

MEMORANDUM

Agenda Item No. 8(K)(3)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 2, 2012

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing conveyance of ten (10) single family home sites to Housing Programs, Inc., a not-for-profit Florida Corporation, for infill housing development

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson and Co-Sponsor Commissioner Barbara J. Jordan.



R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum



Date: October 2, 2012

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Conveyance of Ten Single Family Home Building Sites to Housing Programs, Inc.
for Development of Infill Housing

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution authorizing the following: 1) the conveyance of ten (10) single family home building sites to Housing Programs, Inc. a not-for-profit Florida corporation, for infill housing development for qualified very-low, low-, and moderate-income families; 2) the waiver of Implementing Order No. 3-44 as it relates to the conveyance process established in the Section entitled "Availability of County Property"; and 3) the execution of County Deeds for the ten (10) lots, in substantially the form as Attachment "A."

Upon approval of the attached resolution, the Board Chairperson will be authorized to execute and record the County Deeds, in substantially the form attached hereto, and the County Mayor or the County Mayor's designee will be authorized to take all actions necessary to accomplish the conveyance of the ten (10) lots to Housing Programs, Inc. and enforce the deed restrictions specified in the County Deed.

Scope

The County acquired the ten (10) folios located in the northwest quadrant of the County by tax deed, free and clear of liens, taxes, and mortgages. Information regarding the folios from the Miami-Dade County Office of the Property Appraiser is included as Attachment "B." The 2012 Assessed Value, district location and other related information of each folio is provided below:

Folio Information

Folio Number	Address	2012 Assessed Value	District	Lot Size in Sq. Feet
01-3122-052-0490	1534 NW 53 Street	\$16,657	3	10,000
01-3123-015-1210	4821 NW 15 Avenue	\$13,940	3	6,950
01-3123-037-1263	1253 NW 43 Street	\$22,731	3	11,000
01-3126-008-0260	787 NW 34 Street	\$13,559	3	7,193
01-3126-008-0265	About 791 NW 34 Street	\$13,559	3	7,193
01-3126-039-1300	1276 NW 31 Street	\$12,912	3	6,125
01-3126-039-1490	2961 NW 13 Avenue	\$8,338	3	4,950
30-2136-017-0150	470 NW 108 Terrace	\$14,825	3	6,000
34-2117-004-4020	About 16301 NW 37 Court	\$11,814	1	6,420
34-2117-005-0020	About 16332 NW 40 Court	\$7,518	1	4,280

Fiscal Impact

The conveyance of the ten (10) parcels will eliminate the County's obligation to maintain the parcels,

which costs approximately \$3,338 per year, and will eliminate the County's obligation to pay the annual special assessments, which are currently \$138 per year. Once the homes are built and sold to qualified buyers, it is estimated that approximately \$1,100 in ad valorem taxes will be generated annually per home. The conveyance of the ten (10) single family home building sites to Housing Programs, Inc., for infill housing development is ten dollars (\$10.00) for each executed deed, pursuant to section 125.38, Florida Statutes and Sections 17-121, et seq. of the Code of Miami-Dade County, to be paid by Housing Programs, Inc.

Track Record/Monitoring

This project will be monitored by Jorge Cibran, Director of Facilities and Development Division, Public Housing and Community Development, Infill Housing Initiative Program.

Background

Housing Programs Inc., a not-for-profit Florida corporation, was formed on October 14, 2011. The executive director/president is also the managing entity for A & S Management Inc., which was awarded through County bid three County-owned lots in 2001 and developed an additional ten of their own private lots for the Infill Housing Program, completing all thirteen (13) homes. Additionally, the director/president for the former inactive not-for-profit corporation Affordable Housing Programs, Inc., completed all sixteen (16) infill homes that were awarded in 2003 and 2005, and Lancaster Homes and Construction Services, Inc. has completed forty-two (42) homes, and have fourteen (14) remaining lots to be sold and developed. Although, Housing Programs, Inc. has no proven track record of building affordable housing for qualified very-low, low-, and moderate-income families; it has an experienced team that has built over seventy (70) affordable homes for the Infill Housing Initiative Program over ten years.

Public Housing and Community Development interviewed Housing Programs' business team for their past performance and experience; construction financial capability; approach to meeting time schedule and budgets; and marketing skills and ability to reach eligible households. Since Housing Programs, Inc. is a newly-formed corporation, the reviews were made based upon the accomplishments of the officers affiliated with the previous entities that built or are continuing to build for the Infill Housing Program, and presentations and meetings with the County.

The requested lots are part of the County's inventory of lots set aside for the Infill Housing Initiative Program. The Affordable Housing Review Committee reviewed the lots and determined that they were suitable for the development of affordable single family housing. However, many of the lots require corrective actions, such as variances of zoning and platting, of which Housing Programs, Inc. is fully aware and willing to undertake. At the time of conveyance, Housing Programs is willing to pay the outstanding special assessments and real estate taxes on the lots. The following chart provides background information on the lots as required by Resolution R-376-11.

Folio Number	How County Acquired Property & Other Background Information	Maintenance Costs, Special Assessments, Title Search.	Estimated Maintenance Costs (Annual Lawn Care by number of years)	Estimated Taxes by No. of Years
01-3122-052-0490	Tax Deed 12/24/2001; County deeded to Greater Miami Neighborhoods, Inc. (GM) 2/6/2004; GM returned to County 01/8/2007	County pays to have the property maintained since 01/2007.	454 X 11 = \$4,994	exempt
01-3123-015-1210	Tax Deed 12/10/2001	County pays to have the property maintained since 12/2001	315 X 11 = \$3,465	exempt
01-3123-037-1263	Tax Deed 7/30/2004	County pays to have the property maintained since 8/2004	578 X 8 = \$4,624	exempt
01-3126-008-0260	Tax Deed 2/15/1984; County deeded to Fortex /Fortuna Trucking 3/11/2002; Fortex returned to County 09/16/2008	County pays to have the property maintained since 09/2008.	350 X 4 = \$1,400	exempt
01-3126-008-0265	9/16/2008 Fortex returned lot to County- Non-performance	County pays to have the property maintained since 9/2008	350 X 4 = \$1,400	exempt
01-3126-039-1300	Tax Deed 2/27/2002; County deeded to Allapattah Business Dev Auth, Inc. on 3/1/2005; Allapattah returned to County 11/18/2008	County pays to have the property maintained since 11/2008.	295 X 4 = \$1,180	exempt
01-3126-039-1490	Tax Deed 3/12/2002; County deeded to Allapattah 3/1/2002; Allapattah returned to County 11/18/08	County pays to have the property maintained since 11/2008	249 X 4 = \$996	exempt
30-2136-017-0150	3/21/2001 HUD deeded to Greater Miami Neighborhood, Inc. (GM); GM deeded to MDHA Dev. Corp. (MDHA) 6/21/2002; MDHA returned to County 7/18/2008	County pays to have the property maintained since 07/2008	260 X 4 = \$1,040	\$110
34-2117-004-4020	Tax Deed 05/05/2000	County pays to have the property maintained since 07/2001	302 X 12 = \$3,624	\$979
34-2117-005-0020	County deeded to Fortex 1/24/2003; Returned 07/18/2008	County pays to have the property maintained since 07/2008	185 X 4 = \$740	\$114
Total			\$23,463	\$1,313

Additionally, the properties will be conveyed subject to the following restrictions:

- That the properties shall be developed as affordable housing, as defined by, and, in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines.
- That the affordable housing developed on the properties shall be sold to very-low, low- or moderate-income households.
- That the sales price of the home shall not exceed \$175,000 or appraised value, whichever is lower.
- That a restrictive covenant shall be recorded on the property at time of sale to the qualified buyer stating that the property shall remain affordable during the control period, which commences on the initial sale date and resets automatically every 20 years for a maximum of 60 years. However, should the same purchaser remain in the home for 20 years, the restrictive covenant shall automatically be released.
- All real estate taxes and assessments shall be paid when due and no liens or unauthorized encumbrances shall be levied against the property.
- Assess each infill lot to determine if duplexes, triplexes or quadplexes can be built on these lots, and where feasible, make every effort to develop the properties as such, subject to the review and approval of the County Mayor or County Mayor's designee.

In the event that Housing Programs, Inc. defaults on the deed restrictions, the County shall have the right to re-enter and take possession of the property.

In light of the fact that these lots are being conveyed directly to Housing Programs, Inc., it is necessary to waive the section of Implementing Order No. 3-44 entitled "Availability of County Property," which states that properties that have been determined to be suitable for infill housing will be offered to a pre-qualified pool through a competitive work order proposal process. Regardless of the requirements of Implementing Order No. 3-44, the Board is further authorized to convey these lots to Housing Programs, Inc. pursuant to section 125.38 of the Florida Statutes, which permits the Board to convey County property to a not-for-profit organization for the purpose of promoting community interest and welfare if the Board determines the property is not needed for use by the County and the not-for-profit organization will use said property for "public or community interest and welfare."

Attachments



Russell Benford, Deputy Mayor



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 2, 2012

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(K)(3)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's _____, 3/5's _____, unanimous _____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(3)
10-2-12

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE OF TEN (10) SINGLE FAMILY HOME SITES LOCATED IN THE NORTHWEST QUADRANT OF MIAMI-DADE COUNTY TO HOUSING PROGRAMS, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, FOR INFILL HOUSING DEVELOPMENT AT A PRICE OF TEN DOLLARS (\$10.00); AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 3-44 AS IT RELATES TO THE SECTION ENTITLED AVAILABILITY OF COUNTY PROPERTY; AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, Housing Programs, Inc., a not-for-profit Florida corporation, has submitted an application to this Board requesting that the County convey to them ten (10) single family home sites for infill housing development for qualified very-low, low-, and moderate-income families; and

WHEREAS, this Board is satisfied that said properties can be used for infill housing development and is not needed for County purposes; and

WHEREAS, this Board finds that pursuant to Section 125.38 of the Florida Statutes the conveyance of said property to Housing Programs, Inc. serves the best interest of the County; and

WHEREAS, this Board adopted Resolution No. R-527-12 which declared the ten (10) lots surplus,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby approves the conveyance of ten (10) single family home sites, legally described in Attachment "A", to Housing Programs, Inc., a not-for-profit Florida Corporation, for infill housing development at a price of ten dollars (\$10.00) pursuant to Section 125.38, Florida Statutes and Sections 17-121, et seq. of the Code of Miami-Dade County.

Section 3. This Board hereby approves the waiver of Administrative Order 3-44 as it relates to the Section entitled "Availability of County Property."

Section 4. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

Section 5. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson to execute a County Deed, in substantially the form attached hereto and made a part hereof as Attachment "A". Further, the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within thirty (30) days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

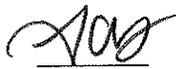
The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of October, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

Attachment "A"

Instrument prepared by:
Public Housing and Community Development
Infill Housing Initiative Program
701 NW 1 Court 16th Floor
Miami, Florida 33136

Folio No: See Exhibit "A"

COUNTY DEED

THIS DEED, made this ___ day of _____, 20__ AD. by **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and Housing Programs, Inc., party of the second part, whose address is 683 N. Biscayne River Drive, Miami, Florida 33169:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines. If the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative Guidelines, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.
2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter. Notwithstanding, Party of the

First Part may, in its sole discretion, waive this reverter condition if Party of the First Part finds it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Manager or his designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within (1) year from the date of this deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to Party of the First Part.

3. That the affordable housing developed on the property shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County but under no circumstances shall the sales price of the home exceed One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00). In the event Party of the Second Part fails to sell the home to a qualified household or sells the home above One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00), title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause, and by such reverter to the Party of the First Part, Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every 20 years for a maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the county. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and revert in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed of Trust permitted by this Deed.

This grant conveys only the interest of the County and its Board of County

Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:
HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Joe A. Martinez, Chairman

Approved for legal sufficiency _____

The foregoing was authorized by Resolution No. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20____.

EXHIBIT "A"

LEGAL DESCRIPTION

Folio Number	Legal Description and Address
01-3126-008-0260	SUWANNEE PARK PB 12-69 LOT 30 BLK 1 787 NW 34 Street
01-3126-008-0265	SUWANNEE PARK PB 12-69 LOT 31 BLK 1 About 791 NW 34 Street
01-3126-039-1300	WESTEND PK AMD PL PB 6-142 LOT 19 BLK 6 1276 NW 31 Street
01-3123-037-1263	NORTH MIAMI ESTS PB 6-48 LOTS 11 & 12 & S10FT OF LOT 2 BLK 18 1253 NW 43 Street
34-2117-005-0020	VENETIAN GARDENS PB 17-37 LOT 26 BLK 9 About 16332 NW 40 Court
34-2117-004-4020	VENETIAN GARDENS REV PB 31-37 S60FT OF W1/2 TR 87 About 16301 NW 37 Court
30-2136-017-0150	WEST MIAMI SHORES-SEC C PB 47-77 LOT 3 BLK 15 470 NW 108 Terrace
01-3126-039-1490	WEST END PARK PB 6-142 LOT 17 BLK 7 2961 NW 13 AVENUE
01-3123-015-1210	NORTH MIAMI EST SEC 3 PB 6-139 LOT 11 BLK 10 4821 NW 15 AVENUE
01-3122-052-0490	FLORAL PARK 1 st AMD PL. PB 8-5 LOTS 4 & 6 BLK 3 1534 NW 53 Street

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 — 114 ft

This map was created on 6/25/2012 9:48:49 AM for reference purposes only.

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Summary Details:

Folio No.:	01-3126-008-0260
Property:	787 NW 34 ST
Mailing Address:	MIAMI DADE COUNTY GSA 111 NW 1ST # 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	3900 MULTI-FAMILY, MEDIUM DENSITY RESIDENTIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7,193 SQ FT
Year Built:	0
Legal Description:	SUWANNEE PARK PB 12-69 LOT 30 BLK 1 LOT SIZE OR 26573 - 2109 09 2008 3 OR 25703- 2411 0507 01

Assessment Information:

Year:	2011	2010
Land Value:	\$13,559	\$21,040
Building Value:	\$0	\$0
Market Value:	\$13,559	\$21,040
Assessed Value:	\$13,559	\$21,040

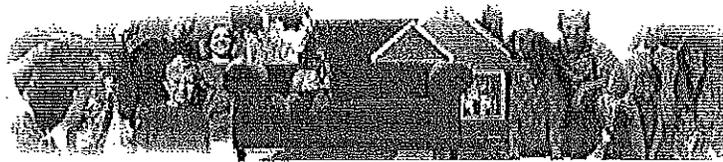
Taxable Value Information:

Year:	2011	2010
Applicable Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$13,559/\$0	\$21,040/\$0
County:	\$13,559/\$0	\$21,040/\$0
City:	\$13,559/\$0	\$21,040/\$0
School Board:	\$13,559/\$0	\$21,040/\$0

Sale Information:

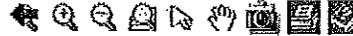
Sale Date:	5/2007
Sale Amount:	\$0
Sale O/R:	25703-2411
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	

My Home



miamidade.gov

ACTIVE TOOLS SELECT



Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	01-3126-008-0265
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA 111 NW 1ST # 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	3900 MULTI-FAMILY, MEDIUM DENSITY RESIDENTIAL
GLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7,193 SQ FT
Year Built:	0
Legal Description:	SUWANNEE PARK PB 12-69 LOT 31 BLK 1 LOT SIZE 7193 SQ FT F/A/U 01 3126 008 0260 OR 26573 - 2199 00 2008 3

Assessment Information:

Year:	2011	2010
Land Value:	\$13,559	\$21,040
Building Value:	\$0	\$0
Market Value:	\$13,559	\$21,040
Assessed Value:	\$13,559	\$21,040

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$13,559/\$0	\$21,040/\$0
County:	\$13,559/\$0	\$21,040/\$0
City:	\$13,559/\$0	\$21,040/\$0
School Board:	\$13,559/\$0	\$21,040/\$0

Sale Information:

Sale Date:	5/2007
Sale Amount:	\$0
Sale O/R:	25703-2412
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed.

Additional Information:

Click here to see more information for this property:
Community Development District



Aerial Photography - 2009

0 114 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water



[My Home](#) | [Property Information](#) | [Property Taxes](#)
| [My Neighborhood](#) | [Property Appraiser](#)

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If you experience technical difficulties with the Property information application, or wish to send us your comments, questions or suggestions please email us at [Webmaster](#).

Web Site
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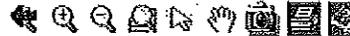
3

My Home



miamidade.gov

ACTIVE TOOLS SELECT



Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	01-3126-039-1300
Property:	1276 NW 31 ST
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST # 2480 MAIMI FL 33028-

Property Information:

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,125 SQ FT
Year Built:	0
Legal Description:	WESTEND PK AMD PL PB 6-142 LOT 19 BLK 6 OR 26706-3100 1108 3 OR 23336-1600 0305 01

Assessment Information:

Year:	2011	2010
Land Value:	\$15,190	\$27,440
Building Value:	\$0	\$0
Market Value:	\$15,190	\$27,440
Assessed Value:	\$15,190	\$27,440

Taxable Value Information:

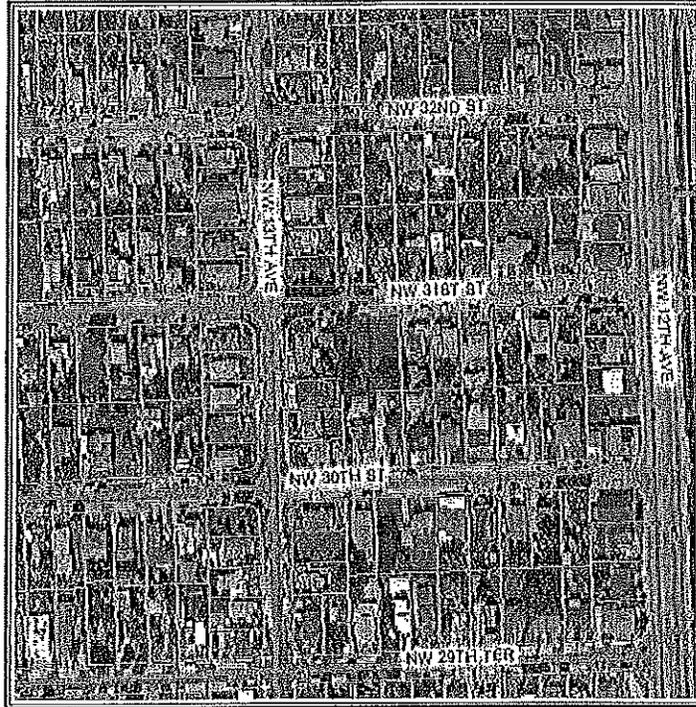
Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$15,190/\$0	\$27,440/\$0
County:	\$15,190/\$0	\$27,440/\$0
City:	\$15,190/\$0	\$27,440/\$0
School Board:	\$15,190/\$0	\$27,440/\$0

Sale Information:

Sale Date:	3/2005
Sale Amount:	\$0
Sale O/R:	23336-1600
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
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Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone



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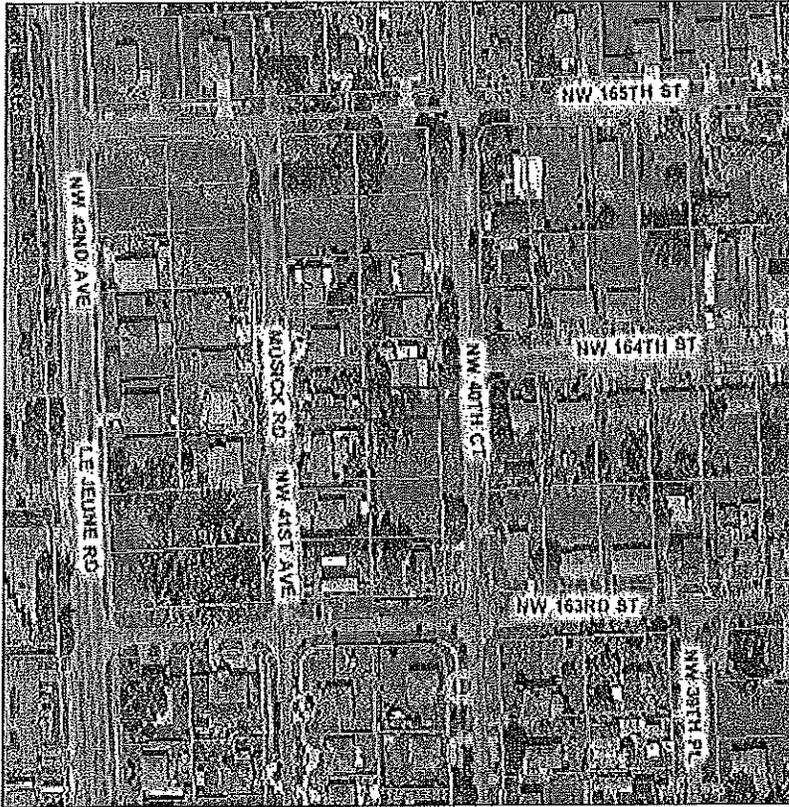
3

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Property Information Map



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Summary Details:

Folio No.:	34-2117-005-0020
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA 111 NW 1 ST # 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	4,280 SQ FT
Year Built:	0
Legal Description:	VENETIAN GARDENS PB 17-37 LOT 26 BLK 9 LOT SIZE 40.000 X 107 93 A01310 0794 F/A/U 30 2117 005 0020 OR 26573 - 2199 09 2008 4

Assessment Information:

Year:	2011	2010
Land Value:	\$7,518	\$8,950
Building Value:	\$0	\$0
Market Value:	\$7,518	\$8,950
Assessed Value:	\$7,518	\$8,950

Taxable Value Information:

Year:	2011	2010
Applicable Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$7,518/\$0	\$8,950/\$0
County:	\$7,518/\$0	\$8,950/\$0
City:	\$7,518/\$0	\$8,950/\$0
School Board:	\$7,518/\$0	\$8,950/\$0

Sale Information:

Sale Date:	5/2007
Sale Amount:	\$0
Sale O/R:	25703-2413
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
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Property Information Map



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Summary Details:

Folio No.:	34-2117-004-4020
Property:	
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,420 SQ FT
Year Built:	0
Legal Description:	VENETIAN GARDENS REV PB 31-37 S80FT OF W1/2 TR 87 LOT SIZE 80.000 X 107 OR 19107-4009 0500 3 F/A/U 30-2117-004-4020 OR 00000-0000 1073 00

Assessment Information:

Year:	2011	2010
Land Value:	\$11,814	\$13,962
Building Value:	\$0	\$0
Market Value:	\$11,814	\$13,962
Assessed Value:	\$11,814	\$13,962

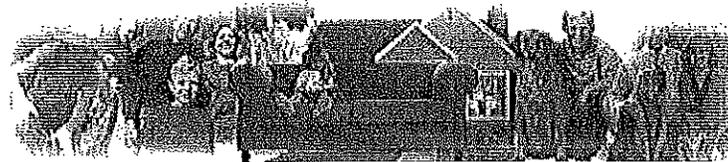
Taxable Value Information:

Year:	2011	2010
Appplied Exemption/ Taxable Value:		
Regional:	\$11,814/\$0	\$13,962/\$0
County:	\$11,814/\$0	\$13,962/\$0
City:	\$11,814/\$0	\$13,962/\$0
School Board:	\$11,814/\$0	\$13,962/\$0

Sale Information:

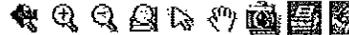
Sale Date:	10/1973
Sale Amount:	\$2,100
Sale O/R:	00000-0000
Sales Qualification Description:	Sales which are qualified
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Summary Details:

Folio No.:	30-2136-017-0160
Property:	470 NW 108 TER
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST #2480 MIAMI FL 33128-

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	6,000 SQ FT
Year Built:	0
Legal Description:	38 52 41 WEST MIAMI SHORES-SEC C PB 47-77 LOT 3 BLK 15 LOT SIZE 60.000 X 100 OR 20531-4385 08 2002 5 COC 26506-3178 07 2008 3

Assessment Information:

Year:	2011	2010
Land Value:	\$20,448	\$22,493
Building Value:	\$0	\$0
Market Value:	\$20,448	\$22,493
Assessed Value:	\$20,448	\$22,493

Taxable Value Information:

Year:	2011	2010
Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$20,448/\$0	\$22,493/\$0
County:	\$20,448/\$0	\$22,493/\$0
School Board:	\$20,448/\$0	\$22,493/\$0

Sale Information:

Sale Date:	7/2008
Sale Amount:	\$0
Sale O/R:	26506-3178
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed

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Additional Information:

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Community Redevelopment Area



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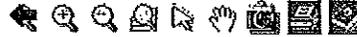
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Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	01-3126-039-1490
Property:	2961 NW 13 AVE
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST # 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	4,950 SQ FT
Year Built:	0
Legal Description:	WESTEND PK AMD PL PB 8-142 LOT 17 BLK 7 LOT SIZE 50,000 X 99 COC 23336-1800 03 2005 3 OR 26706 - 3100 11 2008 3

Assessment Information:

Year:	2011	2010
Land Value:	\$9,809	\$17,927
Building Value:	\$0	\$0
Market Value:	\$9,809	\$17,927
Assessed Value:	\$9,809	\$17,927

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$9,809/\$0	\$17,927/\$0
County:	\$9,809/\$0	\$17,927/\$0
City:	\$9,809/\$0	\$17,927/\$0
School Board:	\$9,809/\$0	\$17,927/\$0

Additional Information:

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 Community Redevelopment Area
 Empowerment Zone
 Enterprise Zone
 Zoning Land Use
 Urban Development Boundary
 Zoning
 Non-Ad Valorem Assessments
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Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	01-3123-015-1210
Property:	4821 NW 15 AVE
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,950 SQ FT
Year Built:	0
Legal Description:	N MIAMI EST SEC 3 PB 6-139 LOT 11 BLK 10 LOT SIZE 50,000 X 139 OR 20093-644 1201 3 OR 00000-0000 0191 01

Assessment Information:

Year:	2011	2010
Land Value:	\$13,940	\$13,940
Building Value:	\$0	\$0
Market Value:	\$13,940	\$13,940
Assessed Value:	\$13,940	\$13,940

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$13,940/\$0	\$13,940/\$0
County:	\$13,940/\$0	\$13,940/\$0
City:	\$13,940/\$0	\$13,940/\$0
School Board:	\$13,940/\$0	\$13,940/\$0

Sale Information:

Sale Date:	1/1991
Sale Amount:	\$0
Sale O/R:	00000-0000
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
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Additional Information:

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Community Development District
Community Redevelopment Area



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Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	01-3122-062-0490
Property:	1534 NW 53 ST
Mailing Address:	MIAMI DADE COUNTY GSA - R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1029

Property Information:

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	10,000 SQ FT
Year Built:	0
Legal Description:	FLORAL PARK 1ST AMD PL PB 8-5 LOTS 4 & 5 BLK 3 LOT SIZE 100.000 X 100 COC 25609-1220 01 2007 3 OR 25609-1220 0107 01

Assessment Information:

Year:	2011	2010
Land Value:	\$19,596	\$24,708
Building Value:	\$0	\$0
Market Value:	\$19,596	\$24,708
Assessed Value:	\$19,596	\$24,708

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$19,596/\$0	\$24,708/\$0
County:	\$19,596/\$0	\$24,708/\$0
City:	\$19,596/\$0	\$24,708/\$0
School Board:	\$19,596/\$0	\$24,708/\$0

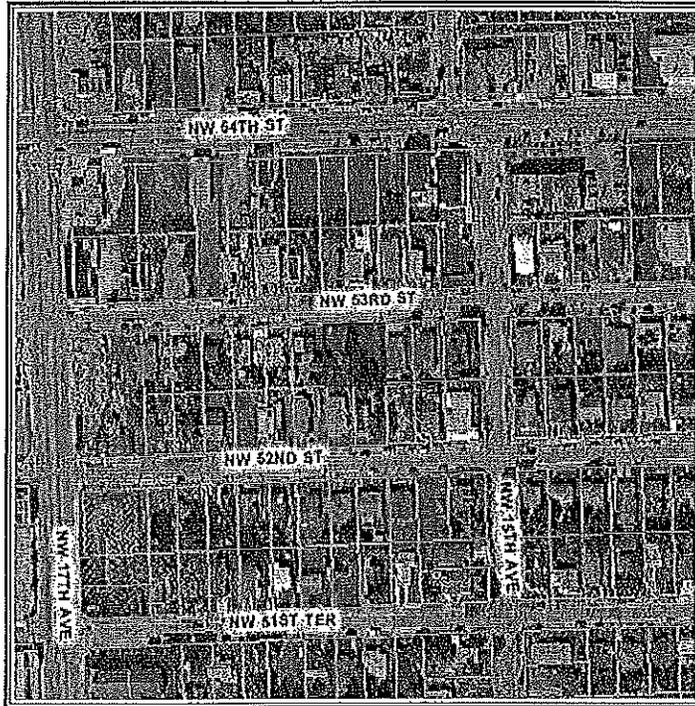
Sale Information:

Sale Date:	1/2007
Sale Amount:	\$0
Sale O/R:	25609-1220
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed

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Additional Information:

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Community Development District



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