



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

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PROPERTY INFORMATION	
<b>Folio</b>	03-4119-004-3370
<b>Property Address</b>	5307 ORDUNA DR CORAL GABLES, FL 33146-0000
<b>Owner</b>	CORAL GABLES TRUST CO TRS , THOMPSON FAMILY TRUST
<b>Mailing Address</b>	255 ALHAMBRA CIR STE 333 CORAL GABLES, FL 33134
<b>Primary Zone</b>	5900 DUPLEXES - >1200 SQFT/BLD
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	5 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	5,251 Sq.Ft
<b>Living Area</b>	4,779 Sq.Ft
<b>Adjusted Area</b>	4,517 Sq.Ft
<b>Lot Size</b>	13,445 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$2,151,200	\$2,151,200	\$1,613,400
<b>Building Value</b>	\$527,036	\$408,289	\$413,608
<b>Extra Feature Value</b>	\$54,601	\$55,026	\$55,450
<b>Market Value</b>	\$2,732,837	\$2,614,515	\$2,082,458
<b>Assessed Value</b>	\$2,519,773	\$2,290,703	\$2,082,458

BENEFITS INFORMATION			
Benefit	Type	2025	2024 2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$213,064	\$323,812

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

SHORT LEGAL DESCRIPTION	
C GABLES RIVIERA SEC 3 REV	
PB 28-44	
LOT 12 & PT OF UNDUG W/W LYG ADJ	
THERETO BLK 92	
LOT SIZE 97.430 X 138	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,519,773	\$2,290,703	\$2,082,458
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,732,837	\$2,614,515	\$2,082,458
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,519,773	\$2,290,703	\$2,082,458
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,519,773	\$2,290,703	\$2,082,458

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/02/2022	\$100	33541-2612	Corrective, tax or QCD; min consideration
11/18/2019	\$100	31746-3649	Corrective, tax or QCD; min consideration
11/21/2019	\$100	31746-3629	Corrective, tax or QCD; min consideration
06/25/2013	\$100	28697-2902	Corrective, tax or QCD; min consideration

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