



**John R. Sandweg**  
*Partner*  
T 202-585-8189  
jsandweg@nixonpeabody.com

799 9th Street NW  
Suite 500  
Washington, DC 20001-4501  
202-585-8000

June 7, 2020

**RE: Mr. Guillermo Hector Alvarez Cuevas**

To Whom It May Concern:

This law firm was retained to independently investigate and assess the ownership of certain properties located in the United States alleged to be owned by Mr. Guillermo Hector Alvarez Cuevas (“Mr. Alvarez”). Specifically, we were asked to determine whether Mr. Alvarez owns any of these properties. As discussed below, we have concluded that none of the properties at issue are owned by Mr. Alvarez.

The properties in question are located at the following addresses:

1. 10130 Amethyst, Parker, CO 80134
2. 3885 Sheltering Pines St, Las Vegas, NV 89115
3. 2411 Saguaro Point, Las Vegas, NV 89115
4. 3208 NW 28th St, Oklahoma City, OK 73107
5. 7121 NW 45th St, Oklahoma City, OK 73127
6. 185 SW 7 St, Unit 306, Miami, FL 33130
7. 5890 SW 132 TER, Pinecrest, FL 33156
8. 18397 SW 136 CT, Miami, FL 33177
9. 7950 SW 13 TER, Miami, FL 33144
10. 9227 SW 227 ST, Unit 3, Cutler Bay, FL 33190
11. 301 SW 31 CT, Miami, FL 33135

To assess the ownership of these properties, we reviewed multiple government registries, public land records, and information contained in other databases. In particular, we obtained land records from the recorder’s or tax assessor’s office for each county in which the properties are located to determine the name of the current registered owner. That information was then cross-checked with various other records, which provided further identifying information about the property owner.

Our analysis revealed that none of the properties at issue are owned by Mr. Alvarez. Although ten of the eleven properties are owned by individuals named Guillermo Alvarez, we were able to determine that none those individuals are the Mr. Alvarez affiliated with Cooperativa La Cruz Azul, S.C.L. The individuals who own these properties are of different ages and have different middle names than Mr. Alvarez. Moreover, many of these properties were jointly

NIXON PEABODY LLP  
ATTORNEYS AT LAW


NIXONPEABODY.COM  
@NIXONPEABODYLLP

titled to include a spouse's name. None of the spouses' names match any known relative of Mr. Alvarez. Notably, Mr. Alvarez is a widow and none of the spouses identified shared the same name as his late wife.

The remaining property at issue—185 SW 7 St, Unit 306, Miami, FL 33130—was revealed to be owned by MER 5 LLC. A review of corporate records possessed by the Florida Secretary of State, however, showed the shareholders of MER 5 LLC to be individuals other than Mr. Alvarez. Mr. Alvarez does not appear on any of the initial or subsequent filings submitted to the Florida Secretary of State, nor could we find any other information that would suggest he is involved in any way with MER 5 LLC.

We thus conclude that Mr. Alvarez has no ownership interest in any of the aforementioned properties. Should you have any continuing concerns or additional questions, please do not hesitate to contact us.

Sincerely,



John R. Sandweg  
Partner

Jerry Robinette  
Investigative Director

*Enclosures*

20031015  
02920

76

**STATE OF NEVADA  
DECLARATION OF VALUE**

[Empty box for recording information]

1. Assessor Parcel Number(s)

- a) 140-07-115-057
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_
- e) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2 - 4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of the Property \$ 158,500.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ 158,500.00

Real Property Transfer Tax Due \$ 810.90

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090. Section 0
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred 0%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Mark Roberts Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: MARK E. ROBERTS

Address: 2711 CABO STREET  
City, State, Zip: PAHRUMPH, NV 89060

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: GUILLERMO ALVAREZ and ABELINA ALVAREZ

Address: 2711 CABO ST  
City, State, Zip: PAHRUMPH NV 89060

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow #: 03-171467-SM

Address: 10000 W. Charleston Blvd., Suite 170

City, State and Zip: Las Vegas, NV 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

2920

20031015  
02920

CLARK COUNTY, NEVADA  
FRANCES DEANE, RECORDER

76

RECORDING REQUESTED BY:  
Fidelity National Title Agency of Nevada, Inc.  
Escrow No. 03-171467-5M  
Title Order No. 00171467

RECORDED AT THE REQUEST OF  
FIDELITY NATIONAL TITLE

10-15-2003 13:58 ARD

OFFICIAL RECORDS

BOOK/INSTR: 20031015-02920

PAGE COUNT: 2

FEE: 15.00  
RPTT: 808.35

When Recorded Mail Document  
and Tax Statement To:  
Mr. and Mrs. GUILLERMO ALVAREZ  
3885 Sheltering Pines Street  
Las Vegas, NV 89115

(2)

RPTT: 810.90  
APN: 140-07-115-057

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That MARK E. ROBERTS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to GUILLERMO ALVAREZ and ABELINA ALVAREZ, HUSBAND AND WIFE, AS JOINT TENANTS

all that real property situated in the Clark County, State of Nevada, bounded and described as follows:


SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year 2003-2004
  2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

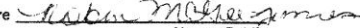
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

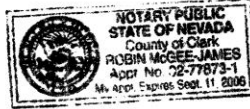
DATED: October 8, 2003

STATE OF NEVADA  
COUNTY OF CLARK

  
MARK E. ROBERTS

This instrument was acknowledged before me  
on October 8<sup>th</sup> 2003  
by MARK E. ROBERTS

Signature   
Notary Public  
My Commission Expires: 9-11-04



20031015  
02920

Order No. 03-17-171467-SM

**EXHIBIT "ONE"**

Lot 150 in Block 10 of Walnut Grove Unit 3, as shown by map thereof on file in Book 93 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 140-07-115-057

APN: 140-18-813-022

APN: 140-18-813-022  
Affix R.P.T.T. \$1050.60

RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE  
WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

GUILLERMO ALVAREZ ALVAREZ  
2411 SAGUARO POINT  
LAS VEGAS, NV 89115  
ESCROW NO: 00080102-002-IO

Inst #: 20180914-0001340

Fees: \$40.00

RPTT: \$1050.60 Ex #:

09/14/2018 01:05:43 PM

Receipt #: 3511174

Requestor:

FIDELITY NATIONAL TITLE ?

Recorded By: DROY Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That  
**Emiko Conrad, an unmarried woman**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby  
Grant, Bargain Sell and convey to

**Guillermo Alvarez Alvarez, a married man as his sole and separate property**

all that real property situated in the County of Clark, State of Nevada, bounded and described as  
follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this 5th day of September, 2018.

Emiko Conrad  
Emiko Conrad  
Emiko Conrad

STATE OF NEVADA  
COUNTY OF CLARK

} ss:

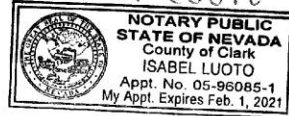
On this 5th day of September, 2018  
appeared before me, a Notary Public,

Emiko Conrad

personally known or proven to me to  
be the person(s) whose name(s) is/are  
subscribed to the above instrument,  
who acknowledged that he/she/they  
executed the instrument for the  
purposes therein contained.

Isabel Luoto  
Notary Public

My commission expires: 02/01/2021



No: 05-960851  
Exp: Feb. 1, 2021

**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00080102-00210**

Escrow No. 00080102 - 002 - IO  
*Grant, Bargain, Sale Deed....Continued*

**EXHIBIT A**

LOT TWENTY-TWO (22) IN BLOCK ONE (1) OF DESERT POINT II, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 75 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a) 140-18-813-022
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:
- a)  Vacant Land      b)  Single Fam. Res.
- c)  Condo/Twnhse      d)  2-4 Plex
- e)  Apt. Bldg.      f)  Comm'l/Ind'l
- g)  Agricultural      h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$206,000.00
- Deed in Lieu of Foreclosure Only (value of property): (0.00)
- Transfer Tax Value: \$206,000.00
- Real Property Transfer Tax Due: \$1,050.60

4. **If Exemption Claimed:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage being transferred: 100%

The undersigned Seller/(Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature *Emiko Conrad* Capacity Grantor

Signature *Guillermo Alvarez* Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Emiko Conrad

Address: P.O. Box 167

City, St., Zip: STRATTON, CO 80836

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Guillermo Alvarez Alvarez

Address: 2411 Saguaro Point St.

City, St., Zip: Las Vegas NV 89115

**COMPANY REQUESTING RECORDING**

Print Name: Fidelity National Title Agency of Nevada, Inc.

Address: 4040 S. Eastern Avenue, Suite 180

City/State/Zip: Las Vegas, NV 89119

Escrow #: 00080102-002

**WARRANTY DEED**

THIS DEED, Made this 22th day of April 2008, between  
WEEKLEY BOWEN, L.P. A DELAWARE LIMITED PARTNERSHIP

000027/08

of the SAID County of and State of DELAWARE, partners, and  
GUILHERMO ALVARES AND ANASTASIA M. ALVARES, AS JOINT-TENANTS

**Y DF**  
**TO 1000 #33.23**

whose residence is 10110 ANTHEMIST WAY  
PARKER, COLORADO 80134  
of the SAID County of DOUGLAS and State of COLORADO, partner.

WITNESSETH, that the parties hereto in consideration of the sum of (\$ 312,211.00 ) THREE HUNDRED  
THIRTY-TWO THOUSAND THREE HUNDRED TWENTY-ONE & 00/100  
DOLLARS, do hereby grant, convey, sell, and otherwise dispose of their right, title, interest, claim and demand with  
warranty acknowledged, his power, legal, and natural, and by force present and good, solemn, full, entire and sufficient  
unto the grantee, his heirs and assigns forever, of the real property described with more particulars of description, together with the  
County of DOUGLAS and State of Colorado described as follows:

Lot 23,  
STONEMATE FILING NO. 218,  
County of Douglas,  
State of Colorado.

As shown by map and number as 10110 ANTHEMIST WAY, PARKER, CO 80134

TOGETHER with all and singular the rights and appurtenances thereto in anywise by law or equity attaching, and the benefits  
and advantages, easements and reservations, covenants, conditions and restrictions, and all the same, right, title, interest, claim and demand which  
may hereunto in anywise by law or equity attach, and to the heirs, assigns, personal and real, with the same, together with appurtenances.

TO HAVE AND TO HOLD the said premises above described, with the appurtenances, unto the grantee, his heirs and  
assigns forever. And the grantee, his heirs and assigns, their executors, administrators and assigns, do hereby covenant, warrant and agree, with the grantee, his heirs  
and assigns, that at no time shall the title and delivery of these premises, be subject to any of the liabilities above described, but shall be  
free and clear, discharge and release from all such obligations, in law or in fact, and by grant, gift, purchase, mortgage, deed, or otherwise, to  
grant, mortgage, sale, lease, license, conveyance, or otherwise, and that the same shall be free and clear from all taxes and other  
charges, taxes, liens, encumbrances, mortgages and claims, of whatever kind or nature, except  
GENERAL TAXES AND ALL SUBSEQUENT TAXES AND ASSESSMENTS; EASEMENTS; RESERVATIONS; RESTRICTIONS; ALL FEDERAL,  
STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS; ASSESSMENTS  
ARISING FROM FIRE PROTECTION, RECREATION AND PARK DISTRICT.

The grantee shall defend all WARRANTY AND BURNING DEEDS to cause legal proceedings to be instituted and passed the proceeds  
of the grantee to be paid as aforesaid, all and every person or persons claiming the whole or any part thereof. The obligation  
mentioned herein to be paid, to be paid the principal, and the use of any gender shall be applicable to all genders.  
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals at the city and county aforesaid.

WEEKLEY BOWEN, L.P. A DELAWARE  
LIMITED PARTNERSHIP

By Christy Fink  
CHRISTY FINK, DIVISION COORDINATOR



State of COLORADO )  
County of ARAPAHOE )

The foregoing contents was acknowledged before me this 22th day of April, 2008,  
by CHRISTY FINK, DIVISION COORDINATOR FOR WEEKLEY BOWEN L.P., A DELAWARE  
LIMITED PARTNERSHIP.

My commission expires April 22, 2008. Witness my hand and official seal:  
Tina M. Notary  
Notary Public

AMERICAN GUARANTY TITLE CO.  
4040 N. TULSA  
OKLAHOMA CITY, OK 73112

Doc # 2006005302  
Bk 9981  
Pg 946-946  
DATE 01/12/06 10:45:48  
Filing Fee \$13.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

**JOINT TENANCY  
QUIT CLAIM DEED  
(INDIVIDUAL FORM)**

KNOW ALL MEN BY THESE PRESENTS:

That JAIME ALVAREZ, a single person part (w/ies) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby quit claim, grant, bargain, sell and convey unto GUILLERMO ALVAREZ and NORMA E. ALVAREZ, husband and wife, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in OKLAHOMA County, State of Oklahoma, to-wit:

Lot THREE (3), of  
Block TWELVE (12), in  
INGLESIDE ADDITION, to  
Oklahoma City, Oklahoma County, Oklahoma,  
According to the recorded plat thereof.

EXEMPT DOCUMENTARY STAMP TAX, O.S. TITLE 68, ARTICLE 32 SECTION 3202, PARAGRAPH 4.

RETURN TO: JAIME ALVAREZ  
3211 N. HAMMOND AVE, BETHANY, OK 73008

TAXES TO:  
BRMC

together with all and singular the hereditaments and appurtenances thereunto belonging.  
TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor, forever.

Signed and delivered this 01 day of 11, 20 06.

[Signature]  
JAIME ALVAREZ

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS:

Before me, a Notary Public in and for this State, on this 01-11-06 (date) personally appeared JAIME ALVAREZ, a single person, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that (HE/SHE/THEY) executed the same as (HIS/HER/THEIR) free and voluntary act and deed, for the uses and purposes therein set forth



[Signature] Notary Public  
My Commission Expires: 10/26/09  
Commission No. 05009624

COURTESY FILING, NO LIABILITY ASSUMED

Exempt Y13

AMERICAN GUARANTY TITLE CO.  
4040 N. TULSA  
OKLAHOMA CITY, OK 73112

Doc # 2005080140  
Bk 9726  
Pg 612-612  
DATE 05/31/05 14:40:45  
Filing Fee \$13.00  
Documentary Tax \$82.50  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

**JOINT TENANCY  
WARRANTY DEED  
(INDIVIDUAL)**

**KNOW ALL MEN BY THESE PRESENTS:**

That **JAIME ALVAREZ**, a single person party(IES) of the first part, in consideration of the sum of **TEN AND NO/100** dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto **GUILLELMO ALVAREZ and NORMA ALVAREZ, husband and wife** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to-wit:

Lot **ELEVEN (11)**, of Block **ONE (1)**, in **BEVERLY'S 2ND ADDITION**, to **Oklahoma County, Oklahoma**, according to the recorded plat thereof.

**LESS AND EXCEPT** any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of records and subject to easements, restrictive covenants and rights of way of record.

**RETURN TO:**

7121 NW 45TH STREET, BETHANY, OKLAHOMA 73099

**TAXES TO:**

WELLS FARGO BANK, N.A.  
PO Box 10304  
Des Moines IA 50306-0304

together with all the improvements thereon, and the appurtenances thereto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said parties of the second part, as such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatever nature.

Signed and delivered May 26, 2005.

JAIME ALVAREZ

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF OKLAHOMA )  
COUNTY OF CANADIAN ) SS:

Before me, a Notary Public in and for this State, on this 26th day of May, 2005, personally appeared **JAIME ALVAREZ**, a single person, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

SEAL

Gaye L. Liddle  
My Commission expires 9/9/06

Commission Number: 02014260, Notary Public

File # 05030810

GAYE L. LIDDLE  
Canadian County  
Notary Public in and for  
State of Oklahoma  
Commission # 02014260

8250

4/13



Address

Owner Name

Folio

## SEARCH:

01-4138-126-2250



### PROPERTY INFORMATION

**Folio:** 01-4138-126-2250

**Sub-Division:**

LATITUDE ON THE RIVER CONDO

**Property Address**

185 SW 7 ST UNIT: 3106

**Owner**

MER 5 LLC

**Mailing Address**

2458 E 14 ST  
BROOKLYN, NY 11235

**PA Primary Zone**

6600 COMMERCIAL - LIBERAL

**Primary Land Use**

0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

**Beds / Baths / Half** 0 / 1 / 0

**Floors** 0

**Living Units** 1

**Actual Area**

**Living Area** 451 Sq.Ft

**Adjusted Area** 451 Sq.Ft

**Lot Size** 0 Sq.Ft

**Year Built** 2007







### Featured Online Tools

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[PA Additional Online Tools](#)

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[Report Discrepancies](#)

[Special Taxing Districts and Other Non-Ad valorem Assessments](#)

[TRIM Notice](#)

[Glossary](#)

[Property Record Cards](#)

[Property Taxes](#)

[Report Homestead Fraud](#)

[Tax Comparison](#)

[Tax Estimator](#)

[Value Adjustment Board](#)

## ASSESSMENT INFORMATION

2020 IMPORTANT NOTICE: The assessment and exemption values currently shown are preliminary and are subject to change.

Year	2020
Land Value	\$0
Building Value	\$0

<b>Extra Feature Value</b>	\$0
<b>Market Value</b>	\$140,492
<b>Assessed Value</b>	\$140,492

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$140,492	\$140,492	\$125,689
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$140,492	\$140,492	\$140,492
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$140,492	\$140,492	\$125,689
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$140,492	\$140,492	\$125,689

## BENEFITS INFORMATION

<b>Benefit</b>	<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Non-Homestead Cap</b>	Assessment Reduction			\$14,803

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

## FULL LEGAL DESCRIPTION



LATITUDE ON THE RIVER CONDO

UNIT 3106

UNDIV 0.098509%

INT IN COMMON ELEMENTS

OFF REC 25803-0992

COC 25901-4866 08 2007 1

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
08/31/2018	\$190,000	31156-4012	Qual by exam of deed	GUILLERMO ALVAREZ
08/01/2007	\$161,000	25901-4866	Sales which are qualified	

For more information about the Department of Revenue's Sales Qualification Codes.

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

**LAND USE AND RESTRICTIONS**

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	CENTRAL
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	T6-36B-O -
<b>Existing Land Use:</b>	180 - RESIDENTIAL PREDOMINANTLY (CONDOMINIUM/ RENTAL APARTMENTS WITH LOWER FLOORS OFFICE AND/OR RETAIL. HIGH DENSITY > 15 DWELLING UNITS PER AC, MULTI- STORY BUILDINGS (GENERALLY MORE THAN 5 STORIES).

Government Agencies and Community Services

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 City of Miami  
 Environmental Considerations  
 Florida Inland Navigation District  
 PA Bulletin Board  
 Special Taxing District and Other Non-Ad valorem Assessment  
 School Board  
 South Florida Water Mgmt District  
 Tax Collector

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>

For inquiries and suggestions email us at  
<http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

## EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

[More >](#)

## REAL ESTATE

40 Yr Building

Re-Certification

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Address

Owner Name

Folio

## SEARCH:

20-5013-028-0250



### PROPERTY INFORMATION

**Folio:** 20-5013-028-0250

**Sub-Division:**

CUTLER BAY ESTS

**Property Address**

5890 SW 132 TER

**Owner**

GUILLERMO M ALVAREZ

ADRIANA ALVAREZ

**Mailing Address**

5890 SW 132 TERR

MIAMI, FL 33156-7272

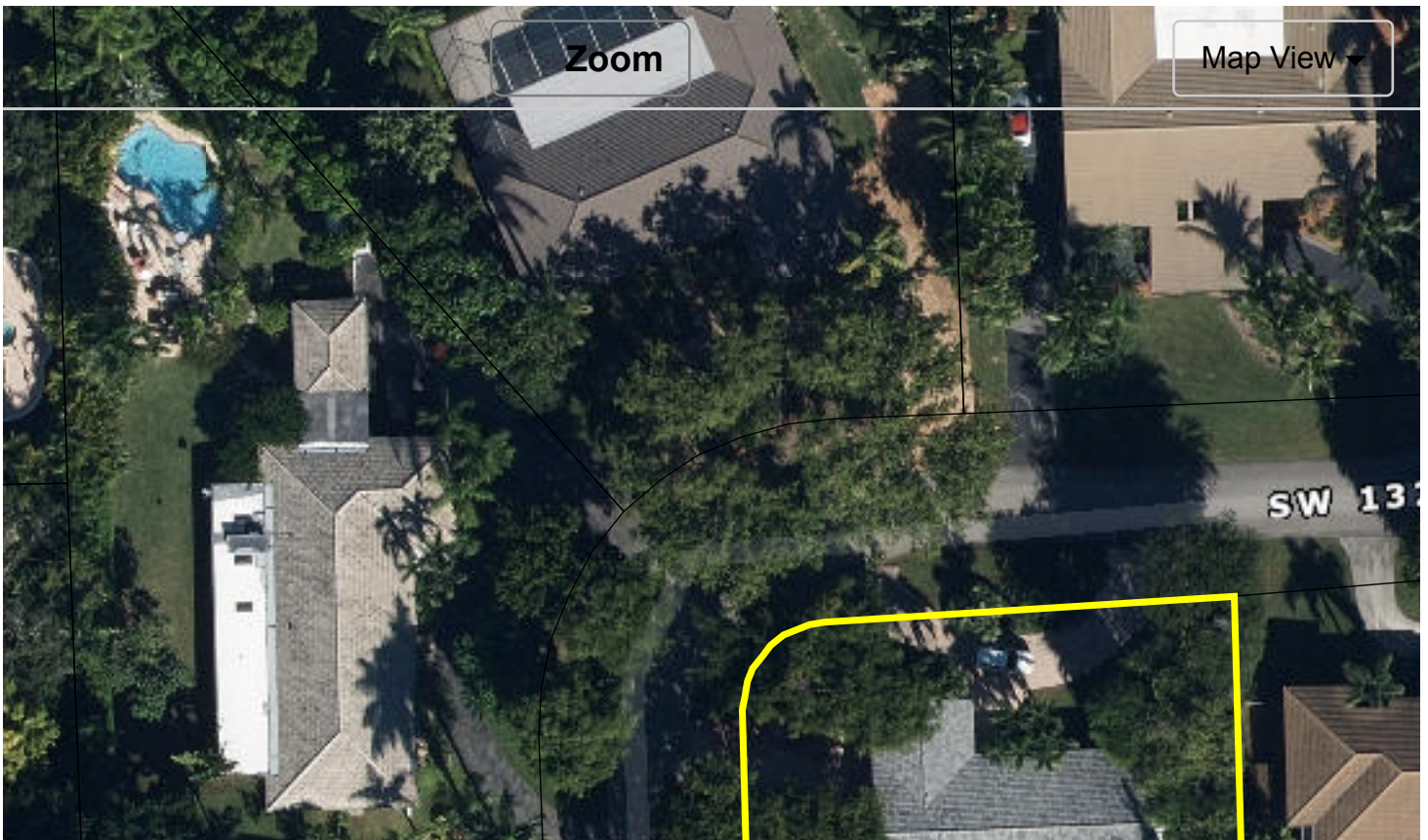
**PA Primary Zone**

2100 ESTATES - 15000 SQFT LOT

**Primary Land Use**

0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

<b>Beds / Baths / Half</b>	3 / 2 / 1
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,635 Sq.Ft
<b>Living Area</b>	2,509 Sq.Ft
<b>Adjusted Area</b>	2,954 Sq.Ft
<b>Lot Size</b>	15,624 Sq.Ft
<b>Year Built</b>	1973







### Featured Online Tools

- |   |  |
|---|--|
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| <a href="#">PA Additional Online Tools</a>                                    | <a href="#">Property Record Cards</a>  |
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| <a href="#">Special Taxing Districts and Other Non-Ad valorem Assessments</a> | <a href="#">Tax Comparison</a>         |
| <a href="#">TRIM Notice</a>   | <a href="#">Tax Estimator</a>          |
|   | <a href="#">Value Adjustment Board</a> |

## ASSESSMENT INFORMATION

2020IMPORTANT NOTICE: The assessment and exemption values currently shown are preliminary and are subject to change.

<b>Year</b>	<b>2020</b>
<b>Land Value</b>	\$551,232
<b>Building Value</b>	\$273,245

<b>Extra Feature Value</b>	\$20,802
<b>Market Value</b>	\$845,279
<b>Assessed Value</b>	\$523,474

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$473,474	\$461,705	\$452,164
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$498,474	\$486,705	\$477,164
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$473,474	\$461,705	\$452,164
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$473,474	\$461,705	\$452,164

## BENEFITS INFORMATION

<b>Benefit</b>	<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Save Our Homes Cap</b>	Assessment Reduction	\$321,805	\$337,445	\$350,856
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

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

## FULL LEGAL DESCRIPTION

CUTLER BAY ESTS PB 95-28

LOT 1 BLK 3

LOT SIZE 124.000 X 126

OR 16946-2311 1095 1

F/A/U 30-5013-028-0250

COC 22495-0859 07 2004 4

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2004	\$0	22495-0859	Sales which are disqualified as a result of examination of the
07/01/2004	\$630,000	22495-0858	Sales which are qualified
10/01/1995	\$335,000	16946-2311	Sales which are qualified
12/01/1992	\$155,000	15768-0828	Sales which are qualified
03/01/1974	\$90,000	00000-00000	Sales which are qualified
11/01/1973	\$17,500	00000-00000	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

2020

2019

2018

## LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	EU-M	2100 - ESTATES - 15000 SQFT LOT	Square Ft.	15,000.00	\$540,000
GENERAL	EU-M	2100 - ESTATES - 15000 SQFT LOT	Square Ft.	624.00	\$11,232

## BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1973	3,635	2,509	2,954	\$273,245



Current Building Sketches Available!

## EXTRA FEATURES

Description	Year Built	Units	Calc Value
Wood Fence	1981	166.67	\$1,536
Patio - Terrazzo, Pebble	1974	654	\$2,391
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1974	1	\$16,875

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

**LAND USE AND RESTRICTIONS**

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	EU-M -
<b>Existing Land Use:</b>	10 - SINGLE-FAMILY, MED.-DENSITY (2-5 DU/GROSS ACRE).
Government Agencies and Community Services	

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 City of Pinecrest  
 Environmental Considerations  
 Florida Inland Navigation District  
 PA Bulletin Board  
 Special Taxing District and Other Non-Ad valorem Assessment  
 School Board  
 South Florida Water Mgmt District  
 Tax Collector

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For inquiries and suggestions email us at  
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## **EXEMPTIONS & BENEFITS**

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Address

Owner Name

Folio

## SEARCH:

30-5935-003-0200



### PROPERTY INFORMATION

**Folio:** 30-5935-003-0200

**Sub-Division:**

FANTASY HOMES

**Property Address**

18397 SW 136 CT

**Owner**

GUILLERMO ALVAREZ

**Mailing Address**

18397 SW 136 CT  
MIAMI, FL 33177

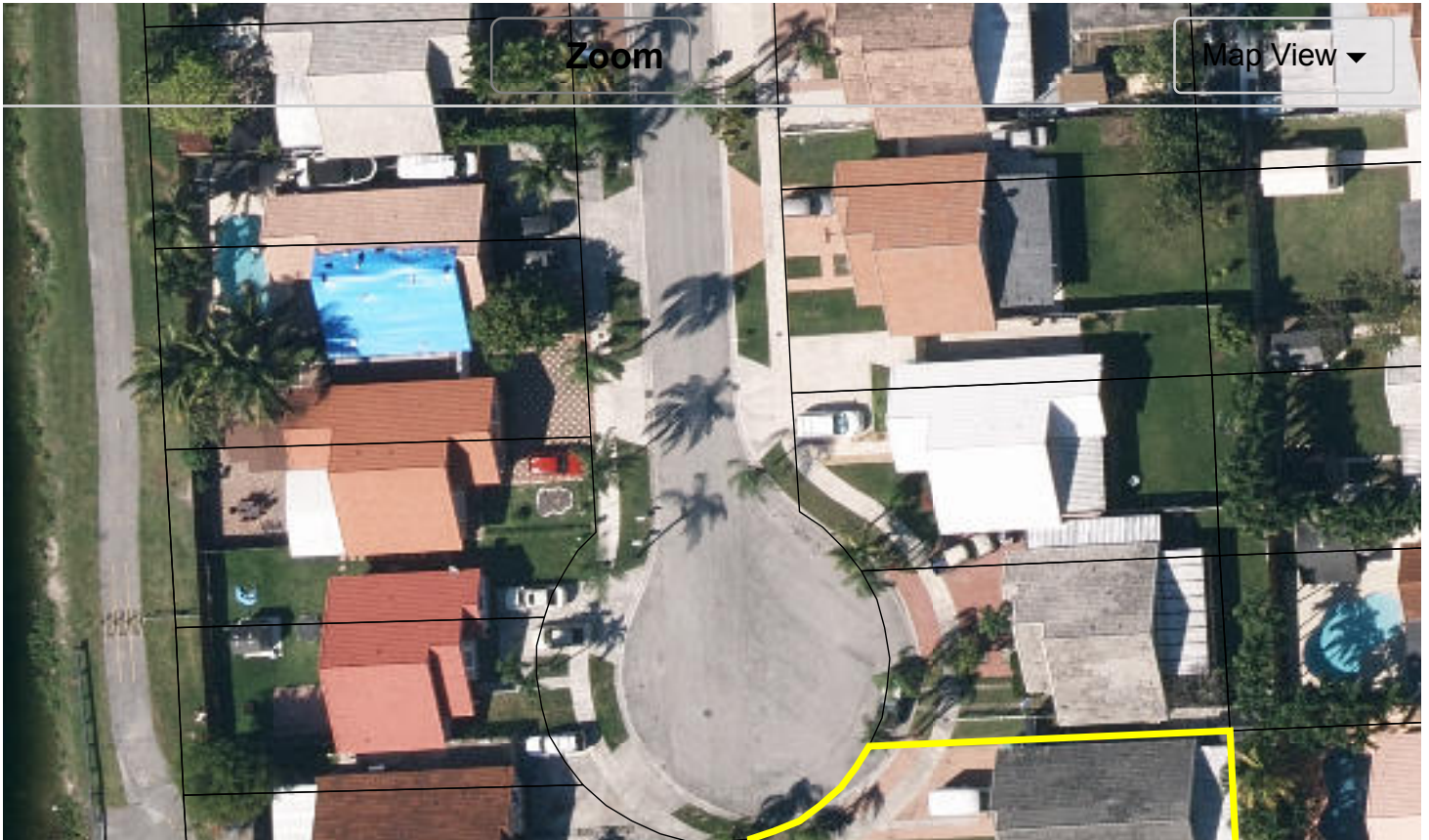
**PA Primary Zone**

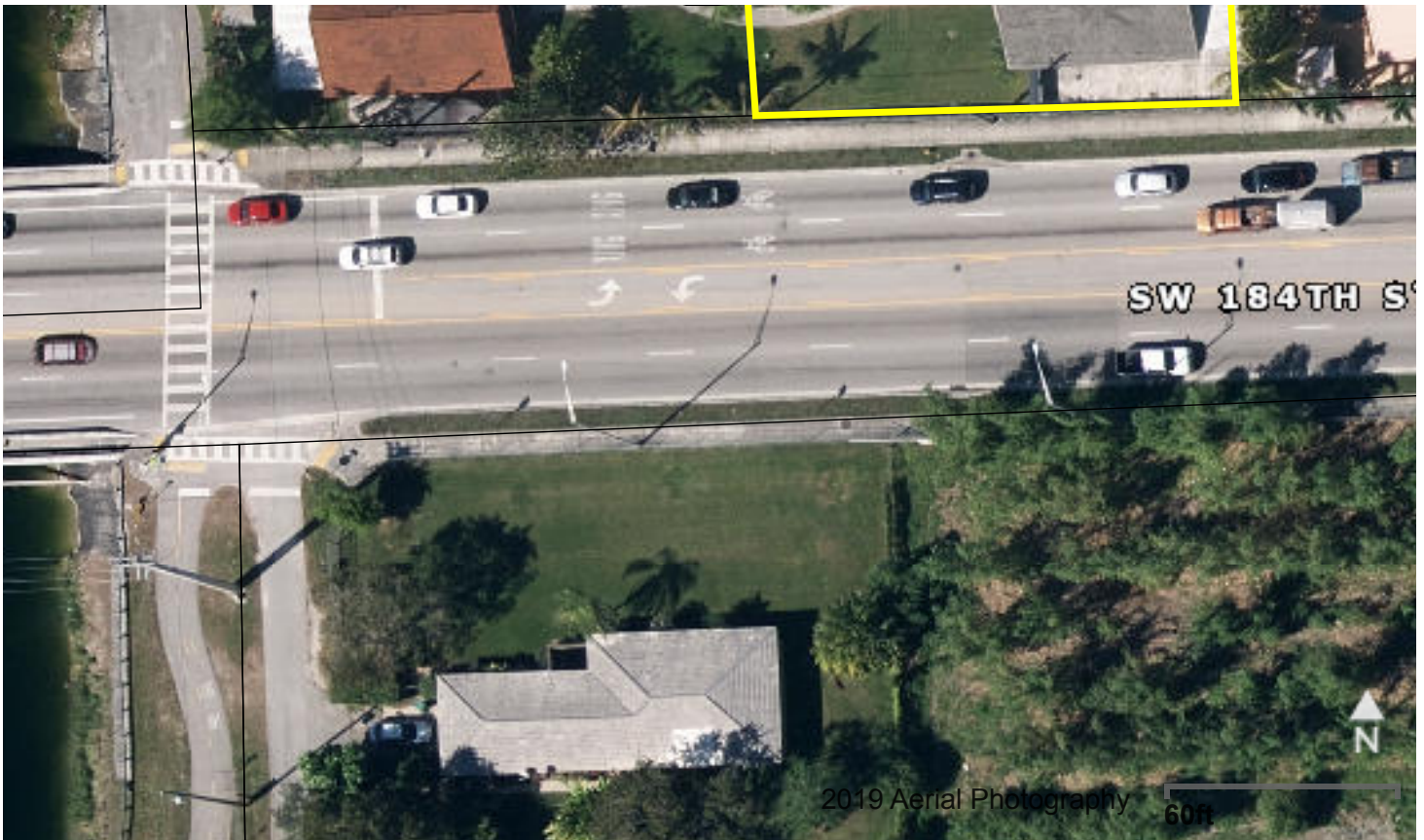
0101 SINGLE FAMILY

**Primary Land Use**

0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

<b>Beds / Baths / Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,584 Sq.Ft
<b>Living Area</b>	1,528 Sq.Ft
<b>Adjusted Area</b>	1,556 Sq.Ft
<b>Lot Size</b>	6,613 Sq.Ft
<b>Year Built</b>	1994





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| <a href="#">TRIM Notice</a>   | <a href="#">Tax Estimator</a>          |
|   | <a href="#">Value Adjustment Board</a> |

## ASSESSMENT INFORMATION

2020IMPORTANT NOTICE: The assessment and exemption values currently shown are preliminary and are subject to change.

<b>Year</b>	<b>2020</b>
<b>Land Value</b>	\$104,517
<b>Building Value</b>	\$153,422



<b>Extra Feature Value</b>	\$8,406
<b>Market Value</b>	\$266,345
<b>Assessed Value</b>	\$236,813

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,500	\$50,500	\$50,500
<b>Taxable Value</b>	\$186,313	\$180,989	\$176,673
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,500	\$25,500	\$25,500
<b>Taxable Value</b>	\$211,313	\$205,989	\$201,673
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,500	\$50,500	\$50,500
<b>Taxable Value</b>	\$186,313	\$180,989	\$176,673

## BENEFITS INFORMATION

<b>Benefit</b>	<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Save Our Homes Cap</b>	Assessment Reduction	\$29,532	\$36,756	
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Blind</b>	Exemption	\$500	\$500	\$500

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

## FULL LEGAL DESCRIPTION

FANTASY HOMES

PB 140-86

LOT 20 BLK 1

LOT SIZE 6613 SQ FT

F/A/U 30-5935-001-0075 & 0090

OR 20932-2791 102002 1

COC 22413-1964 05 2004 1

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner
12/28/2017	\$300,000	30818-4698	Qual by exam of deed	EVELYN DOM
09/24/2009	\$150,000	27029-3783	Qual by exam of deed	GABRIEL QUI
05/01/2004	\$200,000	22413-1964	Sales which are qualified	
10/01/2002	\$149,000	20932-2791	Sales which are qualified	
03/01/1994	\$95,900	16292-5030	Sales which are qualified	
06/01/1992	\$1,450,000	15572-3936	Deeds that include more than one parcel	

For more information about the Department of Revenue's Sales Qualification Codes.

2020

2019

2018

## LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1Z	0101 - SINGLE FAMILY	Square Ft.	5,000.00	\$90,000

GENERAL	RU-1Z	0101 - SINGLE FAMILY	Square Ft.	1,613.00	\$14,517
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## BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1994	1,584	1,528	1,556	\$153,422



Current Building Sketches Available!

## EXTRA FEATURES

Description	Year Built	Units	Calc Value
Patio - Concrete Slab w/Roof Aluminum or Fiber	2015	350	\$3,024
Patio - Concrete Slab	2010	450	\$1,638
Patio - Concrete Slab	2009	230	\$828
Patio - Concrete Slab	2008	300	\$1,068
Wood Fence	1994	150	\$1,848

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

**LAND USE AND RESTRICTIONS**

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	RU-1Z - SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE 4,500 FT2 NET
<b>Existing Land Use:</b>	11 - SINGLE-FAMILY, HIGH DENSITY (OVER 5 DU/GROSS ACRE, OTHER THAN TOWNHOUSES, DUPLEXES AND MOBILE HOMES).

Government Agencies and Community Services

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 Environmental Considerations  
 Florida Inland Navigation District  
 Miami-Dade County  
 PA Bulletin Board  
 Special Taxing District and Other Non-Ad valorem Assessment  
 School Board  
 South Florida Water Mgmt District  
 Tax Collector

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For inquiries and suggestions email us at  
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## **EXEMPTIONS & BENEFITS**

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Address

Owner Name

Folio

## SEARCH:

30-4010-019-0670



### PROPERTY INFORMATION

**Folio:** 30-4010-019-0670

**Sub-Division:**

MIRACLE MANOR 5TH ADDN

**Property Address**

7950 SW 13 TER

**Owner**

GUILLERMO ALVAREZ

**Mailing Address**

7950 SW 13 TERR  
MIAMI, FL 33144-5220

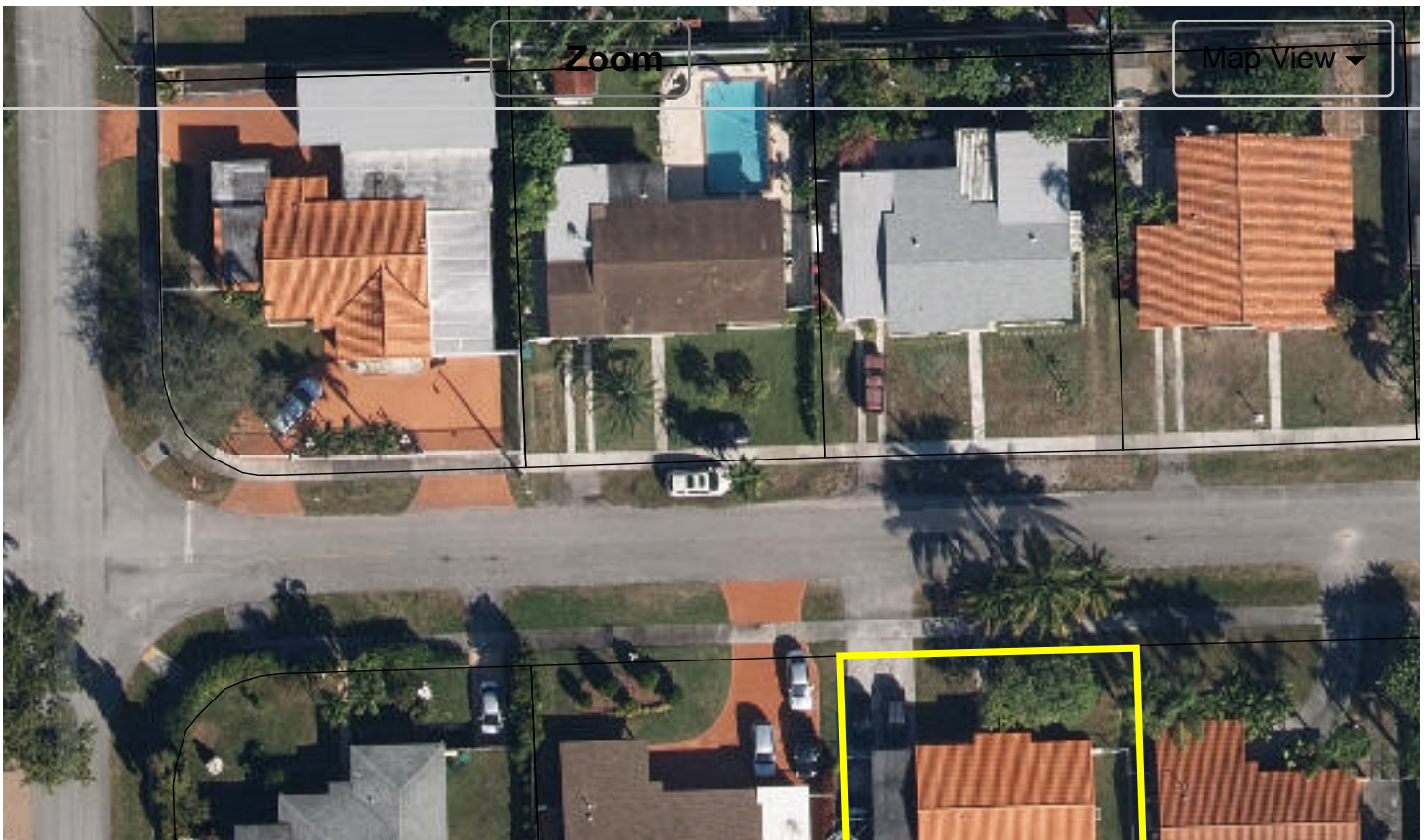
**PA Primary Zone**

0100 SINGLE FAMILY - GENERAL

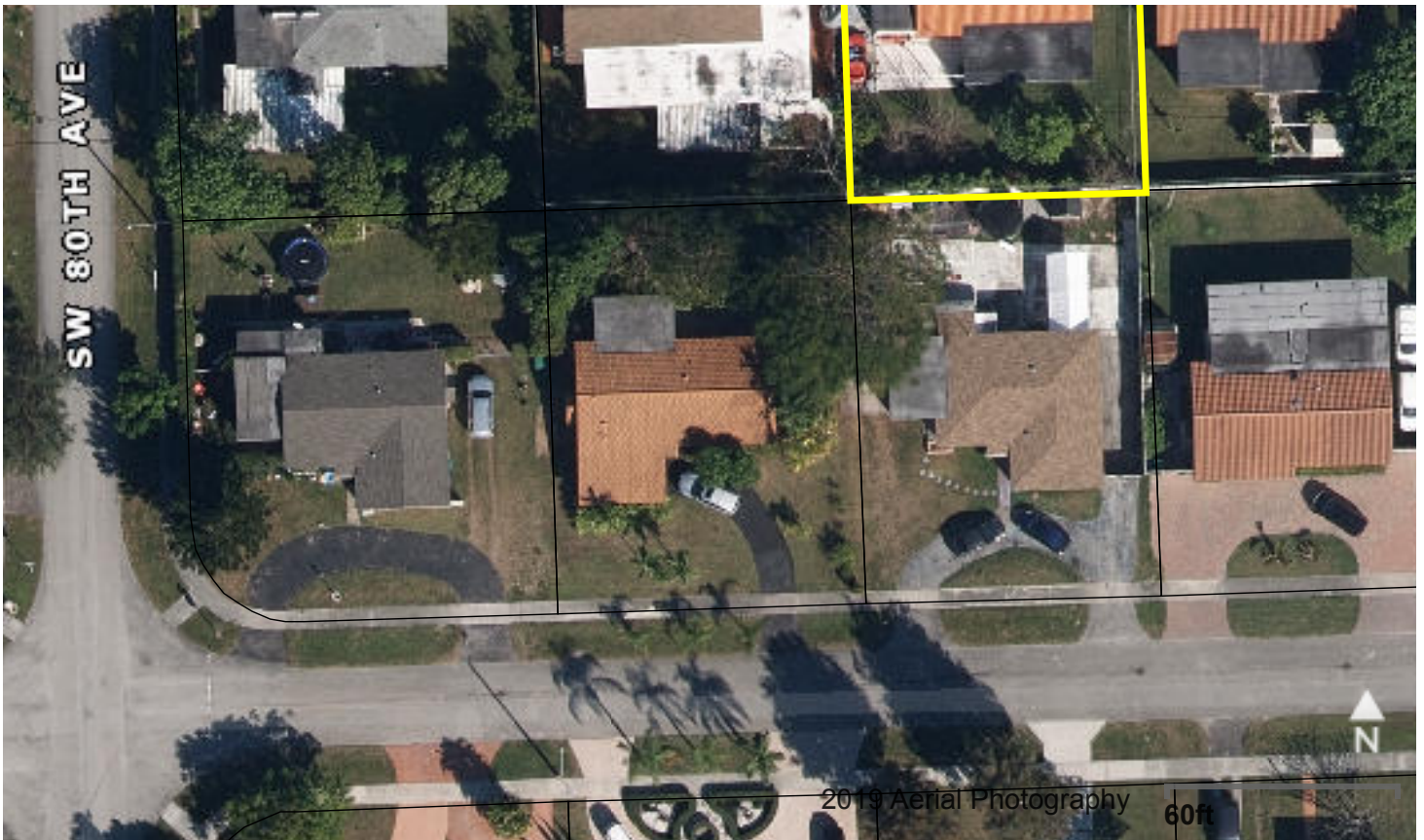
**Primary Land Use**

0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

<b>Beds / Baths / Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,900 Sq.Ft
<b>Living Area</b>	1,383 Sq.Ft
<b>Adjusted Area</b>	1,675 Sq.Ft
<b>Lot Size</b>	7,500 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)







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|---|--|
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| <a href="#">PA Additional Online Tools</a>                                    | <a href="#">Property Record Cards</a>  |
| <a href="#">Property Search Help</a>  | <a href="#">Property Taxes</a>         |
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| <a href="#">TRIM Notice</a>   | <a href="#">Tax Estimator</a>          |
|   | <a href="#">Value Adjustment Board</a> |

## ASSESSMENT INFORMATION

2020IMPORTANT NOTICE: The assessment and exemption values currently shown are preliminary and are subject to change.

<b>Year</b>	<b>2020</b>
<b>Land Value</b>	\$172,500
<b>Building Value</b>	\$119,944

<b>Extra Feature Value</b>	\$3,103
<b>Market Value</b>	\$295,547
<b>Assessed Value</b>	\$171,055

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
<b>Exemption Value</b>	\$100,000	\$100,000	\$50,000
<b>Taxable Value</b>	\$71,055	\$67,210	\$114,093
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$146,055	\$142,210	\$139,093
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$121,055	\$117,210	\$114,093

## BENEFITS INFORMATION

<b>Benefit</b>	<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Save Our Homes Cap</b>	Assessment Reduction	\$124,492	\$114,447	\$118,673
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Senior Homestead</b>	Exemption	\$50,000	\$50,000	

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

## FULL LEGAL DESCRIPTION

10 54 40

MIRACLE MANOR 5TH ADD PB 65-52

LOT 8 BLK 28

LOT SIZE 75.000 X 100

OR 20288-0998 02/2002 4

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2002	\$0	20288-0998	Sales which are disqualified as a result of examination of the
03/01/1998	\$130,000	18153-1513	Sales which are qualified
10/01/1985	\$65,000	12686-0488	Sales which are qualified
09/01/1979	\$50,000	10517-2276	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

2020

2019

2018


## LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100 - SINGLE FAMILY - GENERAL	Square Ft.	7,500.00	\$172,500

## BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1959	1,735	1,218	1,510	\$105,972

1	2	1992	165	165	165	\$13,972
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 Current Building Sketches Available!

## EXTRA FEATURES

Description	Year Built	Units	Calc Value
Patio - Concrete Slab	2011	125	\$460
Patio - Concrete Slab	1993	510	\$1,510
Chain-link Fence 4-5 ft high	1984	75	\$503
Chain-link Fence 4-5 ft high	1980	100	\$630

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.



**LAND USE AND RESTRICTIONS**

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	RU-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT2 NET
<b>Existing Land Use:</b>	10 - SINGLE-FAMILY, MED.-DENSITY (2-5 DU/GROSS ACRE).

Government Agencies and Community Services

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 Environmental Considerations  
 Florida Inland Navigation District  
 Miami-Dade County  
 PA Bulletin Board  
 Special Taxing District and Other Non-Ad valorem Assessment  
 School Board  
 South Florida Water Mgmt District  
 Tax Collector

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For inquiries and suggestions email us at  
<http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

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## **EXEMPTIONS & BENEFITS**

Deployed Military

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Address

Owner Name

Folio

## SEARCH:

36-6016-021-0110



### PROPERTY INFORMATION

**Folio:** 36-6016-021-0110

**Sub-Division:**

THE SHORES CONDO NO 2

**Property Address**

9227 SW 227 ST UNIT: 3

**Owner**

GUILLERMO ALVAREZ

**Mailing Address**

9227 SW 227 ST #3  
CUTLER BAY, FL 33190-1890

**PA Primary Zone**

8900 INTERIM-AWAIT SPECIFIC ZO

**Primary Land Use**

0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

**Beds / Baths / Half** 3 / 2 / 1

**Floors** 0

**Living Units** 1

**Actual Area**

**Living Area** 1,325 Sq.Ft

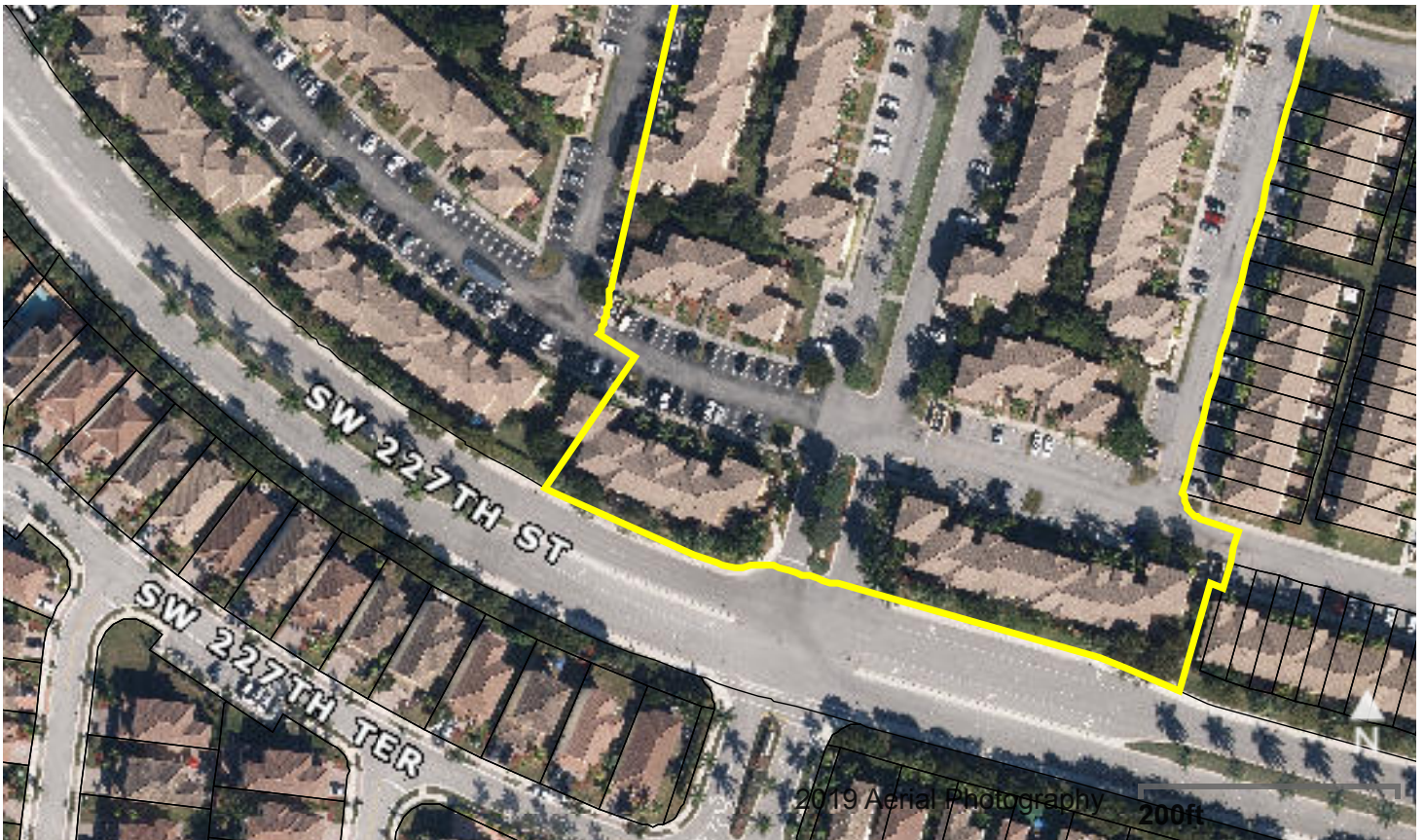
**Adjusted Area** 1,325 Sq.Ft

**Lot Size** 0 Sq.Ft

**Year Built** 2007







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## ASSESSMENT INFORMATION

2020 IMPORTANT NOTICE: The assessment and exemption values currently shown are preliminary and are subject to change.

Year	2020
Land Value	\$0
Building Value	\$0

<b>Extra Feature Value</b>	\$0
<b>Market Value</b>	\$163,800
<b>Assessed Value</b>	\$87,892

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$37,892	\$35,916	\$34,315
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$62,892	\$60,916	\$59,315
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$37,892	\$35,916	\$34,315
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$37,892	\$35,916	\$34,315

## BENEFITS INFORMATION

<b>Benefit</b>	<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Save Our Homes Cap</b>	Assessment Reduction	\$75,908	\$70,084	\$71,685
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

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



## FULL LEGAL DESCRIPTION

THE SHORES CONDO NO 2  
 UNIT 3 BLDG 10  
 UNDIV 1/155  
 INT IN COMMON ELEMENTS  
 OFF REC 25323-2956  
 COC 26089-3506 11 2007 1

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
11/01/2007	\$186,990	26089-3506	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

**LAND USE AND RESTRICTIONS**

<b>Community Development District:</b>	LAKES BY THE BAY SOUTH
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	MR-13 -
<b>Existing Land Use:</b>	12 - TOWNHOUSES.
Government Agencies and Community Services	

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 City of Cutler Bay  
 Environmental Considerations  
 Florida Inland Navigation District  
 PA Bulletin Board  
 Special Taxing District and Other Non-Ad valorem Assessment  
 School Board  
 South Florida Water Mgmt District  
 Tax Collector

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For inquiries and suggestions email us at  
<http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

## **EXEMPTIONS & BENEFITS**

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Disability Exemptions

Homestead

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Address

Owner Name

Folio

# SEARCH:

01-4104-034-0290



## PROPERTY INFORMATION

**Folio:** 01-4104-034-0290

**Sub-Division:**

ARDMORE HGTS AMD

**Property Address**

- 301 SW 31 CT
- 303 SW 31 CT
- 305 SW 31 CT
- 307 SW 31 CT
- 309 SW 31 CT
- 311 SW 31 CT

**Owner**

GUILLERMO ALVAREZ

**Mailing Address**

7211 SW 132 AVE  
MIAMI, FL 33183

**PA Primary Zone**

5700 DUPLEXES - GENERAL

**Primary Land Use**

0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS

**Beds / Baths / Half** 3 / 2 / 0

**Floors** 1

**Living Units** 2

**Actual Area**

**Living Area**

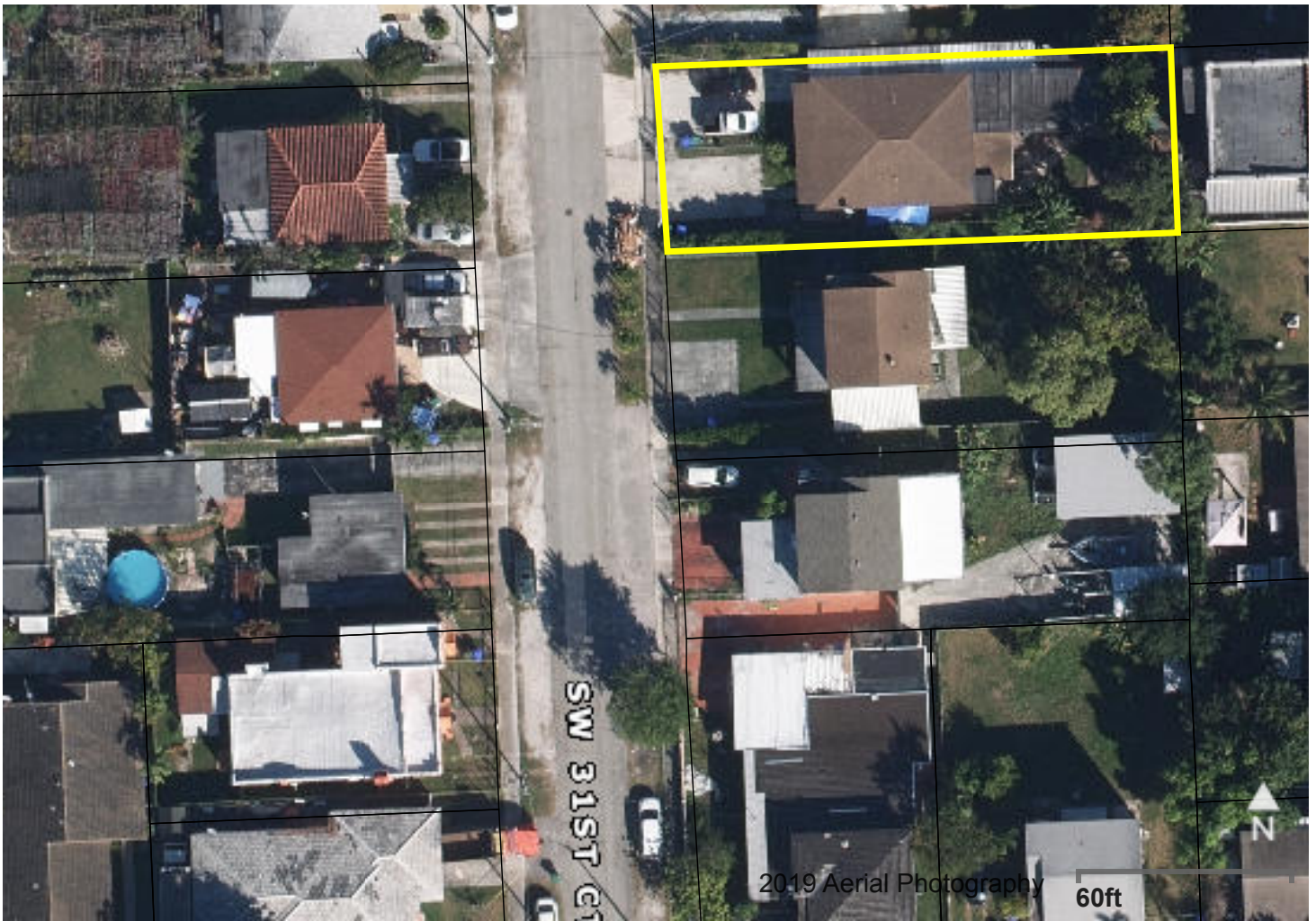
**Adjusted Area** 1,708 Sq.Ft

**Lot Size** 7,200 Sq.Ft

**Year Built** Multiple (See Building Info.)







### Featured Online Tools

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[PA Additional Online Tools](#)

[Property Search Help](#)

[Report Discrepancies](#)

[Special Taxing Districts and Other Non-Ad valorem Assessments](#)

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## ASSESSMENT INFORMATION

2020IMPORTANT NOTICE: The assessment and exemption values currently shown are preliminary and are subject to change.



<b>Year</b>	<b>2020</b>
<b>Land Value</b>	\$180,637
<b>Building Value</b>	\$119,698
<b>Extra Feature Value</b>	\$2,348
<b>Market Value</b>	\$302,683
<b>Assessed Value</b>	\$302,683

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$302,683	\$296,628	\$284,357
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$302,683	\$296,628	\$284,357
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$302,683	\$296,628	\$284,357
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$302,683	\$296,628	\$284,357

## BENEFITS INFORMATION

<b>Benefit</b>	<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
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Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## FULL LEGAL DESCRIPTION

AMENDED PLAT OF ARDMORE HEIGHTS

PB 6-90

LOT 8 BLK 3

LOT SIZE 50.000 X 144

OR 20683-3001 09 2002 1

COC 22766-1000 10 2004 1

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/27/2017	\$298,000	30696-4909	Corrective, tax or QCD; min consideration
06/24/2016	\$325,000	30131-1556	Qual by exam of deed
10/01/2004	\$299,000	22766-1000	Sales which are qualified
11/01/2003	\$245,000	21872-2551	Sales which are qualified
09/01/2002	\$185,000	20683-3001	Sales which are qualified
09/01/1992	\$0	15644-2216	Sales which are disqualified as a result of examination of the
10/01/1973	\$36,000	00000-00000	Sales which are qualified
05/01/1973	\$41,500	00000-00000	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

2020

2019

2018

## LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700 - DUPLEXES - GENERAL	Front Ft.	50.00	\$180,637

## BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1953			1,522	\$105,931
1	2	1974			168	\$12,180
1	3	1995			18	\$1,587

## EXTRA FEATURES

Description	Year Built	Units	Calc Value
Aluminum Modular Fence	2005	50	\$1,496
Patio - Concrete Slab w/Roof Aluminum or Fiber	1980	125	\$737
Patio - Concrete Slab	1974	46	\$115

## ADDITIONAL INFORMATION

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**LAND USE AND RESTRICTIONS**

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	T3-O -
<b>Existing Land Use:</b>	20 - TWO-FAMILY (DUPLEXES).
Government Agencies and Community Services	

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 City of Miami  
 Environmental Considerations  
 Florida Inland Navigation District  
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For inquiries and suggestions email us at  
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**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L18000208395  
FILED 8:00 AM  
August 30, 2018  
Sec. Of State  
rekemple

**Article I**

The name of the Limited Liability Company is:

MER 5, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

251 174TH STREET  
611  
SUNNY ISLES BEACH, FL. US 33160

The mailing address of the Limited Liability Company is:

2458 EAST 14TH STREET  
BROOKLYN, NY. US 11235

**Article III**

The name and Florida street address of the registered agent is:

IOANNOU & IOANNOU LLP  
17070 COLLINS AVE  
261  
SUNNY ISLES BEACH, FL. 33160

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JOHN IOANNOU