

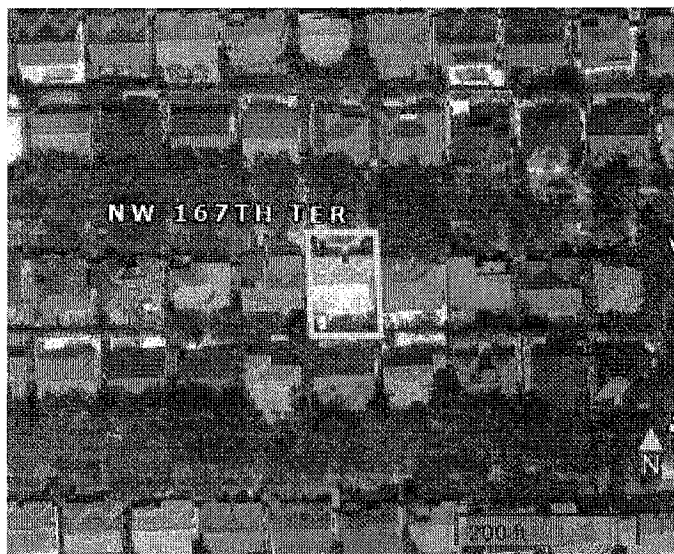


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/08/2026

PROPERTY INFORMATION	
Folio	32-2015-004-0450
Property Address	8300 NW 167 TER MIAMI LAKES, FL 33016-0000
Owner	NEYSA FERREIRO
Mailing Address	8300 NW 167 TERR MIAMI, FL 33016-3448
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,948 Sq.Ft
Living Area	2,031 Sq.Ft
Adjusted Area	2,489 Sq.Ft
Lot Size	7,789 Sq.Ft
Year Built	1989



ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$311,560	\$311,560	\$288,193	
Building Value	\$336,861	\$315,854	\$318,194	
Extra Feature Value	\$36,287	\$36,624	\$36,961	
Market Value	\$684,708	\$664,038	\$643,348	
Assessed Value	\$268,408	\$261,352	\$253,987	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Save Our Homes Cap	Assessment Reduction	\$416,300	\$402,686	\$389,361
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$26,411	\$25,722	\$25,000
Widow	Exemption	\$5,000	\$5,000	\$5,000

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

SHORT LEGAL DESCRIPTION	
1ST ADDN TO ROYAL OAKS	
PB 127-95	
LOT 8 BLK 11	
LOT SIZE 7789 SQ FT M/L	
OR 14292-3414 1089 1	

TAXABLE VALUE INFORMATION				
Year	2026	2025	2024	
COUNTY				
Exemption Value	\$56,411	\$55,722	\$55,000	
Taxable Value	\$211,997	\$205,630	\$198,987	
SCHOOL BOARD				
Exemption Value	\$30,000	\$30,000	\$30,000	
Taxable Value	\$238,408	\$231,352	\$223,987	
CITY				
Exemption Value	\$56,411	\$55,722	\$55,000	
Taxable Value	\$211,997	\$205,630	\$198,987	
REGIONAL				
Exemption Value	\$56,411	\$55,722	\$55,000	
Taxable Value	\$211,997	\$205,630	\$198,987	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1989	\$182,500	14292-3414	Sales which are qualified
03/01/1989	\$57,000	14040-678	Sales which are qualified
11/01/1985	\$40,000	12703-2630	Sales which are qualified

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