



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

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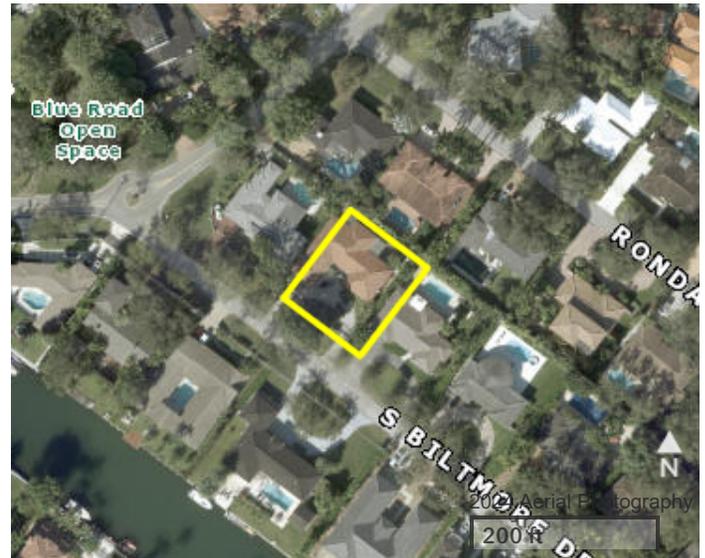
PROPERTY INFORMATION	
Folio	03-4120-021-0110
Property Address	4815 BILTMORE DR CORAL GABLES, FL 33146-0000
Owner	KATRINA ALVAREZ RUIZ , JOSEPH RENE RUIZ
Mailing Address	4815 BILTMORE DR CORAL GABLES, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 1
Floors	1
Living Units	1
Actual Area	3,869 Sq.Ft
Living Area	2,866 Sq.Ft
Adjusted Area	3,367 Sq.Ft
Lot Size	11,500 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,495,000	\$1,207,500	\$977,500
Building Value	\$384,968	\$385,203	\$385,438
Extra Feature Value	\$33,164	\$33,567	\$33,970
Market Value	\$1,913,132	\$1,626,270	\$1,396,908
Assessed Value	\$771,587	\$749,842	\$728,002

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,141,545	\$876,428	\$668,906
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION
WATERWAY VIEW SUB PB 50-90
LOT 10 BLK 1
LOT SIZE 100.000 X 115
OR 18889-0827 0999 1
COC 23125-0551 03 2005 1



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$720,865	\$699,842	\$678,002
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$746,587	\$724,842	\$703,002
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$720,865	\$699,842	\$678,002
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$720,865	\$699,842	\$678,002

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/31/2020	\$100	32267-4581	Corrective, tax or QCD; min consideration
06/18/2018	\$100	31037-1655	Corrective, tax or QCD; min consideration
04/20/2018	\$0	30949-2153	Corrective, tax or QCD; min consideration
03/01/2005	\$875,000	23125-0551	Sales which are qualified

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