| SALES INFORMATION |             |              |                                                                     |
|-------------------|-------------|--------------|---------------------------------------------------------------------|
| Previous Sale     | Price       | OR Book-Page | Qualification Description                                           |
| 11/20/2024        | \$3,175,000 | 34513-1443   | Qual by exam of deed                                                |
| 03/23/2017        | \$100       | 30496-4627   | Corrective, tax or QCD; min consideration                           |
| 12/01/2005        | \$0         | 24074-2134   | Sales which are disqualified as a result of examination of the deed |
| 07/01/1973        | \$85,000    | 00000-00000  | Sales which are qualified                                           |

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