



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/24/2022

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
PA 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	2022	2021	2020
Land Value	\$367,500	\$284,200	\$318,500
Building Value	\$407,232	\$339,966	\$343,966
XF Value	\$0	\$0	\$0
Market Value	\$774,732	\$624,166	\$662,466
Assessed Value	\$527,001	\$511,652	\$504,588

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$247,731	\$112,514	\$157,878
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
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)

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$477,001	\$461,652	\$454,588
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$502,001	\$486,652	\$479,588
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$477,001	\$461,652	\$454,588
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$477,001	\$461,652	\$454,588

Sales Information			
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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