



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/03/2025

PROPERTY INFORMATION	
Folio	03-4120-023-2600
Property Address	454 ROSARO AVE CORAL GABLES, FL 33146-2218
Owner	JUAN C COTARELO
Mailing Address	454 ROSARO AVE CORAL GABLES, FL 33146-2218
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	2
Living Units	1
Actual Area	2,895 Sq.Ft
Living Area	2,352 Sq.Ft
Adjusted Area	2,424 Sq.Ft
Lot Size	4,900 Sq.Ft
Year Built	2005

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$588,000	\$465,500	\$367,500
Building Value	\$453,191	\$458,718	\$464,244
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,041,191	\$924,218	\$831,744
Assessed Value	\$559,095	\$542,811	\$527,001

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$482,096	\$381,407	\$304,743
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



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$509,095	\$492,811	\$477,001
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$534,095	\$517,811	\$502,001
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$509,095	\$492,811	\$477,001
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$509,095	\$492,811	\$477,001

SALES INFORMATION

20 54 41 PB 28-18
CORAL GABLES RIVIERA SEC 2 REV
LOT 3 BLK 97
LOT SIZE 4900 SQ FT
OR 20648-0977 08/2002 5 (5)

Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2005	\$750,000	23698-1448	Sales which are qualified
02/01/1995	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
12/01/1994	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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