

## **How you can use the Internet to become a more knowledgeable real estate owner.**

Over the past several years the State, City and County governments have improved access to public information so that using the internet anyone can obtain sales, market and ownership information on properties in Florida.

Because we are in Miami-Dade County this discussion will focus on the websites of local government. But this information is also available in other counties.

To start a search you must be connected to the internet using a web browser such as Internet Explorer (IE). Then enter in the address line ([www.miamidade.gov](http://www.miamidade.gov)) without the parentheses. This is the home page for access to Miami Dade County's webpage. From here you can access ownership records, real estate tax records and sales information.

For example, from the Miami-Dade home page go to Search Property Records along the left side of the page. Click on Search Property Records and this will take you to home page for the Property Appraiser. From the Property Search page click on Begin Search.

Then along the left side of the page click on the down arrow next to Select Item to search by such as address, folio number or owner. For comparable sales information go to the bottom of the page and click on My Neighborhood (it is in very small print in blue). This will permit you to search for sales records surrounding a property or location by clicking on the down arrow next to Select Item located below the Show Me on the left side of the page.

In my next article, I will show you how to find all of the zoning codes and ordinances in the State of Florida.

Enjoy.

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