# MEMORANDUM

HSSC
Agenda Item No. 2C

**TO:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**DATE:** May 12, 2014

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

**SUBJECT:** Resolution authorizing conveyance of five (5) single family home sites to Soaring to Achieve Results Systematically Developmental Center, Inc., a Florida not-for-profit corporation, for infill housing development

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

/

# MEMORANDUM

**(Revised)**

**TO:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**DATE:** June 3, 2014

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

**SUBJECT:** Agenda Item No.

**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 Mayor'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.
6-3-14

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE OF FIVE (5) SINGLE FAMILY HOME SITES TO SOARING TO ACHIEVE RESULTS SYSTEMATICALLY DEVELOPMENTAL CENTER, INC., A FLORIDA NOT-FOR-PROFIT 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; AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 8-4; AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED

**WHEREAS**, Soaring to Achieve Results Systematically Developmental Center, Inc. ("Soaring to Achieve Results") is a Florida not-for-profit corporation, which was incorporated in 2005; and

**WHEREAS**, Soaring to Achieve Results' mission is to educate, advocate and provide support services to ensure a life without limits for people with a spectrum of disabilities by working to advance their independence, productivity and full citizenship; and

**WHEREAS**, the Soaring to Achieve Results has submitted an application, a copy of which is attached hereto as Attachment A, to this Board requesting that the County convey to them five (5) single family home sites located in District 2 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 Soaring to Achieve Results serves the best interest of the County,

**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 five (5) single family home sites, legally described in Attachments B and C, to Soaring to Achieve Results 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" and Administrative Order 8-4.

**Section 4.** This Board directs the County Mayor or 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 B.

**Section 6.** The Board authorizes the County Mayor or County Mayor's designee to take all actions necessary to enforce the provisions set forth in the County Deed.

**Section 7.** The Board directs the County Mayor or 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 Prime Sponsor of the foregoing resolution is Commissioner Jean Monestime. It 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:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

| | |
|---|---|
| Bruno A. Barreiro | Esteban L. Bovo, Jr. |
| Jose "Pepe" Diaz | Audrey M. Edmonson |
| Sally A. Heyman | Barbara J. Jordan |
| Jean Monestime | Dennis C. Moss |
| Sen. Javier D. Souto | Xavier L. Suarez |
| Juan C. Zapata | |

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 2014. 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

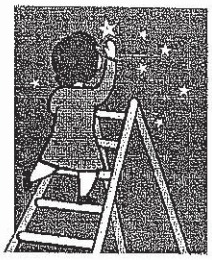
By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

ATTACHMENT A

S.T.A.R.S. Development Center
Soaring to Achieve Results Systematically
(305) 984—0858



March 7, 2014

**Sean McCrackine**
Legislative Director
Commissioner Jean Monestime
Miami-Dade County

**RE: Infill Development Property Pool**

Dear Mr. McCrackine:

Soaring to Achieve Results Systematically (S.T.A.R.S.) Developmental Center is seeking to obtain lots to construct homes to be purchased by qualified low-income residents. Therefore, I hereby submit this request for the following lots below:

| Folio # | Address |
|---|---|
| 30-2135-020-0130 | 1157 NW 106 ST |
| 30-2134-012-0850 | 2347 NW 103 ST |
| 30-2134-011-1680 | 1832 NW 112 ST |
| 30-3102-010-0630 | 1428 NW 99 ST |
| 30-3103-019-1090 | 1907 NW 95 ST |

If you have any questions or concerns, please feel free to contact me at (305) 984 – 0858.

Thank you for your time and consideration,

Dr. Erika Rolle, President
S.T.A.R.S. Development Center - Nonprofit Organization

Cc: File

Your Support is Greatly Appreciated!!!

Instrument prepared by:
Terrence A. Smith
Assistant County Attorney
County Attorney Office
111 NW 1st Street, Suite 2810
Miami, Florida 33128

Folio Nos.: See Exhibit "A" attached.

**COUNTY DEED**

**THIS DEED**, made this ____day of _____, 2014 AD. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "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 **SOARING TO ACHIEVE RESULTS SYSTEMATICALLY DEVELOPMENTAL CENTER, INC., Florida Not-for-profit corporation** (hereinafter "Party of the Second Part"), whose address is **1801 NW 186th Street, Miami, Florida 33056.**

***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 (hereinafter 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 Miami-Dade County's Infill Housing Initiative Guidelines. In 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 upon

Party of the First Part finding 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 Mayor or the County Mayor's 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 twenty (20) years for a maximum of sixty (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 Party of the First Part 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 Party of the First Part. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the Party of the First Part shall have the right to re-enter and take possession of the Property and to terminate and revest in the Party of the First Part the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the Party of the First Part, 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 Miami-Dade 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: _____
Rebeca Sosa, Chairperson

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by **Resolution No.** _____approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ **day of** _____**, 2014.**

//

**EXHIBIT "A"**

**LEGAL DESCRIPTIONS**

| | |
|---|---|
| 30-2135-020-0130 | NORTH SILVER CREST ADD,PB17-38, LOT 21 BLK 1 |
| 30-2134-012-0850 | ACME GULFAIR 1ST ADDN PB 44-57, LOT 13 & W 10 FT OF LOT 12 LESS S 15FT THEREOF FOR R/W BLK 8 |
| 30-2134-011-1680 | QUEENS PARK PB 20-22, LOTS 9 & 10 BLK 10 |
| 30-3102-010-0630 | MIAMI PARK SEC 1 PB 44-95, LOT 3, BLK 5 |
| 30-3103-019-1090 | WOODLAND ADD PB 6-85, LOT 4 & E5FT OF LOT 5 LESS S 15FT, FOR ROAD BLK 22 |

# OFFICE OF THE PROPERTY APPRAISER

## Detail Report

Generated On : 3/10/2014

| Property Information | |
|---|---|
| Folio: | 30-2135-020-0130 |
| Property Address: | 1157 NW 106 ST |
| Owner | MIAMI-DADE COUNTY<br>OCED |
| Mailing Address | 701 NW 1 CT 14TH FLOOR<br>MIAMI , FL 33136 |
| Primary Zone | 5700 DUPLEXES - GENERAL |
| Primary Land Use | 8080 VACANT GOVERNMENTAL :<br>VACANT LAND - GOVERNMENTAL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 0 |
| Living Units | 0 |
| Actual Area | 0 Sq.Ft |
| Living Area | 0 Sq.Ft |
| Adjusted Area | 0 Sq.Ft |
| Lot Size | 5,200 Sq.Ft |
| Year Built | 0 |

| Assessment Information | | | |
|---|---|---|---|
| Year | 2013 | 2012 | 2011 |
| Land Value | $14,248 | $12,933 | $18,413 |
| Building Value | $0 | $0 | $0 |
| XF Value | $0 | $0 | $0 |
| Market Value | $14,248 | $12,933 | $18,413 |
| Assessed Value | $14,226 | $12,933 | $18,413 |

| Benefits Information | | | | |
|---|---|---|---|---|
| Benefit | Type | 2013 | 2012 | 2011 |
| Non-Homestead Cap | Assessment Reduction | $22 | | |
| County | Exemption | $14,226 | $12,933 | $18,413 |

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

| Taxable Value Information | | | |
|---|---|---|---|
| | 2013 | 2012 | 2011 |
| **County** | | | |
| Exemption Value | $14,226 | $12,933 | $18,413 |
| Taxable Value | $0 | $0 | $0 |
| **School Board** | | | |
| Exemption Value | $14,248 | $12,933 | $18,413 |
| Taxable Value | $0 | $0 | $0 |
| **City** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $0 | $0 | $0 |
| **Regional** | | | |
| Exemption Value | $14,226 | $12,933 | $18,413 |
| Taxable Value | $0 | $0 | $0 |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp (http://www.miamidade.gov/info/disclaimer.asp)

# OFFICE OF THE PROPERTY APPRAISER

## Detail Report

Generated On : 3/10/2014

| Property Information | |
|---|---|
| Folio: | 30-2134-012-0850 |
| Property Address: | 2347 NW 103 ST |
| Owner | MIAMI-DADE COUNTY<br>GSA R/E MGMT |
| Mailing Address | 111 NW 1 ST STE 2460<br>MIAMI , FL 33128-1929 |
| Primary Zone | 5700 DUPLEXES - GENERAL |
| Primary Land Use | 8080 VACANT GOVERNMENTAL :<br>VACANT LAND - GOVERNMENTAL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 0 |
| Living Units | 0 |
| Actual Area | 0 Sq.Ft |
| Living Area | 0 Sq.Ft |
| Adjusted Area | 0 Sq.Ft |
| Lot Size | 7,650 Sq.Ft |
| Year Built | 0 |

| Assessment Information | | | |
|---|---|---|---|
| Year | 2013 | 2012 | 2011 |
| Land Value | $20,429 | $19,424 | $20,429 |
| Building Value | $0 | $0 | $0 |
| XF Value | $0 | $0 | $0 |
| Market Value | $20,429 | $19,424 | $20,429 |
| Assessed Value | $20,429 | $19,424 | $20,429 |

| Benefits Information | | | | |
|---|---|---|---|---|
| Benefit | Type | 2013 | 2012 | 2011 |
| County | Exemption | $20,429 | $19,424 | $20,429 |

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

| Taxable Value Information | | | |
|---|---|---|---|
| | 2013 | 2012 | 2011 |
| **County** | | | |
| Exemption Value | $20,429 | $19,424 | $20,429 |
| Taxable Value | $0 | $0 | $0 |
| **School Board** | | | |
| Exemption Value | $20,429 | $19,424 | $20,429 |
| Taxable Value | $0 | $0 | $0 |
| **City** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $0 | $0 | $0 |
| **Regional** | | | |
| Exemption Value | $20,429 | $19,424 | $20,429 |
| Taxable Value | $0 | $0 | $0 |

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# OFFICE OF THE PROPERTY APPRAISER

## Detail Report

Generated On : 3/10/2014

| Property Information | |
|---|---|
| Folio: | 30-2134-011-1680 |
| Property Address: | 1832 NW 112 ST |
| Owner | MIAMI-DADE COUNTY<br>GSA R/E MGMT |
| Mailing Address | 111 NW 1 ST STE 2460<br>MIAMI , FL 33128-1929 |
| Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 8080 VACANT GOVERNMENTAL :<br>VACANT LAND - GOVERNMENTAL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 0 |
| Living Units | 0 |
| Actual Area | 0 Sq.Ft |
| Living Area | 0 Sq.Ft |
| Adjusted Area | 0 Sq.Ft |
| Lot Size | 5,300 Sq.Ft |
| Year Built | 0 |

| Assessment Information | | | |
|---|---|---|---|
| Year | 2013 | 2012 | 2011 |
| Land Value | $13,414 | $12,847 | $13,414 |
| Building Value | $0 | $0 | $0 |
| XF Value | $0 | $0 | $0 |
| Market Value | $13,414 | $12,847 | $13,414 |
| Assessed Value | $13,414 | $12,847 | $13,414 |

| Benefits Information | | | | |
|---|---|---|---|---|
| Benefit | Type | 2013 | 2012 | 2011 |
| County | Exemption | $13,414 | $12,847 | $13,414 |

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

| Taxable Value Information | 2013 | 2012 | 2011 |
|---|---|---|---|
| **County** | | | |
| Exemption Value | $13,414 | $12,847 | $13,414 |
| Taxable Value | $0 | $0 | $0 |
| **School Board** | | | |
| Exemption Value | $13,414 | $12,847 | $13,414 |
| Taxable Value | $0 | $0 | $0 |
| **City** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $0 | $0 | $0 |
| **Regional** | | | |
| Exemption Value | $13,414 | $12,847 | $13,414 |
| Taxable Value | $0 | $0 | $0 |

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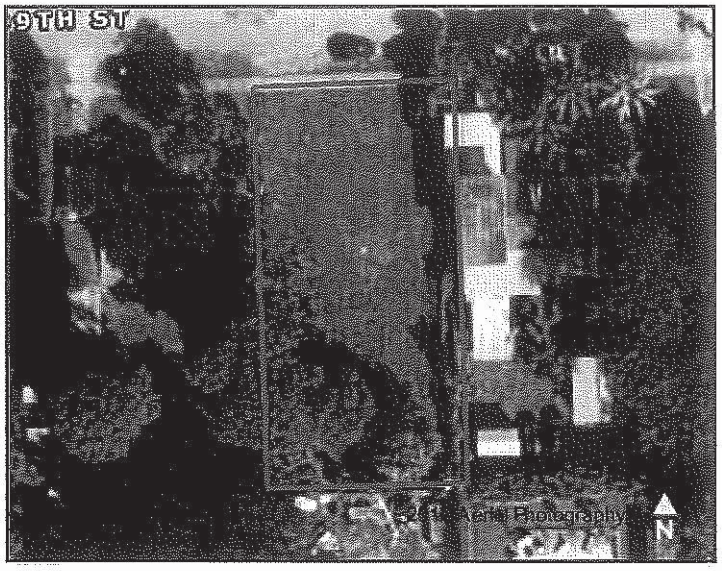
# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 3/10/2014

| Property Information | |
|---|---|
| Folio: | 30-3102-010-0630 |
| Property Address: | |
| Owner | MIAMI-DADE COUNTY<br>GSA R/E MGMT |
| Mailing Address | 111 NW 1 ST STE 2460<br>MIAMI , FL 33128-1929 |
| Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 8080 VACANT GOVERNMENTAL :<br>VACANT LAND - GOVERNMENTAL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 0 |
| Living Units | 0 |
| Actual Area | 0 Sq.Ft |
| Living Area | 0 Sq.Ft |
| Adjusted Area | 0 Sq.Ft |
| Lot Size | 9,996.8 Sq.Ft |
| Year Built | 0 |




| Assessment Information | | | |
|---|---|---|---|
| Year | 2013 | 2012 | 2011 |
| Land Value | $17,562 | $12,513 | $13,903 |
| Building Value | $0 | $0 | $0 |
| XF Value | $0 | $0 | $0 |
| Market Value | $17,562 | $12,513 | $13,903 |
| Assessed Value | $13,764 | $12,513 | $13,903 |

| Taxable Value Information | | | |
|---|---|---|---|
| | 2013 | 2012 | 2011 |
| **County** | | | |
| Exemption Value | $13,764 | $12,513 | $13,903 |
| Taxable Value | $0 | $0 | $0 |
| **School Board** | | | |
| Exemption Value | $17,562 | $12,513 | $13,903 |
| Taxable Value | $0 | $0 | $0 |
| **City** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $0 | $0 | $0 |
| **Regional** | | | |
| Exemption Value | $13,764 | $12,513 | $13,903 |
| Taxable Value | $0 | $0 | $0 |

| Benefits Information | | | | |
|---|---|---|---|---|
| Benefit | Type | 2013 | 2012 | 2011 |
| Non-Homestead Cap | Assessment Reduction | $3,798 | | |
| County | Exemption | $13,764 | $12,513 | $13,903 |

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

| Sales Information | | | |
|---|---|---|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 04/01/1978 | $26,000 | 10007-0595 | 2008 and prior year sales; Qual by exam of deed |
| 11/01/1977 | $16,900 | 09864-0269 | 2008 and prior year sales; Qual by exam of deed |
| 09/01/1974 | $19,000 | 00000-00000 | 2008 and prior year sales; Qual by exam of deed |

| Short Legal Description |
|---|
| MIAMI PARK SEC 1 PB 44-95 |
| LOT 3 BLK 5 |
| LOT SIZE 70.400 X 142 |
| OR 20332-3750 0302 3 |

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# OFFICE OF THE PROPERTY APPRAISER

## Detail Report

Generated On : 3/10/2014

| Property Information | |
|---|---|
| Folio: | 30-3103-019-1090 |
| Property Address: | 1907 NW 95 ST |
| Owner | MIAMI-DADE COUNTY<br>GSA R/E MGMT |
| Mailing Address | 111 NW 1 ST STE 2460<br>MIAMI , FL 33128-1929 |
| Primary Zone | 5100 BUNGALOW COURTS |
| Primary Land Use | 8080 VACANT GOVERNMENTAL :<br>VACANT LAND - GOVERNMENTAL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 0 |
| Living Units | 0 |
| Actual Area | 0 Sq.Ft |
| Living Area | 0 Sq.Ft |
| Adjusted Area | 0 Sq.Ft |
| Lot Size | 6,875 Sq.Ft |
| Year Built | 0 |

| Assessment Information | | | |
|---|---|---|---|
| Year | 2013 | 2012 | 2011 |
| Land Value | $4,538 | $4,345 | $8,662 |
| Building Value | $0 | $0 | $0 |
| XF Value | $0 | $0 | $0 |
| Market Value | $4,538 | $4,345 | $8,662 |
| Assessed Value | $4,538 | $4,345 | $8,662 |

| Benefits Information | | | | |
|---|---|---|---|---|
| Benefit | Type | 2013 | 2012 | 2011 |
| County | Exemption | $4,538 | $4,345 | $8,662 |

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

| Taxable Value Information | | | |
|---|---|---|---|
| | 2013 | 2012 | 2011 |
| **County** | | | |
| Exemption Value | $4,538 | $4,345 | $8,662 |
| Taxable Value | $0 | $0 | $0 |
| **School Board** | | | |
| Exemption Value | $4,538 | $4,345 | $8,662 |
| Taxable Value | $0 | $0 | $0 |
| **City** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $0 | $0 | $0 |
| **Regional** | | | |
| Exemption Value | $4,538 | $4,345 | $8,662 |
| Taxable Value | $0 | $0 | $0 |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp (http://www.miamidade.gov/info/disclaimer.asp)