

Ai Longevity Clinic Allapattah Center *AiLc - Lev 1*

Location:

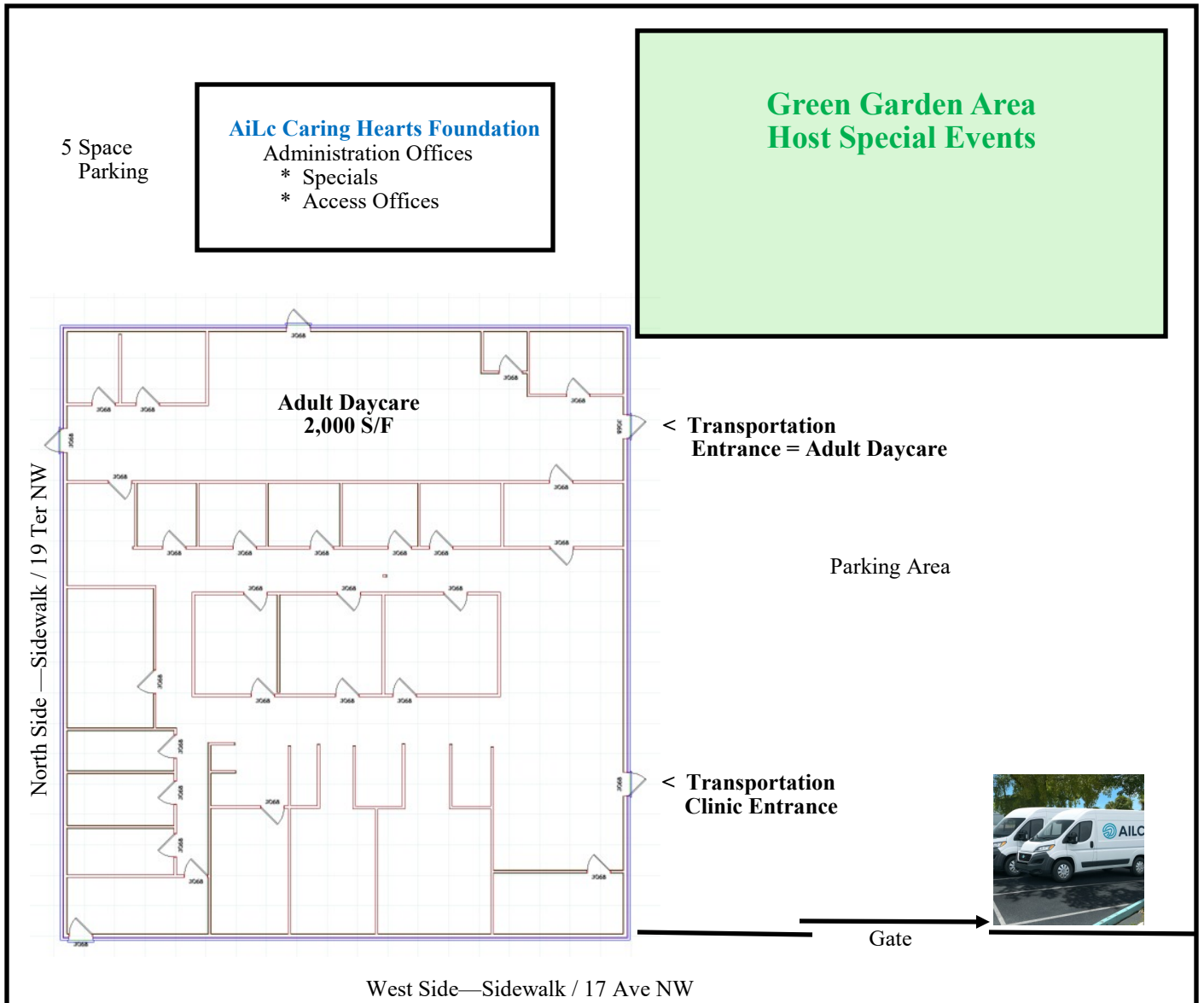
- I - **Ai Longevity Clinic—Allapattah Center**
1690 NW 19 Ter., Miami, FL 33125
6, 364 s/f
- II - **AiLc Caring Heats Foundation**
1660 NW 19 St., Miami, FL 33125



Projected Rendering



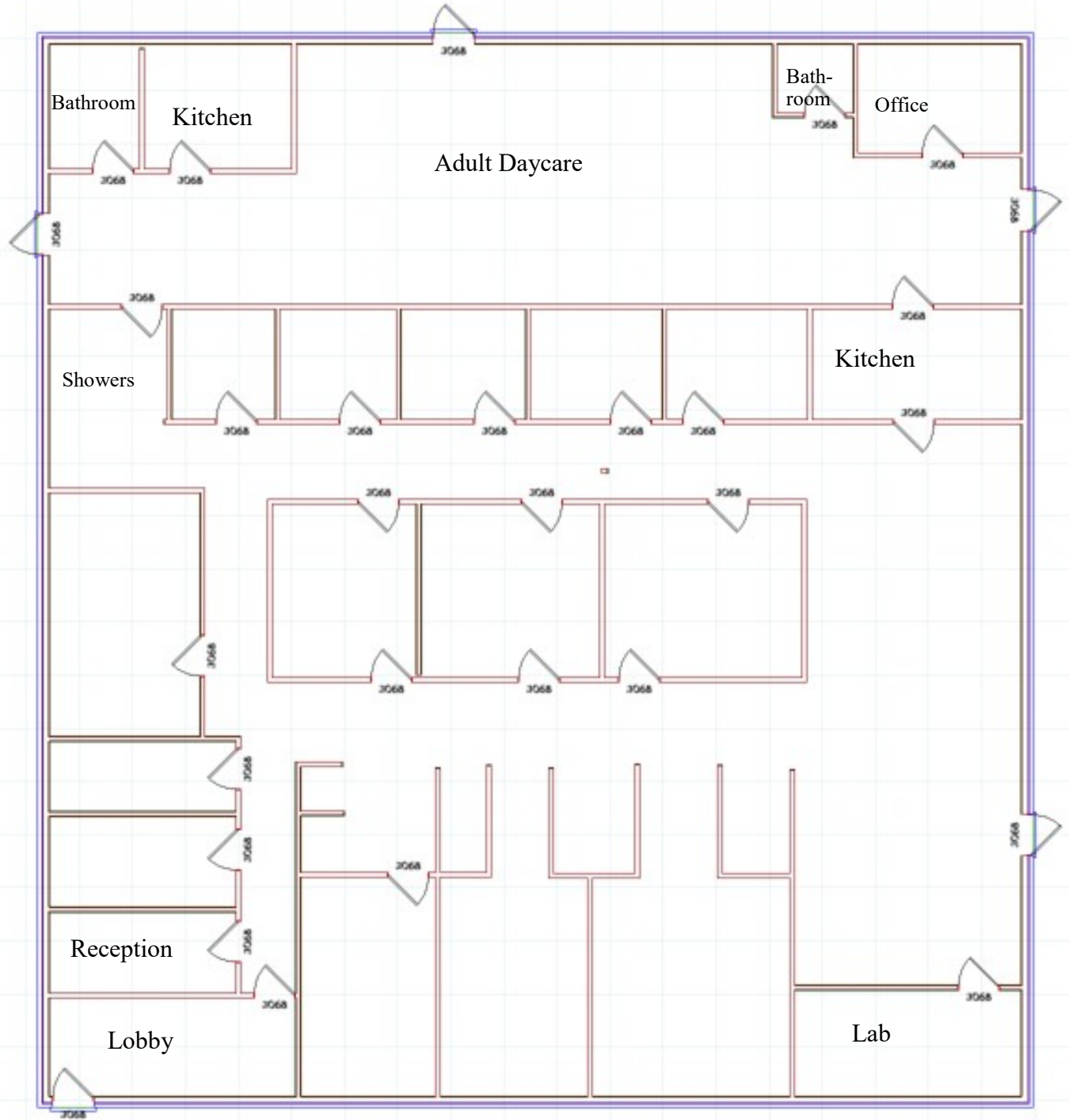
Original Structure



AI Longevity Clinic
Allapattah Center
AiLc - Lev 1

Location:

- I - AI Longevity Clinic—Allapattah Center**
1690 NW 19 Ter., Miami, FL 33125
6, 364 s/f
- II - AiLc Caring Heats Foundation**
1660 NW 19 St., Miami, FL 33125





PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Building Sketch Viewer

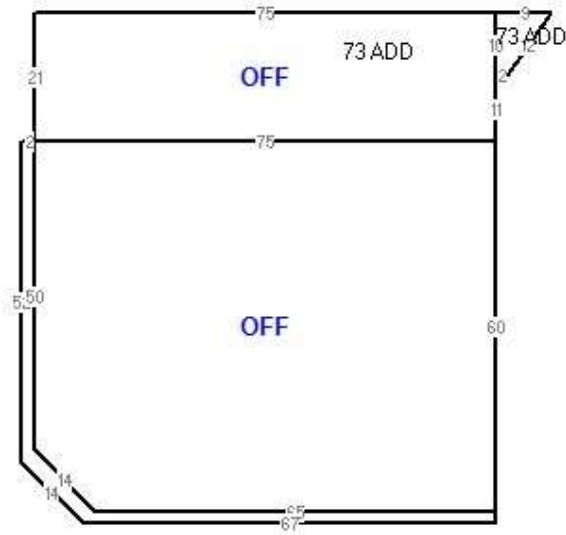
Folio: 01-3135-005-2060
Address: 1690 NW 19 TER
Owner: KOTI 17TH RENEWAL LLC

Actual Area: 6,354 Sq. Ft.
Living Area: 6,354 Sq. Ft.
Adjusted Area: 6,144 Sq. Ft.

Building Number: **1** of **1** Roll Year: 2025

[Previous](#)

[Next](#)



- OFF : Office
- STO : Storage/Util

- PFL : Porch, Flat

[Click here to see all Sketch SubArea Descriptions](#)

Generated on: 10/9/2025

Disclaimer:

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/18/2025

PROPERTY INFORMATION	
Folio	01-3135-005-2060
Property Address	1690 NW 19 TER MIAMI, FL 33125-0000
Owner	KOTI 17TH RENEWAL LLC
Mailing Address	201 ALHAMBRA CIR 504 CORAL GABLES, FL 33134
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	6,354 Sq.Ft
Living Area	6,354 Sq.Ft
Adjusted Area	6,144 Sq.Ft
Lot Size	14,300 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,430,000	\$1,430,000	\$1,430,000
Building Value	\$454,164	\$454,164	\$425,779
Extra Feature Value	\$24,647	\$24,733	\$24,818
Market Value	\$1,908,811	\$1,908,897	\$1,880,597
Assessed Value	\$1,908,811	\$1,843,051	\$1,675,501

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$65,846	\$205,096

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

SHORT LEGAL DESCRIPTION
BRADDOCKS SUB NO 4 PB 3-61
LOTS 27 THRU 30 BLK 7 & N1/2 OF
ALLEY LYG S & ADJ CLOSED PER ORD
13492
LOT SIZE 14300 SQ FT M/L

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,908,811	\$1,843,051	\$1,675,501
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,908,811	\$1,908,897	\$1,880,597
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,908,811	\$1,843,051	\$1,675,501
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,908,811	\$1,843,051	\$1,675,501

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/21/2025	\$3,450,000	34732-0274	Qual on DOS, multi-parcel sale
07/22/2021	\$1,685,000	32664-0561	Qual by exam of deed
02/01/2007	\$256,000	26405-3536	Sales which are disqualified as a result of examination of the deed
07/01/1992	\$330,000	15594-1254	Deeds that include more than one parcel

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/18/2025

PROPERTY INFORMATION	
Folio	01-3135-005-2050
Property Address	1660 NW 19 TER MIAMI, FL 33125-0000
Owner	KOTI 17TH RENEWAL LLC
Mailing Address	201 ALHAMBRA CIR 504 CORAL GABLES, FL 33134
Primary Zone	4601 MULTI-FAMILY - 8 STORY &
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	848 Sq.Ft
Living Area	720 Sq.Ft
Adjusted Area	763 Sq.Ft
Lot Size	7,150 Sq.Ft
Year Built	1941

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$572,000	\$572,000	\$536,250
Building Value	\$33,908	\$33,908	\$31,788
Extra Feature Value	\$4,625	\$4,681	\$4,735
Market Value	\$610,533	\$610,589	\$572,773
Assessed Value	\$610,533	\$606,607	\$551,461

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$3,982	\$21,312

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

SHORT LEGAL DESCRIPTION
BRADDOCKS SUB NO 4 PB 3-61
LOTS 25 & 26 BLK 7 & N1/2 OF
ALLEY LYG S & ADJ CLOSED PER ORD
13492
LOT SIZE 7150 SQ FT M/L



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$610,533	\$606,607	\$551,461
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$610,533	\$610,589	\$572,773
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$610,533	\$606,607	\$551,461
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$610,533	\$606,607	\$551,461

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/21/2025	\$3,450,000	34732-0274	Qual on DOS, multi-parcel sale
07/23/2021	\$337,500	32664-0559	Atypical exposure to market; atypical motivation
10/01/2000	\$40,000	19337-1658	Sales which are qualified
11/01/1990	\$0	14805-2317	Sales which are disqualified as a result of examination of the deed

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