

# MEMORANDUM

Agenda Item No. 5(B)

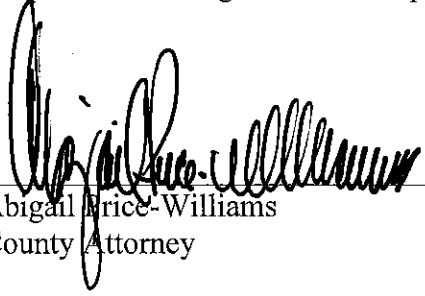
**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** November 7, 2017

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution declaring surplus nine County-owned properties and revising the Inventory List of real property, after a public hearing, to include such properties on the list in accordance with section 125.379(1), Florida Statutes; authorizing the conveyance of a total of 10 properties, inclusive of the nine surplus properties, to Habitat for Humanity of Greater Miami, Inc., a not-for-profit 501(c)(3) corporation, at a price of \$10.00 pursuant to section 125.379(2), Florida Statutes, for the development of such properties through the Infill Housing Initiative Program; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; directing the County Mayor to ensure placement of appropriate signage; and authorizing the County Mayor to take all action necessary to effectuate the conveyance of the properties and to enforce the provisions as set forth in the County Deed

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.

  
Abigail Price-Williams  
County Attorney

APW/smm



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** November 7, 2017

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 5(B)

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**
- Statement of social equity 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. 5(B)  
11-7-17

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING SURPLUS NINE COUNTY-OWNED PROPERTIES AND REVISING THE INVENTORY LIST OF REAL PROPERTY, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTIES ON THE LIST IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING THE CONVEYANCE OF A TOTAL OF 10 PROPERTIES, INCLUSIVE OF THE NINE SURPLUS PROPERTIES, TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC., A NOT-FOR-PROFIT 501(C)(3) CORPORATION, AT A PRICE OF \$10.00 PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, FOR THE DEVELOPMENT OF SUCH PROPERTIES THROUGH THE INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE CONVEYANCE OF THE PROPERTIES AND TO ENFORCE THE PROVISIONS AS SET FORTH IN THE COUNTY DEED

**WHEREAS**, Habitat for Humanity of Greater Miami, Inc. ("Habitat") is a not-for-profit 501(c)(3) corporation, which promotes, develops and provides safe and affordable housing to persons with limited financial resources in Miami-Dade County; and

**WHEREAS**, Habitat submitted to this Board an application, dated January 25, 2017, a copy of which is attached hereto as Attachment "A," and incorporated herein by reference, requesting that the County convey 10 parcels of land (the "County Properties") to them for the purpose of developing the County Properties with affordable single family homes through the County's Infill Housing Initiative Program ("Infill Housing Program"); and

**WHEREAS**, the County Properties are more fully described in Attachments “B,” “C,” “D,” “E,” “F,” “G,” “H,” “I,” “J,” and “K”; and

**WHEREAS**, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department has announced the availability of the County Properties to all County departments to determine if they are interested in the County Properties; however no County departments have expressed an interest in the County Properties; and

**WHEREAS**, this Board has reviewed and is satisfied with the information submitted in accordance with Resolution Nos. R-376-11 and R-333-15 regarding the County Properties, which is attached hereto as Attachment “L” and incorporated by reference; and

**WHEREAS**, section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real property that is appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

**WHEREAS**, as described in Attachment “L” one of the County Properties were declared surplus by this Board pursuant to Resolution No. R-527-12; and

**WHEREAS**, the remaining nine County Properties, as more fully described in Attachment “L” (the “Nine County Properties”), have not yet been declared surplus for inclusion on the County’s inventory list of affordable housing sites (“Affordable Housing Inventory List”) as required by section 125.379(1), Florida Statutes; and

**WHEREAS**, this Board desires to declare the Nine County Properties surplus and to revise the Affordable Housing Inventory List to include the County Properties; and

**WHEREAS**, this Board also finds that the Nine County Properties are appropriate for use as affordable housing; and

**WHEREAS**, all of the County Properties will be conveyed to Habitat pursuant to a reverter requiring the completion of the construction of single-family homes to be sold to qualified homebuyers in accordance with the Infill Housing Program within two years of the effective date of the conveyance, unless extended at the discretion of this Board, to ensure compliance with the intent of this resolution,

**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 declares the Nine County Properties as surplus and, after a public hearing, revises the Affordable Housing Inventory List to include the County Properties in accordance with section 125.379(1), Florida Statutes.

**Section 3.** This Board hereby approves the conveyance of the County Properties to Habitat at a price of \$10.00 pursuant to section 125.379(2), Florida Statutes, for the construction of single family homes to be sold to qualified households in accordance with the Infill Housing Program.

**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, and to appoint staff to monitor compliance with the terms of the conveyance.

**Section 5.** Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the Property, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "M". This Board further authorizes the

County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance of the County Properties and to exercise any and all rights set forth in the County Deed, including but not limited to exercising the County's reversionary interest after conducting all due diligence, including but not limited to title searches and environmental reviews. In the event, the County Mayor or County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Record of Miami-Dade County and provide a copy of such instrument to the Property Appraiser. Alternatively, this Board authorizes the County Mayor or County Mayor's designee to receive on behalf of the County from the Habitat, after conducting all due diligence, including but not limited to title searches and environmental reviews, a deed(s) which conveys any or all of the County Properties back to the County in the event the Habitat is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed(s) from Habitat, the County Mayor or County Mayor's designee shall record such deed(s) in the Public Records of Miami-Dade County.

**Section 6.** This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 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 Vice Chairwoman Audrey M. Edmonson.

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:

- |                                     |                      |
|-------------------------------------|----------------------|
| Esteban L. Bovo, Jr., Chairman      |                      |
| Audrey M. Edmonson, Vice Chairwoman |                      |
| Bruno A. Barreiro                   | Daniella Levine Cava |
| Jose "Pepe" Diaz                    | Sally A. Heyman      |
| Barbara J. Jordan                   | Joe A. Martinez      |
| 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 7<sup>th</sup> day of November, 2017. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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



**Habitat**  
for Humanity®  
of Greater Miami

Hon. Commissioner Audrey Edmonson  
Commissioner, Miami Dade County District 3  
111 NW 1<sup>st</sup> street, suite 220  
Miami, Fl 33130

January 25, 2017

Dear Commissioner Edmonson:

Given the great success yielded by the partnership between Habitat for Humanity of Greater Miami, Miami-Dade's Infill Program, and your office, we are hereby once again calling upon your leadership to sponsor some currently vacant lots in District 3 so we may include them in our upcoming building roster for the creation of home ownership opportunities to low income families.

After an exhaustive search through the district, Habitat has identified some properties which would serve our mission. Please find the list of properties attached.

It is our intent to include these properties in our production for 2017/18. Given that time frame, we would require this item to be processed as soon as possible through the legislative process so we can start identifying families and helping them through the Habitat program, which, as you know, includes sweat equity and homebuyer education.

Thank you for your continued support to Habitat and I am available to answer any questions that may arise on this request.

A handwritten signature in black ink, appearing to read 'Mario Artecona', with a horizontal line underneath.

Mario Artecona  
CEO, Habitat for Humanity of Greater Miami

Cc: Michael Liu  
Alan Eson





HABITAT FOR HUMANITY INFILL LOTS REQUEST  
JANUARY 2017  
DISTRICT 3.

#	Address	Folio
1	2245 NW 51 TER	30-3122-021-0013
2	1513 NW 58 TER	01-311-4035-2670
3	1727 NW 68 ST	30-3115-005-1260
4	1911 NW 67 ST	30-3115-021-0220
5	32 ave NW 50 ST	30-3121-009-0460
6	2485 NW 57 St	30-3115-028-0030
7	2423 NW 56 St	30-3115-028-0301
8	2491 NW 56 St	30-3115-028-0240
9	2323 NW 55 St	30-3115-040-0741
10	2460 NW 57 St	30-3115-028-0180

6/15/2017

Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	30-3122-021-0013
Property Address:	2245 NW 51 TER Miami, FL 33142-8050
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	9,510 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$64,192	\$42,795	\$23,775
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$64,192	\$42,795	\$23,775
Assessed Value	\$6,355	\$5,778	\$5,253

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$57,837	\$37,017	\$18,522
County	Exemption	\$6,355	\$5,778	\$5,253

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$6,355	\$5,778	\$5,253
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$64,192	\$42,795	\$23,775
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$6,355	\$5,778	\$5,253
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>

Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3122-021-0013

Property Address: 2245 NW 51 TER

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	4,360.00	\$29,430
GENERAL	RU-2	5700	Square Ft.	5,150.00	\$34,762

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 6/15/2017

## Property Information

Folio: 30-3122-021-0013

Property Address: 2245 NW 51 TER

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	4,360.00	\$19,620
GENERAL	RU-2	5700	Square Ft.	5,150.00	\$23,175

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 6/15/2017

**Property Information**

**Folio:** 30-3122-021-0013

**Property Address:** 2245 NW 51 TER Miami, FL 33142-8050

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	4,360.00	\$10,900
GENERAL	RU-2	5700	Square Ft.	5,150.00	\$12,875

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

### Property Information

Folio: 30-3122-021-0013

Property Address: 2245 NW 51 TER

Full Legal Description
SUNNY SLOPE PARK PB 15-11
LOT 4 BLK 1 AND
LOT 7 BLK 3 MORGAN HILL PB 21-4
COC 22602-0623 08 2004 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2004	\$0	22602-0623	Sales which are disqualified as a result of examination of the deed

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Version:

6/15/2017

Property Search Application - Miami-Dade County

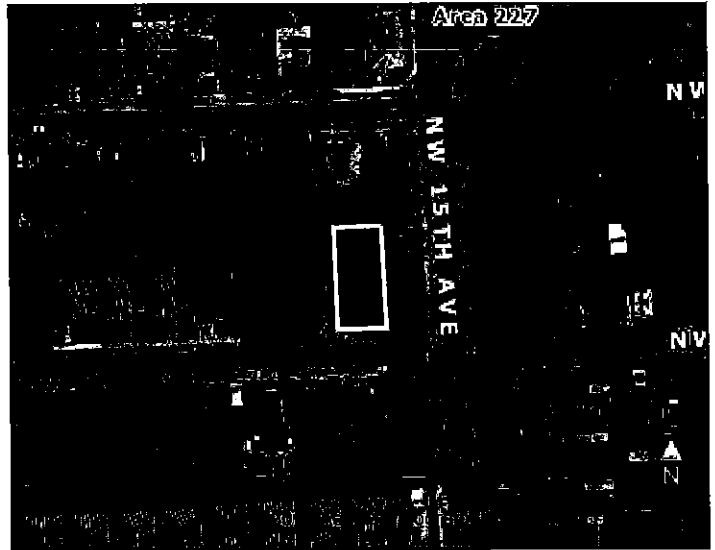


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	01-3114-035-2670
Property Address:	1513 NW 58 TER Miami, FL 33142-2448
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST MIAMI, FL 33137
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : 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	2017	2016	2015
Land Value	\$24,003	\$14,668	\$12,002
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$24,003	\$14,668	\$12,002
Assessed Value	\$14,522	\$13,202	\$12,002

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$9,481	\$1,466	
County	Exemption	\$14,522	\$13,202	\$12,002

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$14,522	\$13,202	\$12,002
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$24,003	\$14,668	\$12,002
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$14,522	\$13,202	\$12,002
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$14,522	\$13,202	\$12,002
Taxable Value	\$0	\$0	\$0

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

**Folio:** 01-3114-035-2670

**Property Address:** 1513 NW 58 TER

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$24,003

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

**Folio:** 01-3114-035-2670

**Property Address:** 1513 NW 58 TER

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$14,668

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 01-3114-035-2670

Property Address: 1513 NW 58 TER Miami, FL 33142-2448

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$12,002

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 01-3114-035-2670

Property Address: 1513 NW 58 TER

Full Legal Description
ORANGE HEIGHTS PB 14-62
LOT 17 BLK 14
LOT SIZE 50.000 X 106
OR 13678-1712 0588 5
COC 26529-1952 08 2008 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2014	\$0	29337-0006	Corrective, tax or QCD; min consideration
08/01/2008	\$0	26529-1952	Sales which are disqualified as a result of examination of the deed
05/01/1988	\$0	13678-1712	Sales which are disqualified as a result of examination of the deed
02/01/1988	\$0	13592-2977	Sales which are disqualified as a result of examination of the deed

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Version:

6/15/2017

Property Search Application - Miami-Dade County

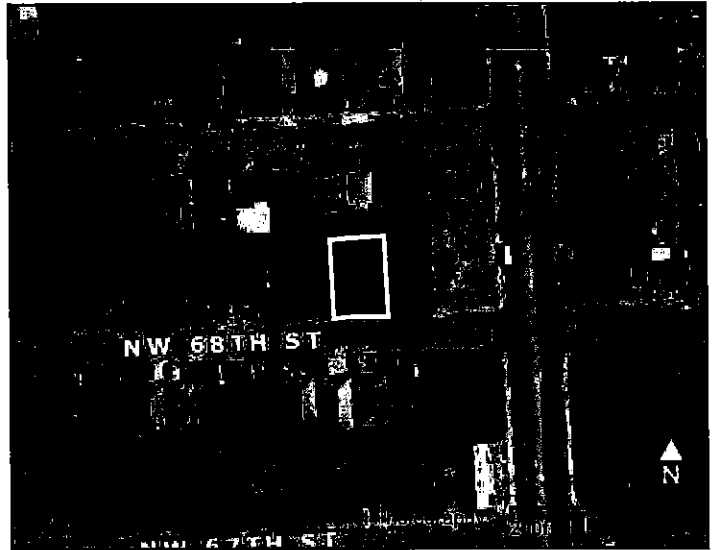


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 8/15/2017

Property Information	
Folio:	30-3115-005-1260
Property Address:	1727 NW 68 ST Miami, FL 33147-7455
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : 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	5,400 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$20,330	\$18,912	\$16,075
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$20,330	\$18,912	\$16,075
Assessed Value	\$20,330	\$18,912	\$16,075

Benefits Information				
Benefit	Type	2017	2016	2015
County	Exemption	\$20,330	\$18,912	\$16,075

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$20,330	\$18,912	\$16,075
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$20,330	\$18,912	\$16,075
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$20,330	\$18,912	\$16,075
Taxable Value	\$0	\$0	\$0

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3115-005-1260

Property Address: 1727 NW 68 ST

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	60.00	\$20,330

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-005-1260

Property Address: 1727 NW 68 ST

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	60.00	\$18,912

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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>

Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3115-005-1260

Property Address: 1727 NW 68 ST Miami, FL 33147-7455

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	60.00	\$16,075

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-005-1260

Property Address: 1727 NW 68 ST

Full Legal Description
15 53 41
LIBERTY CITY PB 7-79
LOT 26 & E1/2 OF LOT 27 BLK 5
LOT SIZE 60.000 X 90
COC 23267-4781 25425-2532 0405 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/04/2015	\$0	29746-2414	Corrective, tax or QCD; min consideration
06/10/2008	\$1,050	26429-2255	Sales which are disqualified as a result of examination of the deed
02/15/2007	\$60,000	25381-0776	Sales which are qualified
04/01/2005	\$0	23267-4781	Sales which are disqualified as a result of examination of the deed

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Version:



6/15/2017

Property Search Application - Miami-Dade County

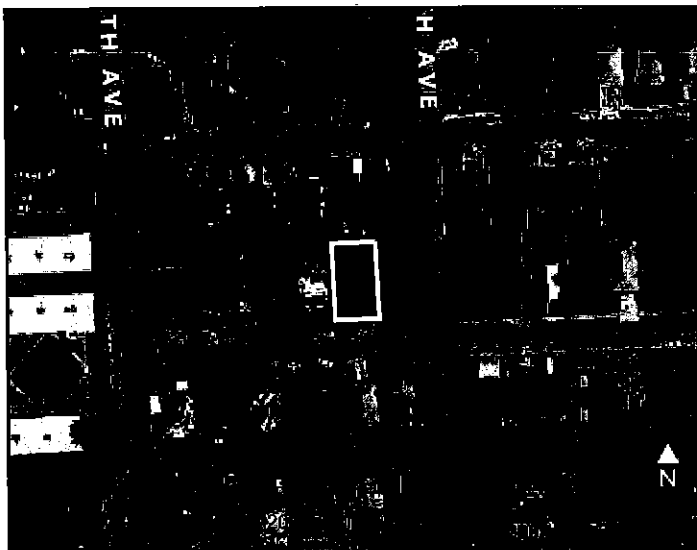


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	30-3115-021-0220
Property Address:	1911 NW 67 ST Miami, FL 33147-7453
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : 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	4,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$18,124	\$18,124	\$13,396
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$18,124	\$18,124	\$13,396
Assessed Value	\$18,124	\$18,124	\$13,396

Benefits Information				
Benefit	Type	2017	2016	2015
County	Exemption	\$18,124	\$18,124	\$13,396

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$18,124	\$18,124	\$13,396
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$18,124	\$18,124	\$13,396
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$18,124	\$18,124	\$13,396
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

**Folio:** 30-3115-021-0220

**Property Address:** 1911 NW 67 ST

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RJ-1	0100	Front Ft.	50.00	\$18,124

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3115-021-0220

Property Address: 1911 NW 67 ST

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	\$18,124

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

**Folio:** 30-3115-021-0220

**Property Address:** 1911 NW 67 ST Miami, FL 33147-7453

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	\$13,396

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-021-0220

Property Address: 1911 NW 67 ST

### Full Legal Description

ORANGE RIDGE EAST PB 44-14

LOT 11 BLK 2

LOT SIZE 50.000 X 90

73R-191384

COC 25350-2281 02 2007 3

### Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
12/24/2015	\$0	29902-4916	Corrective, tax or QCD; min consideration
12/01/2010	\$100	27513-2176	Corrective, tax or QCD; min consideration
10/14/2010	\$100	27460-4329	Corrective, tax or QCD; min consideration
02/01/2007	\$0	25350-2281	Sales which are disqualified as a result of examination of the deed
08/01/1973	\$3,000	00000-00000	Sales which are qualified

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Version:

6/15/2017

Property Search Application - Miami-Dade County

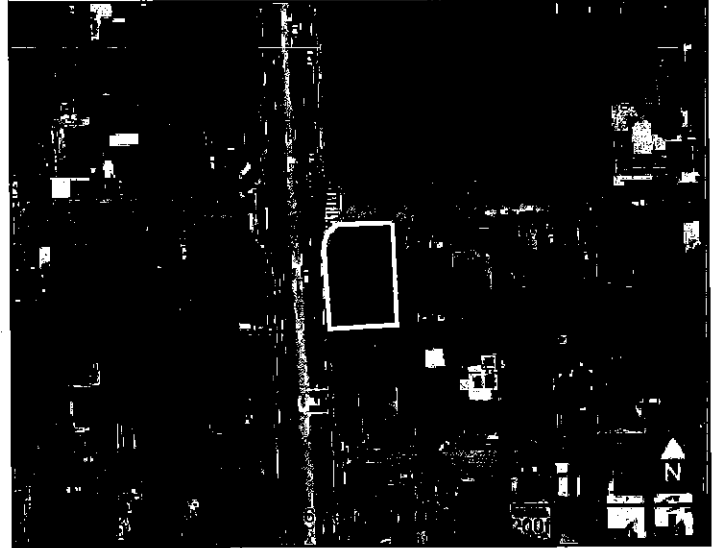


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	30-3121-009-0460
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : 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	8,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$43,139	\$30,814	\$19,858
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$43,139	\$30,814	\$19,858
Assessed Value	\$33,895	\$30,814	\$19,858

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$9,244		
County	Exemption	\$33,895	\$30,814	\$19,858

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$33,895	\$30,814	\$19,858
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$43,139	\$30,814	\$19,858
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$33,895	\$30,814	\$19,858
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3121-009-0460

Property Address:

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$43,139

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3121-009-0460

Property Address:

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$30,814

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3121-009-0460

Property Address:

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$19,858

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3121-009-0460

Property Address:

Full Legal Description
HOME OWNERS PARADISE PB 40-50
LOT 11 BLK 3
LOT SIZE 75.000 X 110

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2015	\$0	29876-4234	Corrective, tax or QCD; min consideration

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Version:

6/15/2017

Property Search Application - Miami-Dade County

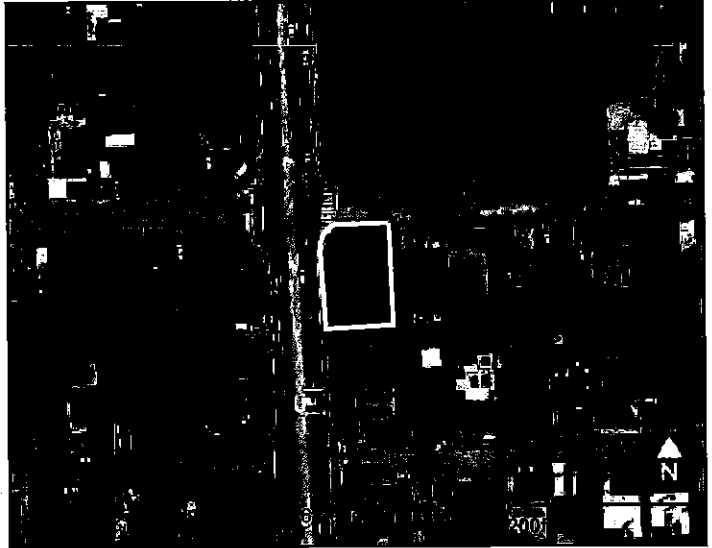


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	30-3121-009-0460
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : 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	8,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$43,139	\$30,814	\$19,858
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$43,139	\$30,814	\$19,858
Assessed Value	\$33,895	\$30,814	\$19,858

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$33,895	\$30,814	\$19,858
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$43,139	\$30,814	\$19,858
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$33,895	\$30,814	\$19,858
Taxable Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$9,244		
County	Exemption	\$33,895	\$30,814	\$19,858

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

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3121-009-0460

Property Address:

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$43,139

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3121-009-0460

Property Address:

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$30,814

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3121-009-0460

Property Address:

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$19,858

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3121-009-0460

Property Address:

Full Legal Description
HOME OWNERS PARADISE PB 40-50
LOT 11 BLK 3
LOT SIZE 75.000 X 110

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2015	\$0	29876-4234	Corrective, tax or QCD; min consideration

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Version:

6/15/2017

Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	30-3115-028-0301
Property Address:	2423 NW 56 ST Miami, FL 33142-2929
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8088 VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
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	4,280 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$16,110	\$15,036	\$12,888
Building Value	\$0	\$0	\$0
XF Value	\$825	\$825	\$660
Market Value	\$16,935	\$15,861	\$13,548
Assessed Value	\$16,392	\$14,902	\$13,548

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$543	\$959	
County	Exemption	\$16,392	\$14,902	\$13,548

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$16,392	\$14,902	\$13,548
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$16,935	\$15,861	\$13,548
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$16,392	\$14,902	\$13,548
Taxable Value	\$0	\$0	\$0

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Version:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 ST

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$16,110

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1960	150	\$825

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

**Property Information**

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 ST

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$15,036

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1960	150	\$825

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Version:

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 ST Miami, FL 33142-2929

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$12,888

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1960	150	\$660

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 ST

Full Legal Description
SYROLA PINES PB 24-18
LOT 23 BLK 2
LOT SIZE 40.000 X 107
OR 12237-2798 0884 3
COC 23178-4050 03 2005 3
CASE 2011 A-00513 TC 78451

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	\$0	29400-4978	Corrective, tax or QCD; min consideration
10/08/2009	\$420,000	27147-4196	Corrective, tax or QCD; min consideration
03/01/2005	\$0	23178-4050	Sales which are disqualified as a result of examination of the deed
06/01/1974	\$15,000	00000-00000	Sales which are qualified
11/01/1972	\$14,900	00000-00000	Sales which are qualified

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Version:

6/15/2017

Property Search Application - Miami-Dade County

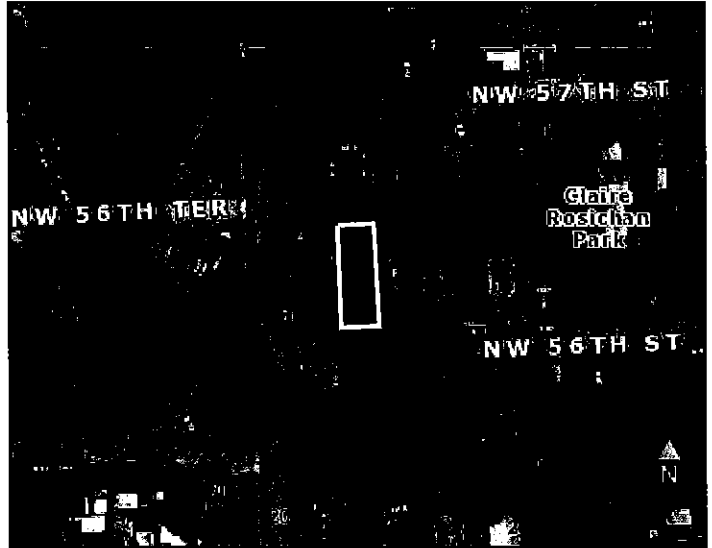


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	30-3115-028-0240
Property Address:	2491 NW 56 ST Miami, FL 33142-2929
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	4,280 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$16,110	\$15,036	\$12,888
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$16,110	\$15,036	\$12,888
Assessed Value	\$15,593	\$14,176	\$12,888

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$517	\$860	
County	Exemption	\$15,593	\$14,176	\$12,888

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$15,593	\$14,176	\$12,888
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$16,110	\$15,036	\$12,888
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$15,593	\$14,176	\$12,888
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>

Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-028-0240

Property Address: 2491 NW 56 ST

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$16,110

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-028-0240

Property Address: 2491 NW 56 ST

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$15,036

Building Information							
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value	

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-028-0240

Property Address: 2491 NW 56 ST Miami, FL 33142-2929

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$12,888

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

### Property Information

Folio: 30-3115-028-0240

Property Address: 2491 NW 56 ST

Full Legal Description
SYROLA PINES PB 24-18
LOT 15 BLK 2
LOT SIZE 40.000 X 107
73R-168753

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$0	29024-3016	Corrective, tax or QCD; min consideration

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Version:

6/15/2017

Property Search Application - Miami-Dade County

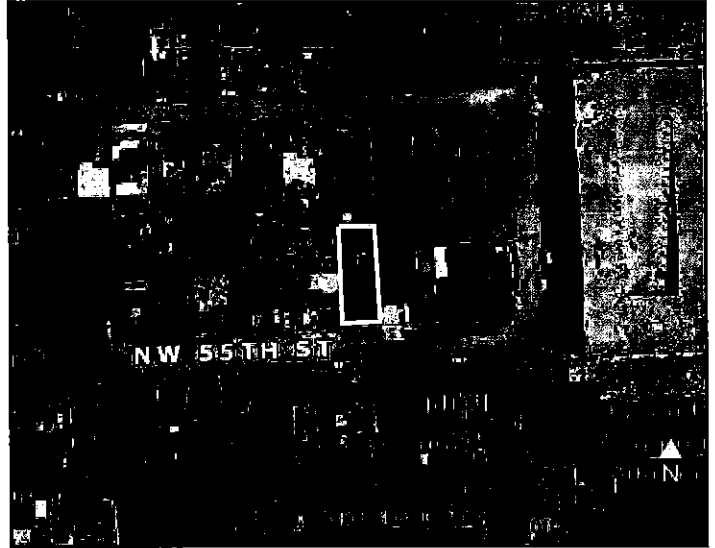


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 6/15/2017

Property Information	
Folio:	30-3115-040-0741
Property Address:	2323 NW 55 ST Miami, FL 33142-2915
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	4,240 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$17,069	\$17,069	\$12,802
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$17,069	\$17,069	\$12,802
Assessed Value	\$15,490	\$14,082	\$12,802

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$1,579	\$2,987	
County	Exemption	\$15,490	\$14,082	\$12,802

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$15,490	\$14,082	\$12,802
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$17,069	\$17,069	\$12,802
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$15,490	\$14,082	\$12,802
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-040-0741

Property Address: 2323 NW 55 ST

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	40.00	\$17,069

Building Information							
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value	

Extra Features				
Description	Year Built		Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-040-0741

Property Address: 2323 NW 55 ST

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	40.00	\$17,069

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-040-0741

Property Address: 2323 NW 55 ST Miami, FL 33142-2915

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	40.00	\$12,802

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/15/2017

## Property Information

Folio: 30-3115-040-0741

Property Address: 2323 NW 55 ST

Full Legal Description
HIGHRIDGE PARK PB 17-5
LOT 24 BLK 4
LOT SIZE 40.000 X 106
COC 23650-3860 0704 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29021-1443	Corrective, tax or QCD; min consideration
07/01/2004	\$0	23650-3860	Sales which are disqualified as a result of examination of the deed
04/01/2002	\$0	20370-2906	Sales which are disqualified as a result of examination of the deed

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Version:

7/10/2017

Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 7/10/2017

Property Information	
Folio:	30-3115-028-0180
Property Address:	2460 NW 57 ST Miami, FL 33142-2937
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	662 Sq.Ft
Living Area	598 Sq.Ft
Adjusted Area	619 Sq.Ft
Lot Size	4,280 Sq.Ft
Year Built	1944



Assessment Information			
Year	2017	2016	2015
Land Value	\$16,110	\$15,036	\$12,888
Building Value	\$11,712	\$11,712	\$11,712
XF Value	\$1,626	\$1,651	\$1,341
Market Value	\$29,448	\$28,399	\$25,941
Assessed Value	\$29,448	\$28,399	\$25,941

Benefits Information				
Benefit	Type	2017	2016	2015
County	Exemption	\$29,448	\$28,399	\$25,941

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$29,448	\$28,399	\$25,941
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$29,448	\$28,399	\$25,941
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$29,448	\$28,399	\$25,941
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/10/2017

## Property Information

Folio: 30-3115-028-0180

Property Address: 2460 NW 57 ST

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$16,110

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1944	662	598	619	\$11,712

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1978	254	\$1,626

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Version:





# OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/10/2017

## Property Information

Folio: 30-3115-028-0180

Property Address: 2460 NW 57 ST

## Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$15,036

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1944	662	598	619	\$11,712

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1978	254	\$1,651

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/10/2017

## Property Information

Folio: 30-3115-028-0180

Property Address: 2460 NW 57 ST Miami, FL 33142-2937

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$12,888

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1944	662	598	619	\$11,712

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1978	254	\$1,341

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/10/2017

## Property Information

Folio: 30-3115-028-0180

Property Address: 2460 NW 57 ST

Full Legal Description
15 53 41
SYROLA PINES PB 24-18
LOT 8 BLK 2
LOT SIZE 40.000 X 107
OR 12356-2435 1284 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	\$0	29400-3105	Corrective, tax or QCD; min consideration

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Version:

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# Attachment "L"

## LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15

	Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm District	2017 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
1	3031220210013	\$1,171.00	9,510	3	\$64,192.00	SUNNY SLOPE PARK PB 15-11 LOT 4 BLK 1 AND LOT 7 BLK 3 MORGAN HILL PB 21-4	RU-2	\$415.00	2245 NW 51 TER	PHCD CIRCULATED ON 4/25/2017	Yes-R527- 12	Tax Deed 8/23/2004
2	0131140352670	\$524.00	5,300	3	\$24,003.00	ORANGE HEIGHTS PB 14-62 LOT 17 BLK 14	T3 O	\$231.00	1513 NW 58 TER	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 9/18/2014
3	3031150051260	\$389.00	5,400	3	\$20,330.00	15 53 41 LIBERTY CITY PB 7-79 LOT 26 & E1/2 OF LOT 27 BLK 5	RU-2	\$236.00	1727 NW 68 ST	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 8/4/2015
4	3031150210220	\$345.00	4,500	3	\$18,124.00	ORANGE RIDGE EAST PB 44-14 LOT 11 BLK 2	RU-1	\$197.00	1911 NW 67 ST	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 12/24/2015
5	3031210090460	\$800.00	8,250	3	\$43,139.00	HOME OWNERS PARADISE PB 40 50 LOT 11 BLK 3	RU-1	\$340.00	ADJACENT WEST OF 3180 NW 50 ST	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 11/13/2015
6	3031150280030	\$829.00	11,759	3	\$44,262.00	SYROLA PINES PB 24-18 LOTS 16 17 18 LESS E20FT BLK 1	RU-2	\$513.00	2485 NW 57 ST	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 1/13/2014
7	3031150280301	\$313.00	4,280	3	\$16,935.00	SYROLA PINES PB 24-18 LOT 23 BLK 2	RU-2	\$187.00	2423 NW 56 ST	ISD CIRCULATED ON 4/7/2017	NO	Tax Deed 11/7/2014
8	3031150280240	\$313.00	4,280	3	\$16,110.00	SYROLA PINES PB 24-18 LOT 15 BLK 2	RU-2	\$187.00	2491 NW 56 ST	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 1/13/2014
9	3031150400741	\$316.00	4,240	3	\$17,069.00	HIGHRIDGE PARK PB 17-5 LOT 24 BLK 4	RU-1	\$185.00	2323 NW 55 ST	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 11/13/2015
10	3031150280180	\$313.00	4,280	3	\$29,448.00	15 53 41 SYROLA PINES PB 24- 18 LOT 8 BLK 2	RU-2	\$187.00	2460 NW 57 ST	PHCD CIRCULATED ON 4/25/2017	NO	Tax Deed 11/07/2014

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Instrument prepared by and returned to:  
Terrence A. Smith  
Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

**COUNTY DEED**

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2017 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation (hereinafter "Developer"), whose address is 3800 NW 22 Avenue, Miami, Florida 33142.

*WITNESSETH* that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Developer, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

*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 Properties; 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 Properties 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 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. The Developer shall sell such affordable housing to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Board finding it necessary to extend the time frame in which the Developer must complete the homes. In order for such waiver by the

County to be effective, the County Mayor or the County Mayor's designee:

- a. Be given prior to the event of the reverter; and
  - b. 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 the Developer must complete the homes. The letter by the County 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 two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
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 the Developer 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) and the Developer, upon written notification from the County, fails to cure such default, then title to the subject Properties reverts to the County, at the option of the County, as set forth in paragraph 7, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
  4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), the Developer shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for the Developer to notify these residents of the availability of homeownership opportunities.
  5. That Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
  6. The Developer 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.”

7. That Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. Developer 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 Developer may encumber the Properties 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 Project 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.
  - c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of clauses 7(a) or 7(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 Project 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.

9. If in the sole discretion of the County, one or more of the Properties ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, the Developer shall correct or cure the default/violation within (30) days of notification of the default by the County as determined in the sole discretion of the County. If the Developer fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, the Developer shall immediately deed such Properties back to the County, and the County shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish the Developer with 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.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.



IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the 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: \_\_\_\_\_  
Esteban L. Bovo Jr., Chairman

Approved for legal sufficiency:

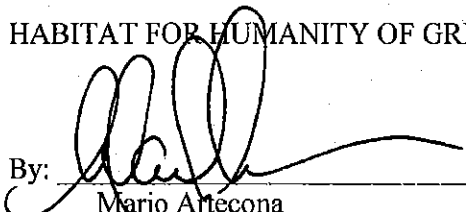
By: \_\_\_\_\_  
Terrence A. Smith  
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -17 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2017.

Approved and accepted:

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

By:

A handwritten signature in black ink, appearing to read 'Marjo Artecona', written over a horizontal line.

Marjo Artecona  
Chief Executive Officer

66

**EXHIBIT A**

<b><u>FOLIO</u></b>	<b><u>LEGAL DESCRIPTION</u></b>
30-3122-021-0013	SUNNY SLOPE PARK PB 15-11 LOT 4 BLK 1 AND LOT 7 BLK 3 MORGAN HILL PB 21-4
01-311-4035-2670	ORANGE HEIGHTS PB 14-62 LOT 17 BLK 14
30-3115-005-1260	LIBERTY CITY PB 7-79 LOT 26 & E1/2 OF LOT 27 BLK 5
30-3115-021-0220	ORANGE RIDGE EAST PB 44-14 LOT 11 BLK 2
30-3121-009-0460	HOME OWNERS PARADISE PB 40-50 LOT 11 BLK 3
30-3115-028-0030	SYROLA PINES PB 24-18 LOTS 16 17 18 LESS E20FT BLK 1
30-3115-028-0301	SYROLA PINES PB 24-18 LOT 23 BLK 2
30-3115-028-0240	SYROLA PINES PB 24-18 LOT 15 BLK 2
30-3115-040-0741	HIGHRIDGE PARK PB 17-5 LOT 24 BLK 4
30-3115-028-0180	SYROLA PINES PB 24-18 LOT 8 BLK 2

