

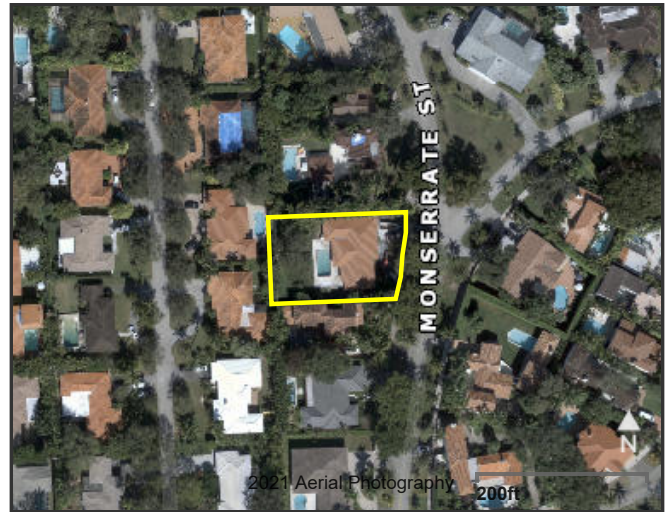


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/9/2022

Property Information	
Folio:	03-4120-022-0040
Property Address:	4150 MONSERRATE ST Coral Gables, FL 33146-1206
Owner	MONTERRATE REALTY HOLDINGS LLC
Mailing Address	4801 SW 76 ST MIAMI, FL 33143 USA
PA 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	3,334 Sq.Ft
Living Area	2,460 Sq.Ft
Adjusted Area	2,844 Sq.Ft
Lot Size	15,500 Sq.Ft
Year Built	1962



Assessment Information			
Year	2021	2020	2019
Land Value	\$790,500	\$697,500	\$697,500
Building Value	\$159,975	\$213,300	\$213,300
XF Value	\$22,872	\$22,872	\$22,872
Market Value	\$973,347	\$933,672	\$933,672
Assessed Value	\$973,347	\$933,672	\$485,135

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction			\$448,537
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$25,000

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

Short Legal Description
20 54 41 PB 28-31 C GABLES RIVIERA SEC PT 1 REV LOTS 7 & 8 BLK 1 LOT SIZE IRREGULAR OR 9268 987

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$973,347	\$933,672	\$435,135
School Board			
Exemption Value	\$0	\$0	\$25,000
Taxable Value	\$973,347	\$933,672	\$460,135
City			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$973,347	\$933,672	\$435,135
Regional			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$973,347	\$933,672	\$435,135

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/22/2020	\$1,060,000	31792-2708	Qual by exam of deed
09/06/2019	\$0	31601-4166	Corrective, tax or QCD; min consideration
03/01/1976	\$100,000	00000-00000	Sales which are qualified

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