



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 05/19/2024

PROPERTY INFORMATION				
Folio	36-6005-004-0690			
Property Address	18771 BELVIEW DR CUTLER BAY, FL 33157-6962			
Owner	LUIS ALBERTO DAVILA UGALDE			
Mailing Address	18771 BELVIEW DR MIAMI, FL 33157			
Primary Zone	0100 SINGLE FAMILY - GENERAL			
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT			
Beds / Baths /Half	4 / 2 / 0			
Floors	1			
Living Units	1			
Actual Area	1,862 Sq.Ft			
Living Area	1,862 Sq.Ft			
Adjusted Area	1,799 Sq.Ft			
Lot Size	11,197 Sq.Ft			
Year Built	1957			
Year Annexed	2006			
ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$243,088	\$194,470	\$140,991	
Building Value	\$182,850	\$173,469	\$125,354	
Extra Feature Value	\$27,699	\$27,954	\$28,214	
Market Value	\$453,637	\$395,893	\$294,559	
Assessed Value	\$236,660	\$229,767	\$223,075	
BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes	Assessment	\$216,977	\$166,126	\$71,484
Cap	Reduction			
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$186,660	\$179,767	\$173,075
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$211,660	\$204,767	\$198,075
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$186,660	\$179,767	\$173,075
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$186,660	\$179,767	\$173,075

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



OFFICE OF THE PROPERTY APPRAISER

Generated On: 05/19/2024

Property Information

Folio: 36-6005-004-0690

Property Address: 18771 BELVIEW DR

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SR	0100	Square Ft.	8,250.00	\$206,250	
GENERAL	SR	0100	Square Ft.	2,947.00	\$36,838	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1957	1,862	1,862	1,799	\$182,850
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wood Fence				2012	60	\$883
Wood Fence				1974	41	\$361
Wall - CBS unreinforced				1993	205	\$599
Screen Enclosure - Avg Dome type				1993	800	\$3,692
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1974	1	\$18,300
Patio - Terrazzo, Pebble				1974	668	\$2,649
Patio - Concrete Slab w/Roof Aluminum or Fiber				2012	150	\$1,215

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



OFFICE OF THE PROPERTY APPRAISER

Generated On: 05/19/2024

Property Information

Folio: 36-6005-004-0690

Property Address: 18771 BELVIEW DR

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SR	0100	Square Ft.	8,250.00	\$165,000	
GENERAL	SR	0100	Square Ft.	2,947.00	\$29,470	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1957	1,862	1,862	1,799	\$173,469
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wood Fence				2012	60	\$893
Wood Fence				1974	41	\$361
Wall - CBS unreinforced				1993	205	\$607
Screen Enclosure - Avg Dome type				1993	800	\$3,744
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1974	1	\$18,450
Patio - Terrazzo, Pebble				1974	668	\$2,670
Patio - Concrete Slab w/Roof Aluminum or Fiber				2012	150	\$1,229

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



OFFICE OF THE PROPERTY APPRAISER

Generated On: 05/19/2024

Property Information

Folio: 36-6005-004-0690

Property Address: 18771 BELVIEW DR

Roll Year **2021** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SR	0100	Square Ft.	8,250.00	\$119,625	
GENERAL	SR	0100	Square Ft.	2,947.00	\$21,366	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1957	1,862	1,862	1,799	\$125,354
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wood Fence				2012	60	\$902
Wood Fence				1974	41	\$367
Wall - CBS unreinforced				1993	205	\$615
Screen Enclosure - Avg Dome type				1993	800	\$3,796
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1974	1	\$18,600
Patio - Terrazzo, Pebble				1974	668	\$2,692
Patio - Concrete Slab w/Roof Aluminum or Fiber				2012	150	\$1,242

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



OFFICE OF THE PROPERTY APPRAISER

Generated On: 05/19/2024

Property Information

Folio: 36-6005-004-0690

Property Address: 18771 BELVIEW DR

FULL LEGAL DESCRIPTION

BEL-AIRE SEC 1 PB 65-36

LOT 7 BLK 3

LOT SIZE 101.790 X 110

OR 16888-1731 0795 1

COC 22814-2432 11 2004 1

F/A/U 30-6005-004-0690

COC 26476-0246 06 2008 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2008	\$230,000	26476-0246	Sales which are qualified
11/01/2004	\$255,000	22814-2432	Sales which are qualified
07/01/1995	\$107,000	16888-1731	Sales which are qualified
04/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1987	\$87,500	13316-1946	Sales which are qualified
03/01/1982	\$84,900	11372-1009	Sales which are qualified
08/01/1977	\$48,500	09782-1651	Sales which are qualified

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