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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 11(A)(5)

TO:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners	**DATE:**	November 5, 2014
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution authorizing the conveyance of three (3) County-owned properties to Housing Programs, Inc., a not-for-profit 501(c)(3) corporation, at a price of ten dollars ($10.00) pursuant to Section 125.38, Florida Statutes; authorizing the Chairperson of the Board of County Commissioners to execute County Deed Resolution No. R-997-14

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

R. A. Cuevas, Jr.
County Attorney

RAC/cp

MEMORANDUM

(Revised)

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

DATE: November 5, 2014

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

SUBJECT: Agenda Item No. 11(A)(5)

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. 11(A)(5)
11-5-14

RESOLUTION NO. R-997-14

RESOLUTION AUTHORIZING THE CONVEYANCE OF THREE (3) COUNTY-OWNED PROPERTIES TO HOUSING PROGRAMS, INC., A NOT-FOR-PROFIT 501(C)(3) CORPORATION, AT A PRICE OF TEN DOLLARS ($10.00) PURSUANT TO SECTION 125.38, FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEED; DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO COMPLY WITH THE REQUIREMENTS OF RESOLUTION NO. R-974-09

WHEREAS, Housing Programs, Inc. ("Housing Programs") 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, Housing Programs has submitted to this Board an application, dated July 25, 2014, a copy of which is attached hereto as Attachment A, and incorporated herein by reference, requesting that the County convey three (3) parcels of land, which are more fully described in Attachments B, C and D, attached hereto and incorporated by reference ("the Properties"), to them for the purpose of developing the Properties as affordable housing to be offered to Section 8 and other low income families in support of the community interest and welfare purposes for which it is organized; and

WHEREAS, Housing Programs also intends to develop a program to assist these families to become homeowners; and

WHEREAS, the proposed conveyance has been and continues to be the subject of continuous and ongoing negotiations with the District 3 Commissioner's Office and the County Attorney's Office; and

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

WHEREAS, the Board has reviewed and is satisfied with the information regarding the Properties, which is attached hereto as Attachment D and incorporated by reference; and

WHEREAS, no County departments have expressed an interest in the Properties; and

WHEREAS, the Board finds that, pursuant to Section 125.38 of the Florida Statutes, that the Properties are not needed for County purposes as it has been declared surplus, and that the conveyance of the Properties to Housing Programs would be required for its intended use and that the conveyance would promote community interest and welfare; and

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

WHEREAS, the Properties would be conveyed pursuant to a deed in substantially the form attached as Attachment "B", containing a reverter requiring the completion of the construction of the affordable housing project for Section 8 and low-income persons within two (2) years of the effective date of the conveyance to ensure compliance with the intent of this Board,

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 the Properties to Housing Programs at a price of ten dollars ($10.00) pursuant to Section 125.38, Florida Statutes.

Section 3. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

Section 4. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the 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 B. This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the County Deed.

Section 5. The County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within thirty (30) days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of November, 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

ATTACHMENT A

HOUSING PROGRAMS

July 25, 2014

Commissioner Audrey M. Edmonson, District 3
Stephen P. Clark Center
111 NW 1st Street Suite 220
Miami, FL 33128

Dear Commissioner Audrey M. Edmonson,

I would like to schedule an appointment to discuss in greater detail a new program our non for profit organization would like to launch.

Housing Programs, Inc. is a non for profit 501 c 3 organization and an approved Miami Dade County Infill Developer who builds and provides single family homes throughout Miami Dade County via the County's Infill Program. We also specialize in Homebuyer Education, Housing & Financial Counseling, Building Credit, and Pre & Post Purchasing. We work closely with the families to get them mortgage ready and assist the families with the loan, inspections and closing process.

We have been approached by many family recipients of Section 8 in our office and at the construction job site requesting affordable rental units because they are not able to find an affordable decent and clean place to rent. Therefore, our Board of Directors have decided to develop a program that will assist these families to become homeowners. We will build affordable multifamily rental units and offer those units to Section 8 and to low income families so those families can become financially independent from government assistance.
During the rental period we will work with the families to become mortgage ready and offer them an Infill property once ready.

We would like for you to sponsor a resolution to the board; to convey the following 3 properties to our not for profit organization so that we may start our program with these 3 requested properties and build multifamily rental units:

Folio No. 01-3207-042-0200	property address 276 NE 78th St.
Folio No. 01-3114-036-0280	property address 923 NW 62nd Street and
Folio No. 01-3113-063-0480	property address 183 NW 59th Street.

683 N. Biscayne River Dr. * Miami * FL * 33169 * Office: 305-688-1600 * Fax: 305-688-1620

Two of those properties have dilapidated unsafe structures located within existent neighborhoods, some have been arsoned others are being occupied, while others appear (according to ISD Real Estate) to be used for illegal activities, including drug abuse.

Those properties will require costly county maintenance and/or a significant expense to the County tax payers for their demolition. Housing Programs will demolish those buildings at our cost.

According to the zoning we can build 8 units on each property. Please see enclosed the preliminary plans for this project.

I would like to thank you in advance for your support and the opportunity to work with you and to provide rental and homeownership to our community.

Respectfully,

Isaac Simhon
President & CEO
Housing Programs, Inc.

Enc.

683 N. Biscayne River Dr. * Miami * FL * 33169 * Office: 305-688-1600 * Fax: 305-688-1620

ATTACHMENT "B"

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

Folio No: 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 **HOUSING PROGRAMS, INC.**, (hereinafter "Party of the Second Part"), whose address is 683 N. Biscayne River drive, Miami, Florida 33169.

***WITNESSETH*:**

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and No/100 ($10.00) to it in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Party of the Second Part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (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 Property shall be developed with affordable multifamily rental housing ("Project") to be offered to Section 8 Housing Choice Voucher and other low-income families. In the event Party of the Second Part fails to develop the Properties in accordance with the conditions set forth herein, 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 the Project within two (2) years 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 Project within two (2) years 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 Project. 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 or other such document 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 Project. 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 for lots located within the HOPE VI Target Area (hereinafter "Target Area"), the Party of the Second Part 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 Party of the First Part will provide a list of former Scott/Carver residents in order for the Party of the Second Part to notify these residents of the availability of homeownership opportunities through the Infill Housing Initiative Program.

4. That Party of the Second Part agrees that Project shall remain affordable for a period of thirty (30) years from the date the Project is completed.

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 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.

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 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.

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. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2014.

EXHIBIT "A"

LEGAL DESCRIPTIONS

01-3207-042-0200	LITTLE RIVER GARDENS PB 4-188 N124FT OF LOT 9 BLK 2
01-3114-036-0280	SEVENTH AVE PARK PB 17-17 LOT 15 BLK 2
01-3113-063-0480	HIGH SCHOOL PARK TR PB 4-44 LOT 10 BLK 3

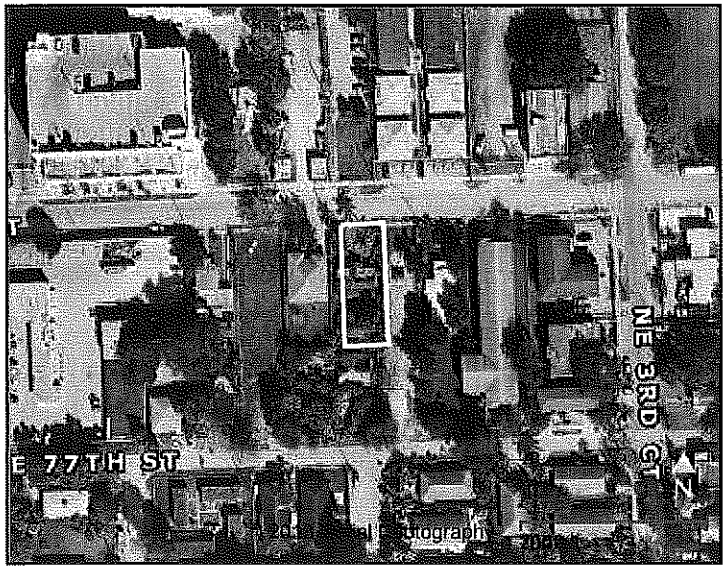
ATTACHMENT C

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2014

Property Information	
Folio:	01-3207-042-0200
Property Address:	276 NE 78 ST
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128
Primary Zone	4600 MULTI-FAMILY - 5 STORY &
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	2
Actual Area	1,728 Sq.Ft
Living Area	1,656 Sq.Ft
Adjusted Area	1,680 Sq.Ft
Lot Size	6,200 Sq.Ft
Year Built	1925



Assessment Information			
Year	2014	2013	2012
Land Value	$49,600	$18,600	$18,600
Building Value	$53,488	$57,370	$64,152
XF Value	$1,139	$840	$1,032
Market Value	$104,227	$76,810	$83,784
Assessed Value	$79,396	$76,810	$83,784

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	$24,831		
County	Exemption	$79,396	$76,810	

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

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$79,396	$76,810	$0
Taxable Value	$0	$0	$83,784
School Board			
Exemption Value	$104,227	$76,810	$0
Taxable Value	$0	$0	$83,784
City			
Exemption Value	$79,396	$76,810	$0
Taxable Value	$0	$0	$83,784
Regional			
Exemption Value	$79,396	$76,810	$0
Taxable Value	$0	$0	$83,784

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Property Information

Folio: 01-3207-042-0200

Property Address: 276 NE 78 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	6,200.00	$49,600

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1925	1,116	1,116	1,116	$35,891
2	1	1925	612	540	564	$17,597

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	1980	150	$1,139

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Property Information

Folio: 01-3207-042-0200

Property Address: 276 NE 78 ST

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	6,200.00	$49,600

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1925	1,260	1,260	1,260	$40,522
2	1	1925	588	516	540	$16,848

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	1980	150	$1,139

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Property Information

Folio: 01-3207-042-0200

Property Address: 276 NE 78 ST

Roll Year **2012** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	6,200.00	$49,600

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1925			1,260	$45,360
2	1	1925			540	$18,792

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1980	150	$1,032

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Property Information

Folio: 01-3207-042-0200

Property Address: 276 NE 78 ST

Full Legal Description
7 53 42
LITTLE RIVER GARDENS PB 4-188
N124FT OF LOT 9 BLK 2
LOT SIZE 50.000 X 124
OR 16316-2774 1193 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	$0	29091-2691	Corrective, tax or QCD; min consideration
11/01/1993	$20,000	16316-2774	2008 and prior year sales; Qual by exam of deed
03/01/1986	$32,500	12843-0442	2008 and prior year sales; Qual by exam of deed

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2014

Property Information	
Folio:	01-3114-036-0280
Property Address:	923 NW 62 ST
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,387 Sq.Ft
Lot Size	5,850 Sq.Ft
Year Built	1948

Assessment Information			
Year	2014	2013	2012
Land Value	$58,500	$58,500	$70,200
Building Value	$514	$517	$50,290
XF Value	$0	$0	$0
Market Value	$59,014	$59,017	$120,490
Assessed Value	$59,014	$59,017	$120,490

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	$59,014	$59,017	

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

Taxable Value Information	2014	2013	2012
County			
Exemption Value	$59,014	$59,017	$0
Taxable Value	$0	$0	$120,490
School Board			
Exemption Value	$59,014	$59,017	$0
Taxable Value	$0	$0	$120,490
City			
Exemption Value	$59,014	$59,017	$0
Taxable Value	$0	$0	$120,490
Regional			
Exemption Value	$59,014	$59,017	$0
Taxable Value	$0	$0	$120,490

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Generated On : 9/18/2014

Property Information

Folio: 01-3114-036-0280

Property Address: 923 NW 62 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	5,850.00	$58,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1948			2,652	$343
1	2	1976			735	$171

Extra Features			
Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2014

Property Information

Folio: 01-3114-036-0280

Property Address: 923 NW 62 ST

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	5,850.00	$58,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1948			2,652	$343
1	2	1976			735	$174

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2014

Property Information

Folio: 01-3114-036-0280

Property Address: 923 NW 62 ST

Roll Year **2012** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	5,850.00	$58,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1948			2,652	$32,699
1	2	1976			735	$17,591

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2014

Property Information

Folio: 01-3114-036-0280

Property Address: 923 NW 62 ST

Full Legal Description
14 53 41
SEVENTH AVE PARK PB 17-17
LOT 15 BLK 2
LOT SIZE 50.000 X 117
OR 17201-3271 0596 4
COC 23138-1582 03 2005 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	$0	29094-4000	Corrective, tax or QCD; min consideration
03/01/2005	$0	23138-1582	Qual by exam of deed
05/01/1996	$0	17201-3271	Qual by exam of deed
11/01/1975	$20,000	00000-00000	2008 and prior year sales; Qual by exam of deed

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Version:

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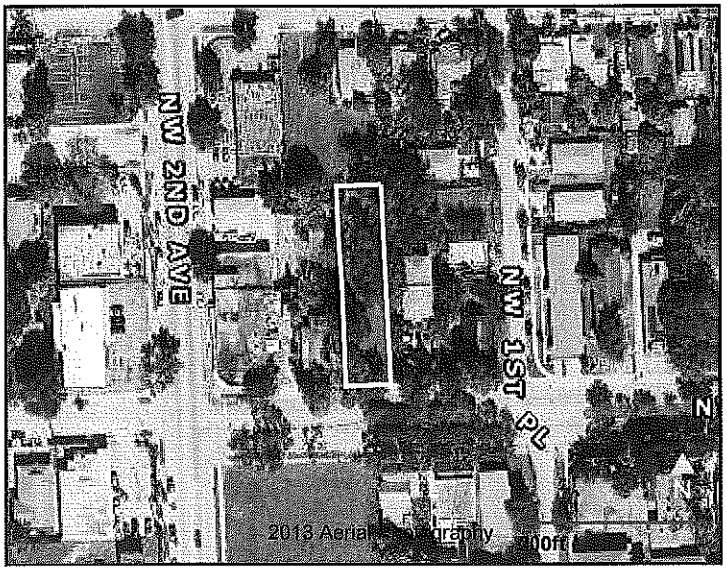
Detailed Report

Generated On : 9/18/2014

Property Information	
Folio:	01-3113-063-0480
Property Address:	183 NW 59 ST
Owner	MIAMI DADE COUNTY GSA
Mailing Address	111 NW 1 ST # 2460 MIAMI , FL 33128
Primary Zone	4600 MULTI-FAMILY - 5 STORY &
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	10,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	$30,134	$24,107	$24,107
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$30,134	$24,107	$24,107
Assessed Value	$26,517	$24,107	$24,107

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	$3,617		
County	Exemption	$26,517	$24,107	$24,107

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

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$26,517	$24,107	$24,107
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$30,134	$24,107	$24,107
Taxable Value	$0	$0	$0
City			
Exemption Value	$26,517	$24,107	$24,107
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$26,517	$24,107	$24,107
Taxable Value	$0	$0	$0

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Generated On : 9/18/2014

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Front Ft.	50.00	$30,134

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 : 9/18/2014

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Front Ft.	50.00	$30,134

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 : 9/18/2014

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST

Roll Year **2012** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Front Ft.	50.00	$30,134

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 : 9/18/2014

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST

Full Legal Description
13 53 41
HIGH SCHOOL PARK TR PB 4-44
LOT 10 BLK 3
OR 26573 - 2199 09 2008 3
COC 25703-2404 25890-2202 0507 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2007	$0	25703-2404	Qual by exam of deed
03/01/1990	$0	00000-00000	Qual by exam of deed

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INFORMATION REQUIRED BY RESOLUTION NO. R-376-11

Folio	Address	Department User	District	Property Type	Zoning	Lot Size Sq Ft	Building Sq. Ft.	Building Assessed Value	Land Assessed Value	Total Assessed Value	Background
0131130630480	183 NW 59 ST	INTERNAL SERVICES	3	Vacant Land	MULTI-FAMILY - 5 STORY	10,000	Vacant Land	N/A	$30,134	$30,134	Acquired by Quit Claim Deed: Infill Bid lot Voluntarily reverted by Fortex Corp. for non-performance
0132070420200	276 NE 78 ST	INTERNAL SERVICES	3	Exsisting Residential Home 4 bedrooms 3 baths	MULTI-FAMILY - 5 STORY	6,200	1,728	$54,627	$49,600	$104,227	Tax Deed
0131140360280	923 NW 62 ST	INTERNAL SERVICES	3	Exsisting Distressed Commercial Building	CEN-PEDESTRIAN ORIENTATION (COMMERCIAL)	5,850	3,387	$514	$59,014	$12,740	Tax Deed
							TOTALS	**$55,141**	**$138,748**	**$147,101**	

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ATTACHMENT D

Acquisition Date	Acquisition Cost	Annual Maintenance Cost	Annual Special Assessments	Liens / Mortgages
16-Sep-08	$0.00	$690.70	$0.00	Unknown Title Search Required
21-Mar-14	$0.00	$428.24	$760	Unknown Title Search Required
21-Mar-14	$0.00	$404.06	$0.00	Unknown Title Search Required
		$1,523.00	**$4,442.76**	

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