



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

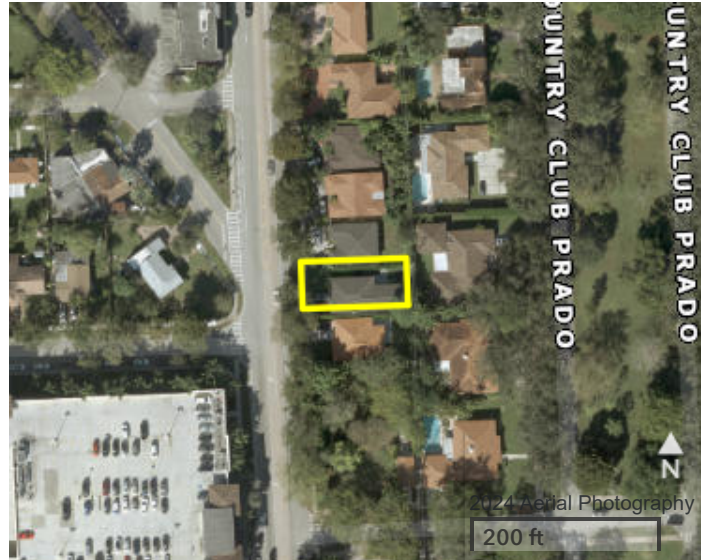
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PROPERTY INFORMATION	
Folio	03-4107-018-8760
Property Address	1419 SW 57 AVE CORAL GABLES, FL 33144-5719
Owner	MARIA GABRIELA CIANNI
Mailing Address	1419 SW 57 AVE CORAL GABLES, FL 33144
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,989 Sq.Ft
Living Area	1,586 Sq.Ft
Adjusted Area	1,781 Sq.Ft
Lot Size	5,400 Sq.Ft
Year Built	1972

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$324,000	\$280,800	\$216,000
Building Value	\$283,357	\$287,186	\$291,015
Extra Feature Value	\$818	\$818	\$820
Market Value	\$608,175	\$568,804	\$507,835
Assessed Value	\$447,450	\$434,418	\$421,766

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$160,725	\$134,386	
Portability	Assessment Reduction			\$86,069
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	
CORAL GABLES GRANADA SEC	
PB 8-113	
LOT 10 BLK 78	
LOT SIZE 50.000 X 108	
OR 18108-4670 0498 4	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$397,450	\$384,418	\$371,766
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$422,450	\$409,418	\$396,766
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$397,450	\$384,418	\$371,766
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$397,450	\$384,418	\$371,766

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/27/2021	\$565,000	32558-0729	Qual by exam of deed
10/31/2019	\$379,000	31759-3204	Qual by exam of deed
10/17/2019	\$370,000	31738-4324	Financial inst or "In Lieu of Foreclosure" stated
10/17/2019	\$100	31689-3322	Corrective, tax or QCD; min consideration

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