

MEMORANDUM

Agenda Item No. 5(A)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

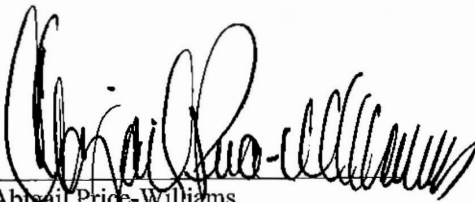
DATE: April 7, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution revising the inventory list of real properties, after a public hearing, to include five County-owned properties in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, in accordance with section 125.379(2), Florida Statutes, of a total of 14 County-owned properties located in Miami, Florida to House Park Investments, LLC, a Florida Limited Liability Company, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low- low- or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed, to provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser, and to ensure placement of appropriate signage; and waiving Resolution No. R-407-19 requiring written notification to the public prior to the non-competitive sale or lease of County-owned property

Resolution No. R-285-20

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


Abigail Price-Williams
County Attorney

APW/lmp

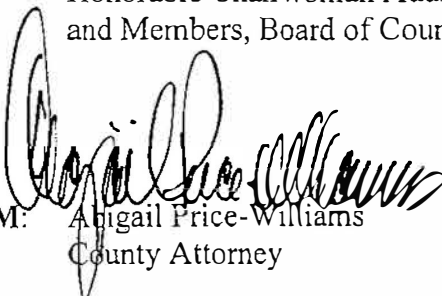


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: April 7, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(A)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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(A)
4-7-20

RESOLUTION NO. R-285-20

RESOLUTION REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE FIVE COUNTY-OWNED PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, IN ACCORDANCE WITH SECTION 125.379(2), FLORIDA STATUTES, OF A TOTAL OF 14 COUNTY-OWNED PROPERTIES LOCATED IN MIAMI, FLORIDA TO HOUSE PARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO PROVIDE COPIES OF THE RECORDED COUNTY DEED AND THE RESTRICTIVE COVENANTS REQUIRED BY THE COUNTY DEED TO THE PROPERTY APPRAISER, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND WAIVING RESOLUTION NO. R-407-19 REQUIRING WRITTEN NOTIFICATION TO THE PUBLIC PRIOR TO THE NON-COMPETITIVE SALE OR LEASE OF COUNTY-OWNED PROPERTY

WHEREAS, House Park Investments, LLC (the "Developer") is a Florida limited liability company, which is a privately held family company that opened in March 2015 as a real estate investment company in Miami Dade County; and

WHEREAS, the Developer since its inception has made a total of \$3,500,000.00 investment in real estate, particularly to purchase residential units as well as vacant lots to be developed in Miami Dade County; and

WHEREAS, the Developer is committed to developing high quality affordable housing and has demonstrated that they have the financial capability to build such housing; and

WHEREAS, the Developer submitted an application to the County Commissioner of District 3, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County convey 14 County-owned vacant properties (Folio Nos. 01-3114-000-0070, 30-3122-021-0320, 30-3115-043-0190, 01-3113-036-0060, 01-3113-065-0170, 01-3114-015-0100, 30-3115-008-0130, 01-3114-017-0230, 30-3115-005-6100, 30-3115-005-6080, 30-3115-005-5420, 30-3115-005-4080, 30-3115-005-3520, and 30-3115-006-0160) (the "Properties") to the Developer; and

WHEREAS, the Properties requested by the Developer are more fully described in Attachments "B," "C," "D," "E," "F," "G," "H," "I," "J," "K," "L," "M," "N," and "O" attached hereto and incorporated herein by reference; and

WHEREAS, the Developer proposes to develop the Properties with affordable housing to be sold to a very low, low- or moderate income household in accordance with the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced the availability of the Properties to all County departments and determined there was no interest in the Properties; and

WHEREAS, on April 15, 2019, this Board adopted Resolution No. R-407-19, which requires the County Mayor or the County Mayor's to provide written notice to the public no less than four weeks prior to consideration by this Board, or any Committee of this Board, of any proposed conveyance or lease of County-owned property without competitive bidding under section 125.379, Florida Statutes; and

WHEREAS, on February 21, 2020, the Developer complied with the requirements of Resolution No. R-407-19 by posting signs on the Properties, which such signs were posted for a period of four weeks; and

WHEREAS, although the Developer has posted signs on the Properties, the Developer has requested that this Board consider this resolution prior to the expiration of the four week period required by Resolution No. R-409-19 because the Developer needs to close on their construction financing by April 2020; and

WHEREAS, this Board desires to waive the four-week period; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the Properties is included in Attachment "P," which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment "P," and this Board is satisfied; and

WHEREAS, section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real properties that are 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, five of the Properties (Folio Nos. 01-3113-036-0060, 01-3113-065-0170, 01-3114-015-0100, 30-3115-008-0130, and 30-3115-005-5420) have not been declared surplus or added to County's affordable housing inventory list in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, this Board finds that the before-mentioned properties are appropriate for use as affordable housing, and desires to revise the County's affordable housing inventory list to include such properties; and

WHEREAS, on November 7, 2017, this Board adopted Resolution No. R-979-17, which declared nine of the Properties (Folio Nos. 01-3114-000-0070, 30-3122-021-0320, 30-3115-043-0190, 01-3114-017-0230, 30-3115-005-6100, 30-3115-005-6080, 30-3115-005-4080, 30-3115-005-3520, and 30-3115-006-0160), among others, as surplus and, after a public hearing, added such properties to the County's inventory list of affordable housing sites as required by section 125.379(1), Florida Statutes; and

WHEREAS, all of the Properties will be conveyed to the Developer in accordance with the Infill Housing Program and section 125.379, Florida Statutes, subject to a reverter, on the condition that the Developer develops the Properties with affordable housing to be sold to a very low-, low- or moderate-income households within two years of the effective date of the conveyance of the Properties, unless such time is extended at the discretion 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, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County's affordable housing inventory list to add five additional Properties (Folio Nos. 01-3113-036-0060, 01-3113-065-0170, 01-3114-015-0100, 30-3115-008-0130, and 30-3115-005-5420), which this Board previously declared as surplus upon its adoption of Resolution No. R-1401-07.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties described in section 2 of this resolution and nine additional County-owned properties (Folio Nos. 01-3114-000-0070, 30-3122-021-0320, 30-3115-043-0190, 01-3114-017-0230, 30-3115-005-6100, 30-3115-005-6080, 30-3115-005-4080, 30-3115-005-3520, and 30-3115-006-0160) (collectively the "Properties") to House Park Investments, LLC (the

“Developer”) for a price of \$10.00, for the purpose of developing the Properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Infill Housing Program.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deed, in substantially the form attached hereto and made a part hereof as Attachment “Q.”

Section 5. This Board further authorizes the County Mayor or the County Mayor’s designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deed, other than those reserved to this Board therein, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event, the County Mayor or the County Mayor’s designee should exercise the County’s reversionary interest, then the County Mayor or the County Mayor’s designee shall execute and record an instrument approved by the County Attorney’s Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor’s designee to receive on behalf of the County from the Developer, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, a deed which conveys the Properties back to the County in the event the Developer is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from the Developer, the County Mayor or the County Mayor’s designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the affordable housing units contemplated herein shall be subject to this Board’s approval.

Section 6. This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on the Properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser; and (iii) appoint staff to monitor compliance with the terms of the conveyance.

Section 7. This Board waives the provisions of Resolution No. R-407-19 requiring written notice to the public no less than four weeks prior to consideration by the Board of any proposed lease of County-owned property without competitive bidding pursuant to section 125.379, Florida Statutes.

Section 8. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, 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. This 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 Chairwoman Audrey M. Edmonson. It was offered by Commissioner **Audrey M. Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	aye
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of April, 2020. 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith



Date : 2/1/2020

Dear Chairwoman Edmonson,

Please see below the list of lots we are respectfully requesting from the County in order to assist in combatting our communities affordable housing crisis. Should you approve, we wanted to mention that we have a financing deadline of April 30, 2020. Therefore, if possible, we request that the conveyance be completed before that date. Our objective is to get started on these homes immediately so that we can provide attainable housing to residents of District 3.

Lot	Address	Folio
1	1627 NW 62 Terrace	01-3114-000-0070
2	2251 NW 51 ST	30-3122-021-0320
3	4501 NW 7 AVE	01-3124-003-0130
4	6540 NW 26 AVE	30-3115-043-0190
5	6240 NW 4 AVE	01-3113-036-0060
6	360 NE 58 ST	01-3113-065-0170
7	7011 NW 17 AVE	01-3114-015-0100
8	2466 NW 66 ST	30-3115-008-0130
9	1465 NW 69 Terrace	01-3114-017-0230
10	1867 NW 68 Terrace	30-3115-005-6100
11	1837 NW 68 Terrace	30-3115-005-6080
12	1823 NW 67 ST	30-3115-005-5420
13	1824 NW 64 ST	30-3115-005-4080
14	1818 NW 62 Terrace	30-3115-005-3520
15	2280 NW 49 ST	30-3122-006-0160

Thanks in advance for your consideration,

Guillermo A. Roversi

House Park Investments



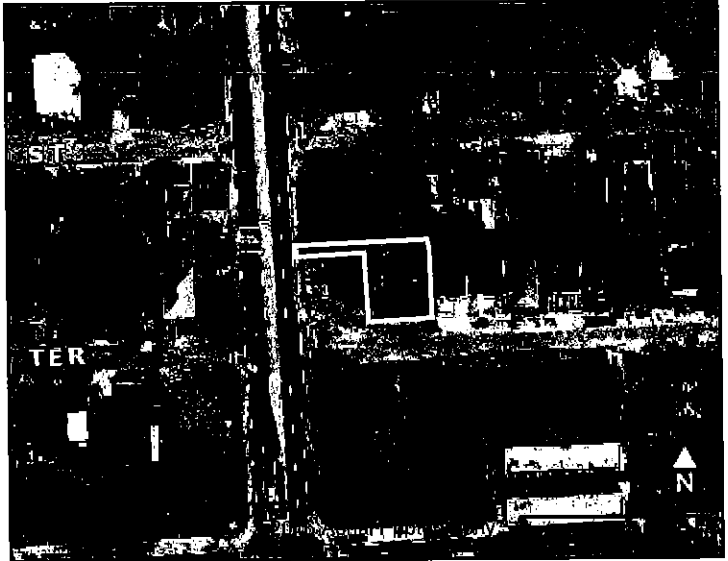


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/9/2020

Property Information	
Folio:	01-3114-000-0070
Property Address:	1627 NW 62 TER Miami, FL 33147-7931
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	3901 GENERAL URBAN 36 U/A LIMITED
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	4,680 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$37,440	\$28,080	\$28,080
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$37,440	\$28,080	\$28,080
Assessed Value	\$15,676	\$14,251	\$12,956

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$21,764	\$13,829	\$15,124
County	Exemption	\$15,676	\$14,251	\$12,956
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$15,676	\$14,251	\$12,956
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$37,440	\$28,080	\$28,080
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$15,676	\$14,251	\$12,956
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$15,676	\$14,251	\$12,956
Taxable Value	\$0	\$0	\$0

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Generated On : 1/9/2020

Property Information

Folio: 01-3114-000-0070

Property Address: 1627 NW 62 TER

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4-L	3901	Square Ft.	4,680.00	\$37,440

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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Property Information

Folio: 01-3114-000-0070

Property Address: 1627 NW 62 TER

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 L	3901	Square Ft.	4,680.00	\$28,080

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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Property Information

Folio: 01-3114-000-0070

Property Address: 1627 NW 62 TER Miami, FL 33147-7931

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 L	3901	Square Ft.	4,680.00	\$28,080

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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Property Information

Folio: 01-3114-000-0070

Property Address: 1627 NW 62 TER

Full Legal Description

14 53 41 .10 AC
E52FT OF S90FT OF N144.36FT
OF S390FT OF W1/2 OF W1/2 OF
W1/2 OF SW1/4 OF NW1/4
LOT SIZE 52.000 X 90
COC 24223-4249 02 2006 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2006	\$0	24223-4249	Sales which are disqualified as a result of examination of the deed
03/01/2005	\$0	24223-4247	Sales which are disqualified as a result of examination of the deed
11/01/2003	\$7,500	21817-0915	Sales which are qualified

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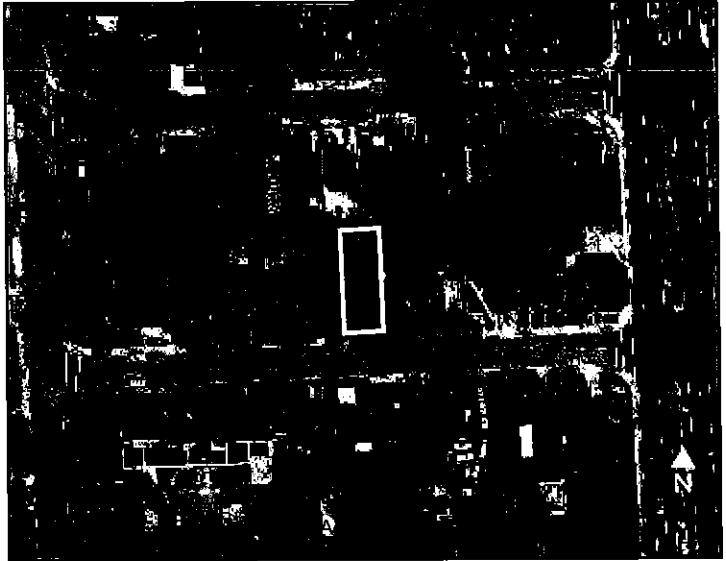


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/9/2020

Property Information	
Folio:	30-3122-021-0320
Property Address:	2251 NW 51 ST Miami, FL 33142-3769
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2610 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	4,360 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$15,957	\$14,507	\$13,189
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$45,780	\$32,482	\$29,430
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$15,957	\$14,507	\$13,189
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$45,780	\$32,482	\$29,430
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$45,780	\$32,482	\$29,430
Assessed Value	\$15,957	\$14,507	\$13,189

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$29,823	\$17,975	\$16,241
County	Exemption	\$15,957	\$14,507	\$13,189
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Property Information

Folio: 30-3122-021-0320

Property Address: 2251 NW 51 ST

Roll Year 2019 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	\$45,780

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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Property Information

Folio: 30-3122-021-0320

Property Address: 2251 NW 51 ST

Roll Year 2018 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	\$32,482

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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Property Information

Folio: 30-3122-021-0320

Property Address: 2251 NW 51 ST Miami, FL 33142-3769

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

Building Information

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

Description	Year Built	Units	Calc Value
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Property Information

Folio: 30-3122-021-0320

Property Address: 2251 NW 51 ST

Full Legal Description

SUNNY SLOPE PARK PB 15-11

LOT 29 BLK 2

LOT SIZE 40.000 X 109

OR 14393-2130 0190 4

CASE 09-A00853

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/23/2013	\$0	28880-2562	Corrective, tax or QCD; min consideration
01/01/1990	\$0	14393-2130	Sales which are disqualified as a result of examination of the deed
09/01/1989	\$0	14298-3634	Sales which are disqualified as a result of examination of the deed
06/01/1988	\$15,000	13724-1858	Sales which are qualified

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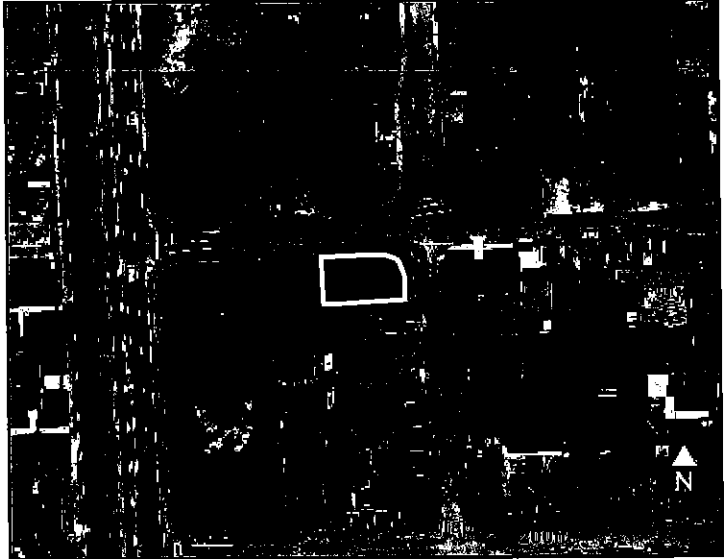


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/9/2020

Property Information	
Folio:	30-3115-043-0190
Property Address:	6540 NW 26 AVE Miami, FL 33147-7214
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6064 UC CENTER - MIXED USE CORRIDOR (MC) 12 MAX HT
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	4,350 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$14,355	\$13,050	\$13,050
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$39,150	\$13,050	\$13,050
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,355	\$13,050	\$13,050
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$39,150	\$13,050	\$13,050
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$39,150	\$13,050	\$13,050
Assessed Value	\$14,355	\$13,050	\$13,050

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$24,795		
County	Exemption	\$14,355	\$13,050	\$13,050
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 : 1/9/2020

Property Information

Folio: 30-3115-043-0190

Property Address: 6540 NW 26 AVE

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6064	Square Ft.	4,350.00	\$39,150

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 : 1/9/2020

Property Information

Folio: 30-3115-043-0190

Property Address: 6540 NW 26 AVE

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6064	Square Ft.	4,350.00	\$13,050

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 : 1/9/2020

Property Information

Folio: 30-3115-043-0190

Property Address: 6540 NW 26 AVE Miami, FL 33147-7214

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6064	Square Ft.	4,350.00	\$13,050

Building Information

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

Description	Year Built	Units	Calc Value
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OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/9/2020

Property Information

Folio: 30-3115-043-0190

Property Address: 6540 NW 26 AVE

Full Legal Description

ELIZABETH PARK AMD PB 4-195

LOTS 1 & 2 LESS S90FT & LESS

E10FT & EXT AREA OF CURVE IN NE

COR OF LOT 1 FOR R/W BLK 4

LOT SIZE 50.000 X 87

COC 25461-0318 03 2007 5

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	\$0	29400-3602	Corrective, tax or QCD; min consideration
03/01/2007	\$0	25461-0318	Sales which are disqualified as a result of examination of the deed
01/01/2001	\$0	20788-4873	Sales which are disqualified as a result of examination of the deed

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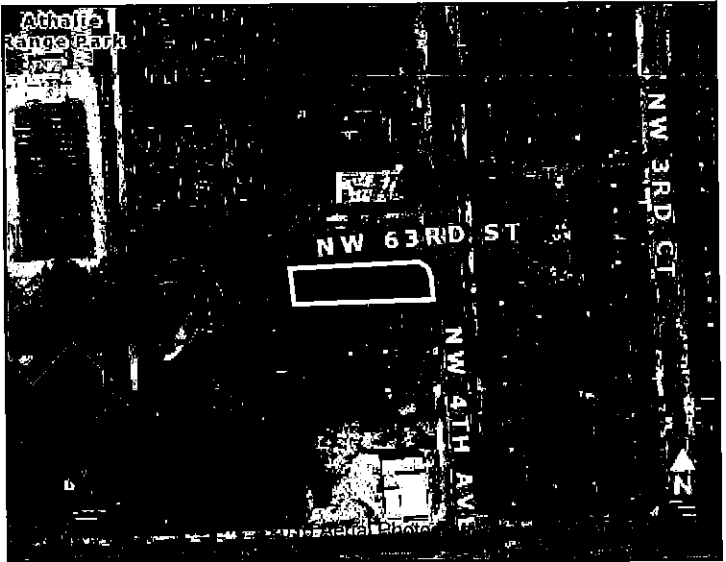


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/9/2020

Property Information	
Folio:	01-3113-036-0060
Property Address:	6240 NW 4 AVE Miami, FL 33150-4439
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	140 W FLAGLER ST STE 1000 MIAMI, FL 33130-1561
PA 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	6,435 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$27,233	\$24,758	\$22,508
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$64,350	\$64,350	\$64,350
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$27,233	\$24,758	\$22,508
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$27,233	\$24,758	\$22,508
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$64,350	\$64,350	\$64,350
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$64,350	\$64,350	\$64,350
Assessed Value	\$27,233	\$24,758	\$22,508

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$37,117	\$39,592	\$41,842
County	Exemption	\$27,233	\$24,758	\$22,508
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/9/2020

Property Information

Folio: 01-3113-036-0060

Property Address: 6240 NW 4 AVE

Roll Year 2019 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.	6,435.00	\$64,350

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 : 1/9/2020

Property Information

Folio: 01-3113-036-0060

Property Address: 6240 NW 4 AVE

Roll Year 2018 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.	6,435.00	\$64,350

Building Information

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

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/9/2020

Property Information

Folio: 01-3113-036-0060

Property Address: 6240 NW 4 AVE Miami, FL 33150-4439

Roll Year 2017 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.	6,435.00	\$64,350

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 : 1/9/2020

Property Information

Folio: 01-3113-036-0060

Property Address: 6240 NW 4 AVE

Full Legal Description

GORDON DALE PK PB 16-33

LOT 9 BLK 1

LOT SIZE 45.000 X 143

OR 20187-3397 0102 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/01/1977	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1977	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1976	\$31,000	00000-00000	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/9/2020

Property Information	
Folio:	01-3113-065-0170
Property Address:	360 NE 58 ST Miami, FL 33137-2547
Owner	MIAMI-DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL
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	5,000 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$104,682	\$95,166	\$86,515
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$175,000	\$150,000	\$100,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$104,682	\$95,166	\$86,515
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$104,682	\$95,166	\$86,515
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$175,000	\$150,000	\$100,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$175,000	\$150,000	\$100,000
Assessed Value	\$104,682	\$95,166	\$86,515

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$70,318	\$54,834	\$13,485
County	Exemption	\$104,682	\$95,166	\$86,515
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 : 1/9/2020

Property Information

Folio: 01-3113-065-0170

Property Address: 360 NE 58 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-L	6107	Square Ft.	5,000.00	\$175,000

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 : 1/9/2020

Property Information

Folio: 01-3113-065-0170

Property Address: 360 NE 58 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 L	6107	Square Ft.	5,000.00	\$150,000

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 : 1/9/2020

Property Information

Folio: 01-3113-065-0170

Property Address: 360 NE 58 ST Miami, FL 33137-2547

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 L	6107	Square Ft.	5,000.00	\$100,000

Building Information

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

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/9/2020

Property Information

Folio: 01-3113-065-0170

Property Address: 360 NE 58 ST

Full Legal Description

DIXIE HIGHWAY TR PB 5-24

LOT 3 BLK 2

LOT SIZE 5000 SQ FT

COC 22316-4048 05 2004 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2004	\$0	22316-4048	Sales which are disqualified as a result of examination of the deed

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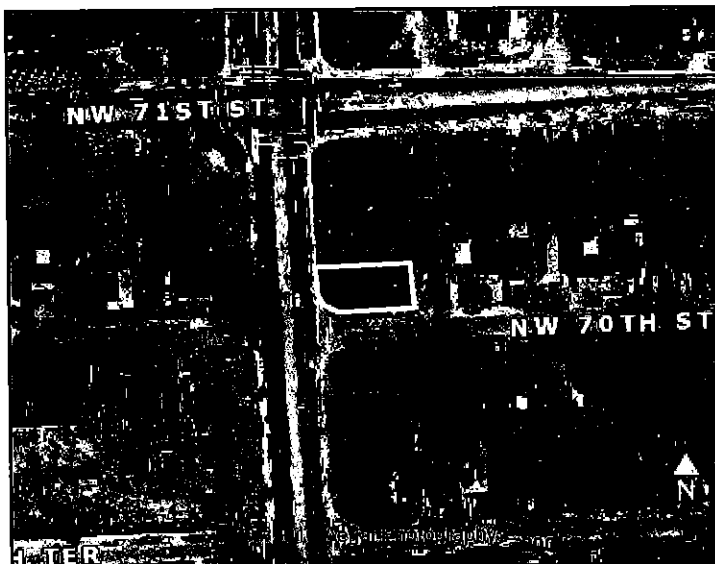


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/9/2020

Property Information	
Folio:	01-3114-015-0100
Property Address:	7011 NW 17 AVE Miami, FL 33147-6943
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	3901 GENERAL URBAN 36 U/A LIMITED
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	4,275 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$27,272	\$0	\$0
Taxable Value	\$0	\$16,226	\$14,751
School Board			
Exemption Value	\$34,200	\$0	\$0
Taxable Value	\$0	\$25,650	\$25,650
City			
Exemption Value	\$27,272	\$0	\$0
Taxable Value	\$0	\$16,226	\$14,751
Regional			
Exemption Value	\$27,272	\$0	\$0
Taxable Value	\$0	\$16,226	\$14,751

Assessment Information			
Year	2019	2018	2017
Land Value	\$34,200	\$25,650	\$25,650
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$34,200	\$25,650	\$25,650
Assessed Value	\$27,272	\$16,226	\$14,751

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$6,928	\$9,424	\$10,899
County	Exemption	\$27,272		
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 : 1/9/2020

Property Information

Folio: 01-3114-015-0100

Property Address: 7011 NW 17 AVE

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4-L	3901	Square Ft.	4,275.00	\$34,200

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 : 1/9/2020

Property Information

Folio: 01-3114-015-0100

Property Address: 7011 NW 17 AVE

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 L	3901	Square Ft.	4,275.00	\$25,650

Building Information

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

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/9/2020

Property Information

Folio: 01-3114-015-0100

Property Address: 7011 NW 17 AVE Miami, FL 33147-6943

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 L	3901	Square Ft.	4,275.00	\$25,650

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 : 1/9/2020

Property Information

Folio: 01-3114-015-0100

Property Address: 7011 NW 17 AVE

Full Legal Description

NORTH LIBERTY CITY PB 39-77

LOT 4 BLK 2

LOT SIZE 45.000 X 95

OR 19944-1348-1349 1001 1

COC 23746-2752 08 2005 1

CASE #2012-A00373

OR 31307-4802

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/30/2019	\$0	31307-4802	Corrective, tax or QCD; min consideration
03/04/2009	\$25,000	26779-1276	Financial inst or "In Lieu of Foreclosure" stated
08/01/2005	\$95,000	23746-2752	Sales which are qualified
10/01/2001	\$31,000	19944-1348	Sales which are qualified
11/01/1998	\$0	18340-2878	Sales which are disqualified as a result of examination of the deed
04/01/1997	\$0	17614-4215	Sales which are disqualified as a result of examination of the deed
01/01/1993	\$0	15790-3618	Sales which are disqualified as a result of examination of the deed
08/01/1982	\$45,000	11532-0654	Other disqualified

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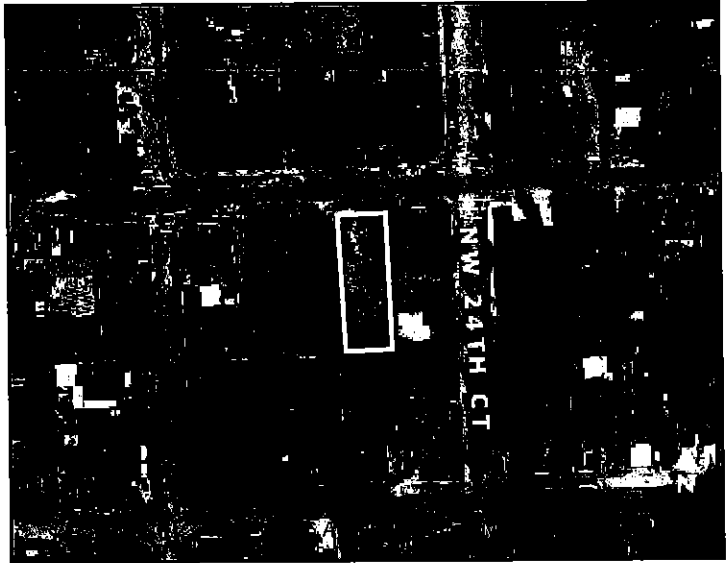


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/19/2020

Property Information	
Folio:	30-3115-008-0130
Property Address:	2466 NW 66 ST Miami, FL 33147-7263
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 MAX HT
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	7,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$26,392	\$26,392	\$26,392
Building Value	\$0	\$58,973	\$59,231
XF Value	\$0	\$300	\$305
Market Value	\$26,392	\$85,665	\$85,928
Assessed Value	\$26,392	\$85,665	\$85,928

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$26,392	\$85,665	\$85,928
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$26,392	\$85,665	\$85,928
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,392	\$85,665	\$85,928
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$26,392	\$85,665	\$85,928
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-008-0130

Property Address: 2466 NW 66 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Front Ft.	50.00	\$26,392

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 : 2/19/2020

Property Information

Folio: 30-3115-008-0130

Property Address: 2466 NW 66 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Front Ft.	50.00	\$26,392

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1938			678	\$23,757
1	2	1981			84	\$3,287
1	3	1982			58	\$2,286
1	4	1984			23	\$920
2	1	1984			718	\$28,723

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1975	50	\$300

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-008-0130

Property Address: 2466 NW 66 ST Miami, FL 33147-7263

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Front Ft.	50.00	\$26,392

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1938			678	\$23,757
1	2	1981			84	\$3,311
1	3	1982			58	\$2,303
1	4	1984			23	\$927
2	1	1984			718	\$28,933

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1975	50	\$305

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-008-0130

Property Address: 2466 NW 66 ST

Full Legal Description

PL OF GARDNER PARK PB 41-17

LOT 4 BLK 3

LOT SIZE 50.000 X 140

OR 17176-1869 0296 1

COC 22009-4090 12 2003 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29400-4519	Corrective, tax or QCD; min consideration
10/31/2011	\$100	27878-4504	Corrective, tax or QCD; min consideration
09/24/2010	\$100	27437-0069	Corrective, tax or QCD; min consideration
09/29/2009	\$100	27031-3549	Corrective, tax or QCD; min consideration
12/01/2003	\$0	22009-4090	Sales which are disqualified as a result of examination of the deed
02/01/1996	\$44,000	17176-1869	Sales which are qualified
01/01/1996	\$0	17073-0834	Sales which are disqualified as a result of examination of the deed
04/01/1989	\$48,000	14070-3306	Sales which are qualified
09/01/1985	\$37,000	12632-0492	Sales which are qualified

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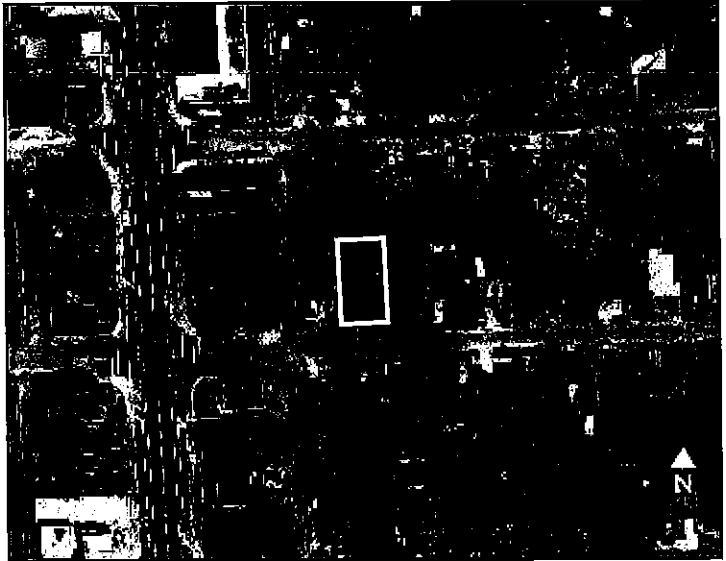


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/9/2020

Property Information	
Folio:	01-3114-017-0230
Property Address:	1465 NW 69 TER Miami, FL 33147-7159
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
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	4,050 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$25,815	\$18,723	\$16,170
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,815	\$18,723	\$16,170
Assessed Value	\$9,546	\$8,679	\$7,890

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$16,269	\$10,044	\$8,280
County	Exemption	\$9,546	\$8,679	\$7,890
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$9,546	\$8,679	\$7,890
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,815	\$18,723	\$16,170
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$9,546	\$8,679	\$7,890
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,546	\$8,679	\$7,890
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/9/2020

Property Information

Folio: 01-3114-017-0230

Property Address: 1465 NW 69 TER

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	45.00	\$25,815

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 : 1/9/2020

Property Information

Folio: 01-3114-017-0230

Property Address: 1465 NW 69 TER

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	45.00	\$18,723

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 : 1/9/2020

Property Information

Folio: 01-3114-017-0230

Property Address: 1465 NW 69 TER Miami, FL 33147-7159

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	45.00	\$16,170

Building Information

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

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/9/2020

Property Information

Folio: 01-3114-017-0230

Property Address: 1465 NW 69 TER

Full Legal Description

NORTH LIBERTY CITY AMD PB 41-31

LOT 9 BLK 4

LOT SIZE 45.000 X 90

OR 21486-1583 0303 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/19/2020

Property Information	
Folio:	30-3115-005-6100
Property Address:	1867 NW 68 TER Miami, FL 33147-7463
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
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	3,600 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$15,688	\$14,262	\$12,966
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$28,683	\$16,075	\$13,554
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$15,688	\$14,262	\$12,966
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$28,683	\$16,075	\$13,554
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$28,683	\$16,075	\$13,554
Assessed Value	\$15,688	\$14,262	\$12,966

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$12,995	\$1,813	\$588
County	Exemption	\$15,688	\$14,262	\$12,966
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 : 2/19/2020

Property Information

Folio: 30-3115-005-6100

Property Address: 1867 NW 68 TER

Roll Year 2019 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	\$28,683

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 : 2/19/2020

Property Information

Folio: 30-3115-005-6100

Property Address: 1867 NW 68 TER

Roll Year 2018 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	\$16,075

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-005-6100

Property Address: 1867 NW 68 TER Miami, FL 33147-7463

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	\$13,554

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 : 2/19/2020

Property Information

Folio: 30-3115-005-6100

Property Address: 1867 NW 68 TER

Full Legal Description

LIBERTY CITY PB 7-79

LOT 31 BLK 21

LOT SIZE 40.000 X 90

OR 21179-4982 03 2003 4

COC 26005-2809 05 2007 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/06/2014	\$0	29336-4897	Corrective, tax or QCD; min consideration
05/01/2007	\$110,000	26005-2809	Sales which are qualified
02/01/2005	\$58,652	23158-3631	Sales which are qualified
03/01/2003	\$0	21179-4982	Sales which are disqualified as a result of examination of the deed
10/01/2002	\$65,625	20877-2169	Sales which are qualified
07/01/2001	\$35,500	19806-4387	Other disqualified
05/01/2001	\$0	19702-2049	Sales which are disqualified as a result of examination of the deed
04/01/1998	\$44,000	18082-1387	Sales which are qualified
05/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/19/2020

Property Information	
Folio:	30-3115-005-6080
Property Address:	1837 NW 68 TER Miami, FL 33147-7463
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128 USA
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	3,600 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$8,932	\$8,120	\$7,382
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$22,947	\$12,860	\$10,843
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$8,932	\$8,120	\$7,382
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$22,947	\$12,860	\$10,843
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$22,947	\$12,860	\$10,843
Assessed Value	\$8,932	\$8,120	\$7,382

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$14,015	\$4,740	\$3,461
County	Exemption	\$8,932	\$8,120	\$7,382
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-005-6080

Property Address: 1837 NW 68 TER

Roll Year 2019 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	\$22,947

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 : 2/19/2020

Property Information

Folio: 30-3115-005-6080

Property Address: 1837 NW 68 TER

Roll Year 2018 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	\$12,860

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 : 2/19/2020

Property Information

Folio: 30-3115-005-6080

Property Address: 1837 NW 68 TER Miami, FL 33147-7463

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	\$10,843

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 : 2/19/2020

Property Information

Folio: 30-3115-005-6080

Property Address: 1837 NW 68 TER

Full Legal Description

LIBERTY CITY PB 7-79

LOT 29 BLK 21

LOT SIZE 40.000 X 90

OR 15963-1377 0593 4

COC 23243-4136 04 2005 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/08/2009	\$10,000	27147-4124	Corrective, tax or QCD; min consideration
06/01/2000	\$0	23243-4136	Sales which are disqualified as a result of examination of the deed
05/01/1993	\$0	15963-1377	Sales which are disqualified as a result of examination of the deed

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Version:

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/19/2020

Property Information	
Folio:	30-3115-005-5420
Property Address:	1823 NW 67 ST Miami, FL 33147-7451
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	3,600 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$15,416	\$14,015	\$13,554
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$28,683	\$16,075	\$13,554
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$15,416	\$14,015	\$13,554
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$28,683	\$16,075	\$13,554
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$28,683	\$16,075	\$13,554
Assessed Value	\$15,416	\$14,015	\$13,554

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$13,267	\$2,060	
County	Exemption	\$15,416	\$14,015	\$13,554
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 : 2/19/2020

Property Information

Folio: 30-3115-005-5420

Property Address: 1823 NW 67 ST

Roll Year 2019 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	\$28,683

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 : 2/19/2020

Property Information

Folio: 30-3115-005-5420

Property Address: 1823 NW 67 ST

Roll Year 2018 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	\$16,075

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-005-5420

Property Address: 1823 NW 67 ST Miami, FL 33147-7451

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	

Building Information

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

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-005-5420

Property Address: 1823 NW 67 ST

Full Legal Description

LIBERTY CITY PB 7-79

LOT 24 BLK 19

LOT SIZE 40.000 X 90

OR 9806-0754

COC 25542-2316 01 2007 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2007	\$126,579	25542-2316	Sales which are qualified
09/01/2006	\$0	24968-1185	Sales which are disqualified as a result of examination of the deed
09/01/1977	\$1	09806-0754	Sales which are disqualified as a result of examination of the deed
04/01/1973	\$7,000	00000-00000	Sales which are qualified

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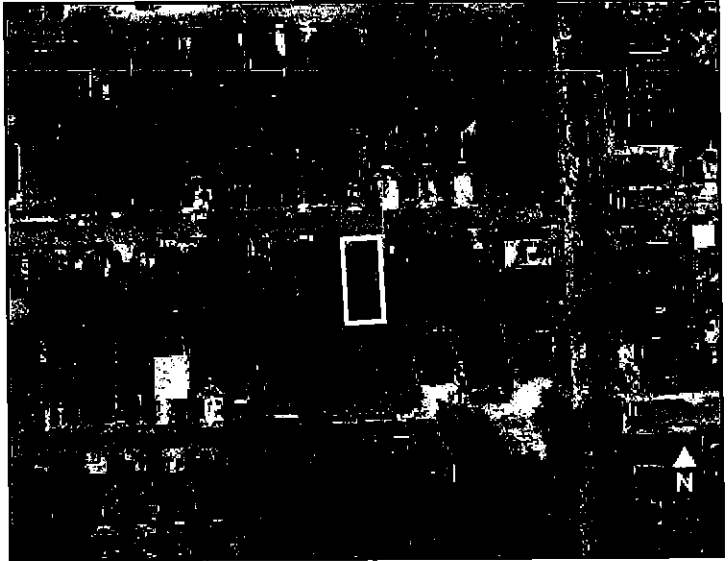


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/19/2020

Property Information	
Folio:	30-3115-005-4080
Property Address:	1824 NW 64 ST Miami, FL 33147-7434
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	3,600 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$22,947	\$12,860	\$10,843
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$22,947	\$12,860	\$10,843
Assessed Value	\$12,551	\$11,410	\$10,373

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$10,396	\$1,450	\$470
County	Exemption	\$12,551	\$11,410	\$10,373
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$12,551	\$11,410	\$10,373
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$22,947	\$12,860	\$10,843
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,551	\$11,410	\$10,373
Taxable Value	\$0	\$0	\$0

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Generated On : 2/19/2020

Property Information

Folio: 30-3115-005-4080

Property Address: 1824 NW 64 ST

Roll Year 2019 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	\$22,947

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 : 2/19/2020

Property Information

Folio: 30-3115-005-4080

Property Address: 1824 NW 64 ST

Roll Year 2018 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	\$12,860

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 : 2/19/2020

Property Information

Folio: 30-3115-005-4080

Property Address: 1824 NW 64 ST Miami, FL 33147-7434

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	\$10,843

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 : 2/19/2020

Property Information

Folio: 30-3115-005-4080

Property Address: 1824 NW 64 ST

Full Legal Description

15 53 41

LIBERTY CITY PB 7-79

LOT 10 BLK 15

LOT SIZE 40.000 X 90

OR 13354-0223 0787 5

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29021-4877	Corrective, tax or QCD; min consideration
10/01/1977	\$1	09827-0943	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/19/2020

Property Information	
Folio:	30-3115-005-3520
Property Address:	1818 NW 62 TER Miami, FL 33147-7830
Owner	MIAMI DADE COUNTY ISD RE MGMT S
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	3,640 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$13,226	\$12,024	\$10,931
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$23,386	\$13,218	\$10,931
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$13,226	\$12,024	\$10,931
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$23,386	\$13,218	\$10,931
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$23,386	\$13,218	\$10,931
Assessed Value	\$13,226	\$12,024	\$10,931

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$10,160	\$1,194	
County	Exemption	\$13,226	\$12,024	\$10,931
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3115-005-3520

Property Address: 1818 NW 62 TER

Roll Year 2019 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	\$23,386

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 : 2/19/2020

Property Information

Folio: 30-3115-005-3520

Property Address: 1818 NW 62 TER

Roll Year 2018 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	\$13,218

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 : 2/19/2020

Property Information

Folio: 30-3115-005-3520

Property Address: 1818 NW 62 TER Miami, FL 33147-7830

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	\$10,931

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 : 2/19/2020

Property Information

Folio: 30-3115-005-3520

Property Address: 1818 NW 62 TER

Full Legal Description

LIBERTY CITY PB 7-79

LOT 12 BLK 13

LOT SIZE 40.000 X 91

COC 24886-1781 07 2006 6

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
12/23/2015	\$0	29906-0613	Corrective, tax or QCD; min consideration
07/01/2006	\$33,000	24886-1781	Other disqualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 2/19/2020

Property Information	
Folio:	30-3122-006-0160
Property Address:	2280 NW 49 ST Miami, FL 33142-3646
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	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	5,720 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$20,936	\$19,033	\$17,303
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$60,060	\$42,614	\$38,610
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$20,936	\$19,033	\$17,303
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$60,060	\$42,614	\$38,610
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$60,060	\$42,614	\$38,610
Assessed Value	\$20,936	\$19,033	\$17,303

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$39,124	\$23,581	\$21,307
County	Exemption	\$20,936	\$19,033	\$17,303
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/19/2020

Property Information

Folio: 30-3122-006-0160

Property Address: 2280 NW 49 ST

Roll Year 2019 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.	5,720.00	\$60,060

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 : 2/19/2020

Property Information

Folio: 30-3122-006-0160

Property Address: 2280 NW 49 ST

Roll Year 2018 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.	5,720.00	\$42,614

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 : 2/19/2020

Property Information

Folio: 30-3122-006-0160

Property Address: 2280 NW 49 ST Miami, FL 33142-3646

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.	5,720.00	\$38,610

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 : 2/19/2020

Property Information

Folio: 30-3122-006-0160

Property Address: 2280 NW 49 ST

Full Legal Description

ADELAIDE PARK PB 27-48

LOT 21

LOT SIZE 40.000 X 143

COC 22316-4048 05 2004 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2004	\$0	22316-4048	Sales which are disqualified as a result of examination of the deed
03/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Attachment "P"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 - House Park Investments, LLC													
Folio	Annual Tax Revenue Generated	Lot Size	Comm District	2019 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type		
1 3031150080130	\$1,454.91	7,000 SQ FT	3	\$26,392.00	PL OF GARDNER PARK PB 41-17 LOT 4 BLK 3	UC-MC	\$430	2466 NW 66 ST	2/7/2020	N0	TAX DEED 3/21/2014		
2 0131140000070	\$799.21	4,680 SQ FT	3	\$37,440.00	14 53 41 .10 AC E52FT OF S90FT OF N144.36FT OF S390FT OF W1/2 OF W1/2 OF SW1/4 OF NW1/4	T4-L	\$287	1627 NW 62 TER	4/25/2017	YES 11/7/2017 R-979-17	QUIT CLAIM 2/9/2016		
3 3031220210320	\$829.29	4,360 SQ FT	3	\$45,780.00	SUNNY SLOPE PARK PB 15-11 LOT 29 BLK 2	RU-2	\$268	2251 NW 51 ST	4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 8/30/2013		
4 3031150430190	\$731.64	4,350 SQ FT	3	\$39,150.00	ELIZABETH PARK AND PB 4-195 LOTS 1 & 2 LESS S90FT & LESS E10FT & EXT AREA OF CURVE IN NE COR OF LOT 1 FOR P.M. BLK 4	UC-MC	\$267	6540 NW 26 AVE	4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 11/07/2014		
5 0131130360060	\$1,373.64	6,435 SQ FT	3	\$64,350.00	GORDON DALE PK PB 16-33 LOT 9 BLK 1	T5-R	\$395	6240 NW 4 AVE	2/18/2020	N0	QUIT CLAIM 1/02/2002		
6 0131130650170	\$3,735.62	5,000 SQ FT	3	\$175,000.00	DIXIE HIGHWAY TR PB 5-24 LOT 3 BLK 2	T5-L	\$307	360 NE 58 ST	2/18/2020	N0	QUIT CLAIM 4/29/2004		
7 0131140150100	\$730.05	4,275 SQ FT	3	\$34,200.00	NORTH LIBERTY CITY PB 39-77 LOT 4 BLK 2	T4-L	\$262	7011 NW 17 AVE	2/18/2020	N0	TAX DEED 1/30/2019		
8 0131140170230	\$551.06	4,050 SQ FT	3	\$25,815.00	NORTH LIBERTY CITY AND PB 41-31 LOT 9 BLK 4	T3-L	\$221	1465 NW 69 TER	4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 3/17/2003		
9 3031150056100	\$523.54	3,600 SQ FT	3	\$28,683.00	LIBERTY CITY PB 7-79 LOT 31 BLK 21	RU-2	\$221	1867 NW 68 TER	4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 9/18/2003		
10 3031150056080	\$421.99	3,600 SQ FT	3	\$22,947.00	LIBERTY CITY PB 7-79 LOT 29 BLK 21	RU-2	\$221	1837 NW 68 TER	4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 4/2/2015		
11 3031150055420	\$523.54	3,600 SQ FT	3	\$28,683.00	LIBERTY CITY PB 7-79 LOT 24 BLK 19	RU-2	\$221	1823 NW 67 ST	2/18/2020	N0	TAX DEED 3/7/2017		
12 3031150054080	\$421.99	3,600 SQ FT	3	\$22,947.00	15 53 41 LIBERTY CITY PB 7-79 LOT 10 BLK 15	RU-2	\$221	1824 NW 64 ST	4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 1/13/2014		
13 3031150053520	\$523.54	3,640 SQ FT	3	\$23,386.00	LIBERTY CITY PB 7-79 LOT 12 BLK 13	RU-2	\$223	1818 NW 62 TER	4/25/2017	YES 11/7/2017 R-979-17	TAX DEED 12/23/2015		
14 3031220060160	\$1,082.13	5,720 SQ FT	3	\$60,060.00	ADELAIDE PARK PB 27-48 LOT 21	RU-2	\$351	2280 NW 49 ST	4/25/2017	YES 11/7/2017 R-979-17	QUIT CLAIM 4/29/2004		

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ATTACHMENT "Q"

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 _____, 2020 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 **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company (the "Developer"), whose address is 16731 SW 96 Street, Miami, Florida 33196, its successors and assigns.

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 Developer, its 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 by the Developer with affordable housing ("Dwelling Units"), 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 Dwelling Unit to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as 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 Miami-Dade Board of County Commissioners finding it necessary to extend the

timeframe in which the Developer must complete the Dwelling Unit. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee 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 Dwelling Unit. 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 Dwelling Units developed on the Properties shall be sold to qualified households, 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 Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, 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 the 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. That the Developer shall require that the qualified households purchasing the Dwelling Units to 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 the Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. the 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 the 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 paragraph 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, the Properties cease to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the Dwelling Units 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 thirty (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

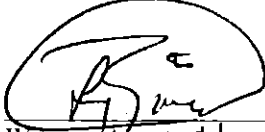
By: _____
Audrey M. Edmonson, Chairwoman

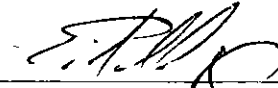
Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2020.

IN WITNESS WHEREOF, the representative **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 27th day of February, 2020, and it is hereby approved and accepted.

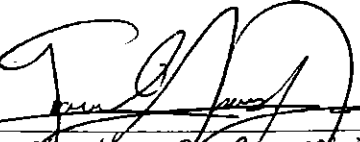

Witness/Attest Claude Rivers


Witness/Attest
ERIC Saladrigas

By:

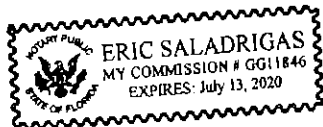
Name:

Title:


Guillermo Rovasi
Title: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 27 day of February, 2020, by Guillermo Rovasi as _____ of **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company.



Signature

Printed Name

Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced

EXHIBIT A**FOLIO NUMBERS****LEGAL DESCRIPTIONS**

01-3114-000-0070	E52FT OF S90FT OF N144.36FT OF S390FT OF W1/2 OF W1/2 OF W1/2 OF SW1/4 OF NW1/4
30-3122-021-0320	SUNNY SLOPE PARK PB 15-11 LOT 29 BLK 2
30-3115-043-0190	ELIZABETH PARK AMD PB 4-195 LOTS 1 & 2 LESS S90FT & LESS E10FT & EXT AREA OF CURVE IN NE COR OF LOT 1 FOR R/W BLK 4
01-3113-036-0060	GORDON DALE PK PB 16-33 LOT 9 BLK 1
01-3113-065-0170	DIXIE HIGHWAY TR PB 5-24 LOT 3 BLK 2
01-3114-015-0100	NORTH LIBERTY CITY PB 39-77 LOT 4 BLK 2
30-3115-008-0130	PL OF GARDNER PARK PB 41-17 LOT 4 BLK 3
01-3114-017-0230	NORTH LIBERTY CITY AMD PB 41-31 LOT 9 BLK 4
30-3115-005-6100	LIBERTY CITY PB 7-79 LOT 31 BLK 21
30-3115-005-6080	LIBERTY CITY PB 7-79 LOT 29 BLK 21
30-3115-005-5420	LIBERTY CITY PB 7-79 LOT 24 BLK 19
30-3115-005-4080	LIBERTY CITY PB 7-79 LOT 10 BLK 15

30-3115-005-3520	LIBERTY CITY PB 7-79 LOT 12 BLK 13
30-3115-006-0160	ADELAIDE PARK PB 27-48 LOT 21

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

CFN 20200338473
UR BK 31974 Pgs 4494-4501 (8Pgs)
RECORDED 06/17/2020 11:01:52
DEED DOC TAX \$0.60
SURTAX \$0.45
MARVET KUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this 3rd day of June, 2020 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 **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company (the "Developer"), whose address is 16731 SW 96 Street, Miami, Florida 33196, its successors and assigns.

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 Developer, its 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 by the Developer with affordable housing ("Dwelling Units"), 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 Dwelling Unit to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as 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 Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which the Developer must complete the Dwelling Unit. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee 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 Dwelling Unit. 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 Dwelling Units developed on the Properties shall be sold to qualified households, 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 Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, 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 the 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. That the Developer shall require that the qualified households purchasing the Dwelling Units to 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 the Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. the 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 the 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 paragraph 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, the Properties cease to be used solely

for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the Dwelling Units 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 thirty (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

By: _____

Deputy Clerk

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

By: _____

Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____

Terrence A. Smith
Assistant County Attorney



The foregoing was authorized by Resolution No. R-285-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 7 day of April, 2020.

IN WITNESS WHEREOF, the representative HOUSE PARK INVESTMENTS LLC, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 18 day of MAY, 2020, and it is hereby approved and accepted.

E. Saladrigas
Witness/Attest Eric Saladrigas

Luis Gulló
Witness/Attest Luis Gulló

By: [Signature]
Name: Guillermo Roversi
Title: Authorized member

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18 day of MAY, 2020, by Guillermo Roversi, as Authorized member of HOUSE PARK INVESTMENTS LLC, a Florida limited liability company, and s/he () has produced _____ identification or (X) is personally known to me.



(SEAL)

E. Saladrigas
Eric Saladrigas

Notary of- State of Florida

Commission Number: 0011846

EXHIBIT A**FOLIO NUMBERS****LEGAL DESCRIPTIONS**

01-3114-000-0070	E52FT OF S90FT OF N144.36FT OF S390FT OF W1/2 OF W1/2 OF W1/2 OF SW1/4 OF NW1/4
30-3122-021-0320	SUNNY SLOPE PARK PB 15-11 LOT 29 BLK 2
01-3124-003-0130	BAY VISTA PARK AMD PL PB 5-71 LOT 13 LESS W5FT FOR ST BLK 21
30-3115-043-0190	ELIZABETH PARK AMD PB 4-195 LOTS 1 & 2 LESS S90FT & LESS E10FT & EXT AREA OF CURVE IN NE COR OF LOT 1 FOR R/W BLK 4
01-3113-036-0060	GORDON DALE PK PB 16-33 LOT 9 BLK 1
01-3113-065-0170	DIXIE HIGHWAY TR PB 5-24 LOT 3 BLK 2
01-3114-015-0100	NORTH LIBERTY CITY PB 39-77 LOT 4 BLK 2
30-3115-008-0130	PL OF GARDNER PARK PB 41-17 LOT 4 BLK 3
01-3114-017-0230	NORTH LIBERTY CITY AMD PB 41-31 LOT 9 BLK 4
30-3115-005-6100	LIBERTY CITY PB 7-79 LOT 31 BLK 21
30-3115-005-6080	LIBERTY CITY PB 7-79 LOT 29 BLK 21
30-3115-005-5420	LIBERTY CITY PB 7-79 LOT 24 BLK 19

30-3115-005-4080	LIBERTY CITY PB 7-79 LOT 10 BLK 15
30-3115-005-3520	LIBERTY CITY PB 7-79 LOT 12 BLK 13
30-3122-006-0160	ADELAIDE PARK PB 27-48 LOT 21



CFN 2022R0084489
OR BK 32988 Pgs 2648-2655 (8Pgs)
RECORDED 01/28/2022 12:05:16
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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.

CORRECTIVE COUNTY DEED

The purpose of this Corrective County Deed is to correct a scrivener's error in that certain County Deed ("Deed"), which was recorded in the Official Record Book 31974 Pages 4494-4501 of the Public Records of Miami-Dade County on June 17, 2020. The Miami-Dade Board of County Commissioners adopted Resolution No. R-285-20, which authorized the conveyance of a total of 14 properties to the developer; however, the Deed inadvertently included one additional property (Folio No. 01-3124-003-0130), which was not approved by the foregoing resolution. This Corrective County Deed shall supersede and replace the Deed.

THIS DEED, made this 21st day of Jan, 2022, 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 HOUSE PARK INVESTMENTS LLC, a Florida limited liability company (the "Developer"), whose address is 3100 W 84 Street, #2 Hialeah, Florida 33018, its successors and assigns.

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 Developer, its 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 by the Developer with affordable housing ("Dwelling Units"), 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 Dwelling Unit to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as 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 Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which the Developer must complete the Dwelling Unit. In order for such waiver by the County to be effective, it shall:
 - a. Be given by the County Mayor or the County Mayor's designee 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 Dwelling Unit. 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 Dwelling Units developed on the Properties shall be sold to qualified households, 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 Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand Dollars and 00/100 (\$205,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, 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 the 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. That the Developer shall require that the qualified households purchasing the Dwelling Units to 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 the Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. the 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 the 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 pendens, 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 paragraph 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, the Properties cease to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the Dwelling Units 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 thirty (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: _____

Oliver G. Gilbert, III, Vice-Chairman

Approved for legal sufficiency:

By: _____

Terrence A. Smith
Assistant County Attorney



The foregoing was authorized by Resolution No. **R-285-20** approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 7 day of April, 2020.

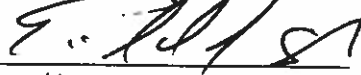


IN WITNESS WHEREOF, the representative **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company, has acknowledged and accepted this document to be executed by their respective and duly authorized representative on this 19th day of MARCH, 2021.



Witness/Attest

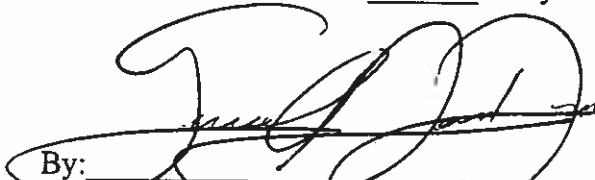
Andres Cabrera



Witness/Attest

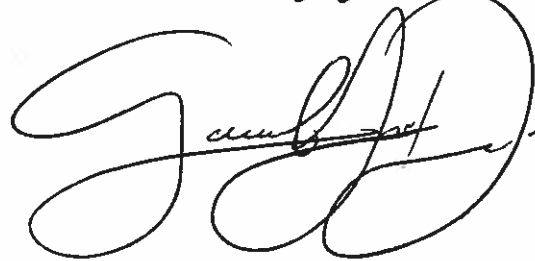
Eric Saladrigas

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

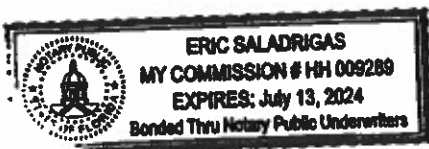

By: _____

Name: Guillermo Roversi

Title: Partner / Managing Member



The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 19th day of MARCH, 2021, by Guillermo Roversi as MANAGING MEMBER of **HOUSE PARK INVESTMENTS LLC**, a Florida limited liability company.




Signature

Eric Saladrigas

Printed Name

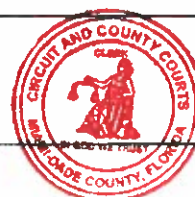
Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced



EXHIBIT A**FOLIO NUMBERS****LEGAL DESCRIPTIONS**

01-3114-000-0070	E52FT OF S90FT OF N144.36FT OF S390FT OF W1/2 OF W1/2 OF W1/2 OF SW1/4 OF NW1/4
30-3122-021-0320	SUNNY SLOPE PARK PB 15-11 LOT 29 BLK 2
30-3115-043-0190	ELIZABETH PARK AMD PB 4-195 LOTS 1 & 2 LESS S90FT & LESS E10FT & EXT AREA OF CURVE IN NE COR OF LOT 1 FOR R/W BLK 4
01-3113-036-0060	GORDON DALE PK PB 16-33 LOT 9 BLK 1
01-3113-065-0170	DIXIE HIGHWAY TR PB 5-24 LOT 3 BLK 2
01-3114-015-0100	NORTH LIBERTY CITY PB 39-77 LOT 4 BLK 2
30-3115-008-0130	PL OF GARDNER PARK PB 41-17 LOT 4 BLK 3
01-3114-017-0230	NORTH LIBERTY CITY AMD PB 41-31 LOT 9 BLK 4
30-3115-005-6100	LIBERTY CITY PB 7-79 LOT 31 BLK 21
30-3115-005-6080	LIBERTY CITY PB 7-79 LOT 29 BLK 21
30-3115-005-5420	LIBERTY CITY PB 7-79 LOT 24 BLK 19
30-3115-005-4080	LIBERTY CITY PB 7-79 LOT 10 BLK 15



30-3115-005-3520	LIBERTY CITY PB 7-79 LOT 12 BLK 13
30-3115-006-0160	ADELAIDE PARK PB 27-48 LOT 21

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on January 29 day of AD 2022
WITNESS my hand and Official Seal.
By Nicole Davis HARVEY RUBIN, Clerk of Circuit and County Courts D.C.

NICOLE DAVIS #79943

