



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

Generated On: 04/11/2025

| PROPERTY INFORMATION      |  |
|---------------------------|--|
| <b>Folio</b>              | 02-3233-012-0130                                   |
| <b>Property Address</b>   | 1824 ALTON RD<br>MIAMI BEACH, FL 33139-1505        |
| <b>Owner</b>              | 1800 ALTON PROPERTY OWNER LLC , C/O MK<br>HAM LLC  |
| <b>Mailing Address</b>    | 333 EARLE OVINGTON BLVD 900<br>UNIONDALE, NY 11553 |
| <b>Primary Zone</b>       | 6400 COMMERCIAL - CENTRAL                          |
| <b>Primary Land Use</b>   | 1111 STORE : RETAIL OUTLET                         |
| <b>Beds / Baths /Half</b> | 0 / 0 / 0  |
| <b>Floors</b>             | 5  |
| <b>Living Units</b>       | 0  |
| <b>Actual Area</b>        | 84,924 Sq.Ft                                       |
| <b>Living Area</b>        | 84,924 Sq.Ft                                       |
| <b>Adjusted Area</b>      | 79,478 Sq.Ft                                       |
| <b>Lot Size</b>           | 24,000 Sq.Ft                                       |
| <b>Year Built</b>         | 2018   |

| ASSESSMENT INFORMATION     |              |              |              |
|----------------------------|--------------|--------------|--------------|
| Year                       | 2024         | 2023         | 2022         |
| <b>Land Value</b>          | \$9,037,500  | \$7,200,000  | \$9,037,500  |
| <b>Building Value</b>      | \$18,876,500 | \$19,844,500 | \$18,557,500 |
| <b>Extra Feature Value</b> | \$0          | \$0          | \$0          |
| <b>Market Value</b>        | \$27,914,000 | \$27,044,500 | \$27,595,000 |
| <b>Assessed Value</b>      | \$27,914,000 | \$27,044,500 | \$27,595,000 |

| BENEFITS INFORMATION   |      |      |      |      |
|--|------|------|------|------|
| Benefit  | Type | 2024 | 2023 | 2022 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |      |      |      |      |



| TAXABLE VALUE INFORMATION |              |              |              |
|---------------------------|--------------|--------------|--------------|
| Year                      | 2024         | 2023         | 2022         |
| <b>COUNTY</b>             |              |              |              |
| <b>Exemption Value</b>    | \$0          | \$0          | \$0          |
| <b>Taxable Value</b>      | \$27,914,000 | \$27,044,500 | \$27,595,000 |
| <b>SCHOOL BOARD</b>       |              |              |              |
| <b>Exemption Value</b>    | \$0          | \$0          | \$0          |
| <b>Taxable Value</b>      | \$27,914,000 | \$27,044,500 | \$27,595,000 |
| <b>CITY</b>               |              |              |              |
| <b>Exemption Value</b>    | \$0          | \$0          | \$0          |
| <b>Taxable Value</b>      | \$27,914,000 | \$27,044,500 | \$27,595,000 |
| <b>REGIONAL</b>           |              |              |              |
| <b>Exemption Value</b>    | \$0          | \$0          | \$0          |
| <b>Taxable Value</b>      | \$27,914,000 | \$27,044,500 | \$27,595,000 |

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## Property Information

**Folio:** 02-3233-012-0130

**Property Address:** 1824 ALTON RD

## Roll Year **2024** 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   | CD-2       | 6400       | Square Ft.    | 22,500.00     |            |            |
| GENERAL   | CD-2       | 6400       | Square Ft.    | 1,500.00      |            |            |
| BUILDING 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. |            |            |               |               |            |            |
| Building Number   | Sub Area   | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
| 1   | 1          | 2018       | 17,382        | 17,382        | 14,894     |            |
| 1   | 2          | 2018       | 20,457        | 20,457        | 19,145     |            |
| 1   | 3          | 2018       | 45,758        | 45,758        | 44,116     |            |
| 1   | 4          | 2018       | 3,945         | 3,945         | 3,945      |            |
| EXTRA FEATURES  |            |            |               |               |            |            |
| 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. |            |            |               |               |            |            |
| Description   | Year Built | Units      | Calc Value    |               |            |            |
| Sprinkler System/Auto - Wet   | 2018       | 78,887     |               |               |            |            |
| Paving - Concrete   | 2018       | 1,000      |               |               |            |            |
| Escalator - Modern, glass balaustrade   | 2018       | 18         |               |               |            |            |
| Elevator - Passenger  | 2018       | 8          |               |               |            |            |
| Cent A/C - Comm (Aprox 300 sqft/Ton)  | 2018       | 107        |               |               |            |            |

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## Property Information

**Folio:** 02-3233-012-0130

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

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| Land Use  | Muni Zone  | PA Zone    | Unit Type     | Units         | Calc Value |            |
| GENERAL   | CD-2       | 6400       | Square Ft.    | 22,500.00     |            |            |
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| 1   | 2          | 2018       | 20,457        | 20,457        | 19,145     |            |
| 1   | 3          | 2018       | 45,758        | 45,758        | 44,116     |            |
| 1   | 4          | 2018       | 3,945         | 3,945         | 3,945      |            |
| EXTRA FEATURES  |            |            |               |               |            |            |
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| Description   | Year Built | Units      | Calc Value    |               |            |            |
| Sprinkler System/Auto - Wet   | 2018       | 78,887     |               |               |            |            |
| Paving - Concrete   | 2018       | 1,000      |               |               |            |            |
| Escalator - Modern, glass balaustrade   | 2018       | 18         |               |               |            |            |
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## Roll Year **2022** Land, Building and Extra-Feature Details

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| BUILDING INFORMATION  |            |            |               |               |            |            |
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| EXTRA FEATURES  |            |            |               |               |            |            |
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| Description   | Year Built | Units      | Calc Value    |               |            |            |
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### FULL LEGAL DESCRIPTION

ISLAND VIEW SUB PB 6-115

LOTS 1 TO 3 INC BLK 12

LOT SIZE IRREGULAR

OR 19475-3503 0101 6

### SALES INFORMATION

| Previous Sale | Price        | OR Book-Page | Qualification Description                       |
|---------------|--------------|--------------|---|
| 12/27/2021    | \$32,500,000 | 32942-1015   | Qual by exam of deed                            |
| 08/28/2015    | \$7,300,000  | 29758-2664   | Not exposed to open-market; atypical motivation |
| 01/01/2001    | \$1,030,000  | 19475-3503   | Other disqualified                              |

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