



OFFICE OF THE PROPERTY

APPRAISER

Summary Report

Generated On: 01/10/2024

PROPERTY INFORMATION	
Folio	03-4107-005-0300
Property Address	1213 ALBERCA ST CORAL GABLES, FL 33134-2497
Owner	MICHAEL FRANK ANZALONE III , MARIA D GONZALEZ
Mailing Address	1213 ALBERCA ST CORAL GABLES, FL 33133
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	2,275 Sq.Ft
Living Area	2,135 Sq.Ft
Adjusted Area	2,001 Sq.Ft
Lot Size	4,800 Sq.Ft
Year Built	Multiple (See Building Info.)

2023 Aerial Photography
200 ft

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$360,000	\$280,800	\$216,000
Building Value	\$329,795	\$332,365	\$179,193
Extra Feature Value	\$1,568	\$1,584	\$0
Market Value	\$691,363	\$614,749	\$395,193
Assessed Value	\$485,111	\$470,982	\$395,193

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$206,252	\$143,767	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION
GRANADA PLACE AMD PL PB 13-51
LOT 5 BLK 3
LOT SIZE 50.000 X 96
OR 20029-0512 11/2001 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$435,111	\$420,982	\$345,193
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$460,111	\$445,982	\$370,193
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$435,111	\$420,982	\$345,193
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$435,111	\$420,982	\$345,193

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/19/2019	\$670,000	31540-1856	Qual by exam of deed
11/01/2001	\$379,800	20029-0512	Sales which are qualified
12/01/1994	\$186,000	16620-2804	Sales which are qualified
10/01/1988	\$0	13899-0286	Sales which are disqualified as a result of examination of the deed