

EXHIBIT D

PROPERTY APPRAISER OF MIAMI-DADE COUNTY - PROPERTY RECORDS

PROPERTY APPRAISER OF MIAMI-DADE COUNTY



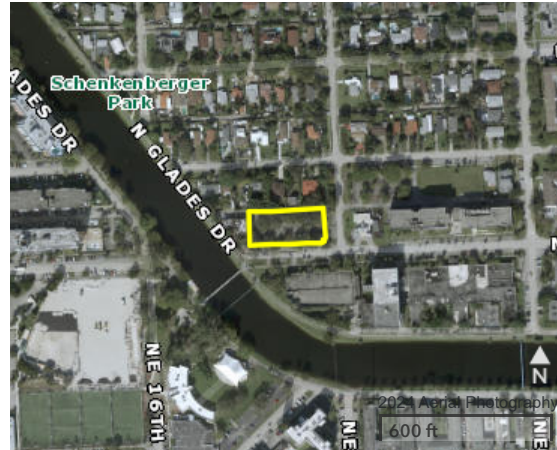
Detailed Report

Generated On: 07/30/2025

PROPERTY INFORMATION	
Folio	07-2208-002-2450
Property Address	1699 NE 167 ST NORTH MIAMI BEACH, FL 33162-2953
Owner	PPG ARK EQUISHARES OWNER LLC , C/O RITTER ZARETSKY LIEBER , AND JAIME LLP
Mailing Address	2800 BISCAYNE BLVD STE 500 MIAMI, FL 33137
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
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	28,105 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$843,150	\$843,150	\$843,150	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$100	\$100	\$100	
Market Value	\$843,250	\$843,250	\$843,250	
Assessed Value	\$843,250	\$843,250	\$843,250	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$843,250	\$843,250	\$843,250
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$843,250	\$843,250	\$843,250
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$843,250	\$843,250	\$843,250
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$843,250	\$843,250	\$843,250

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2208-002-2450
Property Address: 1699 NE 167 ST

Roll Year **2025** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MU/TC	6600	Square Ft.	28,105.00	\$843,150
EXTRA FEATURES					
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.					
Description	Year Built		Units	Calc Value	
Paving - Asphalt	1993		4,500		
Paving - Asphalt	1993		9,600		
Paving - Asphalt	1983		9,764		
Light Standard - 10-30 ft High - 2 Fixtures	1993		2		
Light Standard - 10-30 ft High - 2 Fixtures	1993		1		
Light Standard - 10-30 ft High - 1 Fixture	1993		3		
Light Standard - 10-30 ft High - 1 Fixture	1993		3		

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2208-002-2450
Property Address: 1699 NE 167 ST

Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CF	8600	Square Ft.	28,105.00	\$843,150
EXTRA FEATURES					
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.					
Description	Year Built		Units	Calc Value	
Paving - Asphalt	1993		4,500		
Paving - Asphalt	1993		9,600		
Paving - Asphalt	1983		9,764		
Light Standard - 10-30 ft High - 2 Fixtures	1993		2		
Light Standard - 10-30 ft High - 2 Fixtures	1993		1		
Light Standard - 10-30 ft High - 1 Fixture	1993		3		
Light Standard - 10-30 ft High - 1 Fixture	1993		3		

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2208-002-2450

Property Address: 1699 NE 167 ST

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

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CF	8600	Square Ft.	28,105.00	\$843,150
EXTRA FEATURES					
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.					
Description	Year Built		Units	Calc Value	
Paving - Asphalt	1993		4,500		
Paving - Asphalt	1993		9,600		
Paving - Asphalt	1983		9,764		
Light Standard - 10-30 ft High - 2 Fixtures	1993		1		
Light Standard - 10-30 ft High - 2 Fixtures	1993		2		
Light Standard - 10-30 ft High - 1 Fixture	1993		3		
Light Standard - 10-30 ft High - 1 Fixture	1993		3		

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2208-002-2450
Property Address: 1699 NE 167 ST

FULL LEGAL DESCRIPTION			
8 52 42			
FULFORD BY THE SEA SEC E PB 8-63			
LOTS 9 THRU 13 BLK 60			
LOT SIZE 28105 SQ FT			
OR 11046-564 0381 5			
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/18/2022	\$31,100,000	33220-1807	Qual on DOS, multi-parcel sale
07/26/2018	\$20,000,000	31092-1466	Qual on DOS, multi-parcel sale
02/01/1974	\$58,500	00000-00000	Sales which are qualified
01/01/1971	\$30,000	00000-00000	Sales which are qualified

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Generated On: 07/30/2025

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,342,000	\$11,220,000	\$10,200,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,993,603	\$12,200,660	\$10,200,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,342,000	\$11,220,000	\$10,200,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,342,000	\$11,220,000	\$10,200,000

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2217-003-0100

Property Address: 1750 NE 167 ST

Roll Year **2025** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	MU/TC	6600	Square Ft.		135,870.00	\$4,076,100
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	4	1978			8,958	\$581,912
1	5	1978			19,889	\$1,701,862
1	6	1978			69,475	\$3,859,475
1	3	1968			445	\$28,391
1	2	1967			5,440	\$347,072
1	1	1961			48,799	\$3,113,376
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Sprinkler System/Auto - Wet				1978	5,298	\$4,450
Pump House - Metal				1961	811	\$7,360
Plumbing Fixtures - Hi-Rise				1978	480	\$201,600
Paving - Concrete				1978	600	\$1,176
Paving - Asphalt				1994	5,395	\$5,827
Light Standard - 10-30 ft High - 1 Fixture				1994	5	\$4,680
Elevator - Passenger, Automatic - 2500 lb Hi-rise				1978	20	\$156,800
Dumb Waiter				1978	12	\$20,160
Chill Water A/C (Aprox 300 sqft/Ton)				1978	500	\$700,000
Chill Water A/C (Aprox 300 sqft/Ton)				1970	15	\$20,625
Chill Water A/C (Aprox 300 sqft/Ton)				1967	40	\$55,000
Chill Water A/C (Aprox 300 sqft/Ton)				1961	60	\$82,500
Chain-link Fence 6-7 ft high				1994	400	\$4,032
Chain-link Fence 4-5 ft high				1967	280	\$1,540
Cent A/C - Comm (Aprox 300 sqft/Ton)				1987	5	\$4,875
Cent A/C - Comm (Aprox 300 sqft/Ton)				1980	17	\$14,790

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2217-003-0100

Property Address: 1750 NE 167 ST

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	CF	8600	Square Ft.	135,870.00		
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	4	1978			8,958	
1	5	1978			19,889	
1	6	1978			69,475	
1	3	1968			445	
1	2	1967			5,440	
1	1	1961			48,799	
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	1978		5,298			
Pump House - Metal	1961		811			
Plumbing Fixtures - Hi-Rise	1978		480			
Paving - Concrete	1978		600			
Paving - Asphalt	1994		5,395			
Light Standard - 10-30 ft High - 1 Fixture	1994		5			
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1978		20			
Dumb Waiter	1978		12			
Chill Water A/C (Aprox 300 sqft/Ton)	1978		500			
Chill Water A/C (Aprox 300 sqft/Ton)	1970		15			
Chill Water A/C (Aprox 300 sqft/Ton)	1967		40			
Chill Water A/C (Aprox 300 sqft/Ton)	1961		60			
Chain-link Fence 6-7 ft high	1994		400			
Chain-link Fence 4-5 ft high	1967		280			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1987		5			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1980		17			

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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Property Information

Folio: 07-2217-003-0100

Property Address: 1750 NE 167 ST

Roll Year **2023** 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	CF	8600	Square Ft.	135,870.00		
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	4	1978			8,958	
1	5	1978			19,889	
1	6	1978			69,475	
1	3	1968			445	
1	2	1967			5,440	
1	1	1961			48,799	
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	1978	5,298				
Pump House - Metal	1961	811				
Plumbing Fixtures - Hi-Rise	1978	480				
Paving - Concrete	1978	600				
Paving - Asphalt	1994	5,395				
Light Standard - 10-30 ft High - 1 Fixture	1994	5				
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1978	20				
Dumb Waiter	1978	12				
Chill Water A/C (Aprox 300 sqft/Ton)	1978	500				
Chill Water A/C (Aprox 300 sqft/Ton)	1970	15				
Chill Water A/C (Aprox 300 sqft/Ton)	1967	40				
Chill Water A/C (Aprox 300 sqft/Ton)	1961	60				
Chain-link Fence 6-7 ft high	1994	400				
Chain-link Fence 4-5 ft high	1967	280				
Cent A/C - Comm (Aprox 300 sqft/Ton)	1987	5				
Cent A/C - Comm (Aprox 300 sqft/Ton)	1980	17				

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2217-003-0100

Property Address: 1750 NE 167 ST

FULL LEGAL DESCRIPTION

17 52 42 3.125 AC
FULFORD BY THE SEA SEC G PB 14-39
BEG 40FTS & 40FTW OF NE COR OF
SEC 17 W65.15FT TO POB W ALG ELY
PROJ OF N/L BLK 64 530.99FTSWLY
ARC DIST 39.13FT S ALG W/L BLK
64 & SLY PROJ OF W/L BLK 64
192.89FTSELY ALG NWLY PROJ OF S/L
BLK 65 555.43FTNELY ARC DIST
40.48FT N ALG E/L BLK 65 & NLY
PROJ OF E/L BLK 65 225.68FTNWLY
ARC DIST 39.42FT TO POB STS &
ALLEY & LOT MARKED PARK CLOSED &
VACATED PER RES 60-4406 & ORD
60-128
LOT SIZE 135870 SQUARE FEET
OR 15029-747 0591 3

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/18/2022	\$31,100,000	33220-1807	Qual on DOS, multi-parcel sale
07/26/2018	\$20,000,000	31092-1466	Qual on DOS, multi-parcel sale
05/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

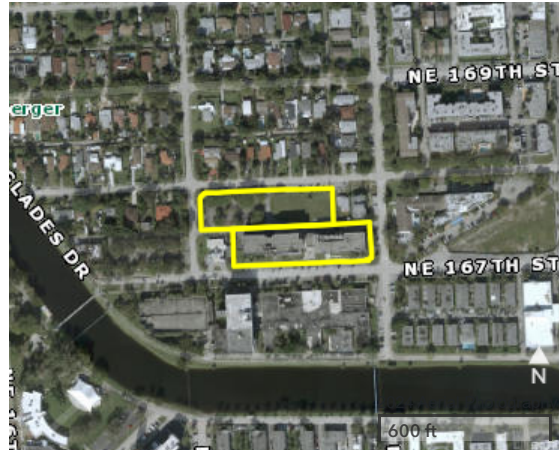
Detailed Report

Generated On: 07/30/2025

PROPERTY INFORMATION	
Folio	07-2208-002-2350
Property Address	1775 NE 167 ST NORTH MIAMI BEACH, FL 33162-3016
Owner	PPG ARK EQUISHARES OWNER LLC , C/O RITTER ZARETSKY LIEBER , AND JAIME LLP
Mailing Address	2800 BISCAYNE BLVD STE 500 MIAMI, FL 33137
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	7343 HOSPITAL - PRIVATE : HEALTH CARE
Beds / Baths /Half	0 / 0 / 0
Floors	4
Living Units	0
Actual Area	
Living Area	
Adjusted Area	82,386 Sq.Ft
Lot Size	111,404 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$4,456,160	\$5,013,180	\$3,342,120	
Building Value	\$82,402	\$83,692	\$79,670	
Extra Feature Value	\$4,225	\$4,291	\$4,355	
Market Value	\$4,542,787	\$5,101,163	\$3,426,145	
Assessed Value	\$4,145,634	\$3,768,759	\$3,426,145	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$397,153	\$1,332,404	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,145,634	\$3,768,759	\$3,426,145	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,542,787	\$5,101,163	\$3,426,145	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,145,634	\$3,768,759	\$3,426,145	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,145,634	\$3,768,759	\$3,426,145	

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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Property Information

Folio: 07-2208-002-2350

Property Address: 1775 NE 167 ST

Roll Year **2025** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	MU/TC	6600	Square Ft.		102,103.00	\$4,084,120
GENERAL	MU/TC	6600	Square Ft.		9,301.00	\$372,040
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
3	1	1988			13,529	\$16,858
3	2	1988			35,850	\$38,993
1	1	1982			8,943	\$8,070
1	2	1982			24,064	\$18,481
EXTRA FEATURES						
Description			Year Built		Units	Calc Value
Sprinkler System/Auto - Wet			1988		49,242	\$487
Paving - Concrete			1988		2,035	\$47
Paving - Asphalt			1988		3,150	\$31
Elevator - Passenger			1988		8	\$634
Elevator - Passenger			1982		3	\$216
Cooler Room - Refridgeration (200 sqft/Ton)			1988		3	\$24
Cooler Room - Area - Used with X/F #15			1988		96	\$5
Cent A/C - Comm (Aprox 300 sqft/Ton)			1988		200	\$1,980
Cent A/C - Comm (Aprox 300 sqft/Ton)			1982		89	\$801

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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Property Information

Folio: 07-2208-002-2350

Property Address: 1775 NE 167 ST

Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	RM-23	3800	Square Ft.		102,103.00	\$4,594,635
GENERAL	RM-23	3800	Square Ft.		9,301.00	\$418,545
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
3	1	1988			13,529	\$17,114
3	2	1988			35,850	\$39,584
1	1	1982			8,943	\$8,205
1	2	1982			24,064	\$18,789
EXTRA FEATURES						
Description			Year Built		Units	Calc Value
Sprinkler System/Auto - Wet			1988		49,242	\$495
Paving - Concrete			1988		2,035	\$48
Paving - Asphalt			1988		3,150	\$32
Elevator - Passenger			1988		8	\$643
Elevator - Passenger			1982		3	\$220
Cooler Room - Refridgeration (200 sqft/Ton)			1988		3	\$24
Cooler Room - Area - Used with X/F #15			1988		96	\$5
Cent A/C - Comm (Aprox 300 sqft/Ton)			1988		200	\$2,010
Cent A/C - Comm (Aprox 300 sqft/Ton)			1982		89	\$814

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 07/30/2025

Property Information

Folio: 07-2208-002-2350

Property Address: 1775 NE 167 ST

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	RM-23	3800	Square Ft.		102,103.00	\$3,063,090
GENERAL	RM-23	3800	Square Ft.		9,301.00	\$279,030
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
3	1	1988			13,529	\$16,284
3	2	1988			35,850	\$37,664
1	1	1982			8,943	\$7,818
1	2	1982			24,064	\$17,904
EXTRA FEATURES						
Description			Year Built		Units	Calc Value
Sprinkler System/Auto - Wet			1988		49,242	\$502
Paving - Concrete			1988		2,035	\$48
Paving - Asphalt			1988		3,150	\$32
Elevator - Passenger			1988		8	\$653
Elevator - Passenger			1982		3	\$223
Cooler Room - Refridgeration (200 sqft/Ton)			1988		3	\$24
Cooler Room - Area - Used with X/F #15			1988		96	\$5
Cent A/C - Comm (Aprox 300 sqft/Ton)			1988		200	\$2,040
Cent A/C - Comm (Aprox 300 sqft/Ton)			1982		89	\$828

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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Property Information

Folio: 07-2208-002-2350

Property Address: 1775 NE 167 ST

FULL LEGAL DESCRIPTION

FULFORD BY THE SEA SEC E
PB 8-63
LOTS 1 THRU 9 & 12 THRU 20 BLK 59
PER UNITY OF TITLE OF 12486-2029
& N1/2 OF ALLEY LYG S & ADJ OF
LOTS 1 THRU 9 & S1/2 OF ALLEY
LYG N & ADJ OF LOTS 12 THRU 12
CLOSED PER RES #2022-48
OR 33124-4931
LOT SIZE 111404 SQ FT M/L
OR 11046-564 0381 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/18/2022	\$100	33220-1810	Corrective, tax or QCD; min consideration
04/18/2022	\$31,100,000	33220-1807	Qual on DOS, multi-parcel sale
03/28/2022	\$400,000	33124-4931	Corrective, tax or QCD; min consideration
07/26/2018	\$20,000,000	31092-1466	Qual on DOS, multi-parcel sale

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.miamidad.gov/info/disclaimer.asp>