



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/26/2018

Property Information	
Folio:	03-4120-023-1530
Property Address:	5320 RIVIERA DR Coral Gables, FL 33146-2743
Owner	SERGIO E LLOVIO TRS SERGIO E LLOVIO LIVING TRUST
Mailing Address	5320 RIVIERA DR CORAL GABLES, FL 33146 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 4 / 1
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,558 Sq.Ft
Lot Size	9,120 Sq.Ft
Year Built	2001



Assessment Information			
Year	2018	2017	2016
Land Value	\$756,960	\$991,982	\$991,982
Building Value	\$836,842	\$846,804	\$856,766
XF Value	\$34,447	\$34,857	\$35,267
Market Value	\$1,628,249	\$1,873,643	\$1,884,015
Assessed Value	\$1,348,946	\$1,321,201	\$1,294,027

Benefits Information				
Benefit	Type	2018	2017	2016
Save Our Homes Cap	Assessment Reduction	\$279,303	\$552,442	\$589,988
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
CORAL GABLES RIVIERA SEC 2 REV
PB 28-18
LOT 29 & PT OF UNDUG W/W LYG ADJ
THERETO BLK 92
LOT SIZE 67.560 X 135

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,298,946	\$1,271,201	\$1,244,027
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,323,946	\$1,296,201	\$1,269,027
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,298,946	\$1,271,201	\$1,244,027
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,298,946	\$1,271,201	\$1,244,027

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/15/2018	\$2,800,000	30986-1054	Qual by exam of deed
09/19/2013	\$100	28830-3863	Corrective, tax or QCD; min consideration
03/05/2009	\$2,250,000	26777-4516	Qual by exam of deed
02/01/2003	\$0	21106-2519	Sales which are disqualified as a result of examination of the deed

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