



# OFFICE OF THE PROPERTY

## APPRAISER

### Detailed Report

Generated On: 10/14/2024

PROPERTY INFORMATION	
Folio	03-4132-005-0281
Property Address	545 SAN SERVANDO AVE CORAL GABLES, FL 33143-6322
Owner	ANDREW ALLAN RYAN
Mailing Address	545 SAN SERVANDO AVE CORAL GABLES, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,510 Sq.Ft
Living Area	1,610 Sq.Ft
Adjusted Area	2,116 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	1955

2024 Aerial Photography  
200 ft

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,342,000	\$990,000	\$990,000
Building Value	\$215,070	\$216,700	\$218,329
Extra Feature Value	\$37,460	\$37,896	\$38,331
Market Value	\$1,594,530	\$1,244,596	\$1,246,660
Assessed Value	\$1,142,453	\$1,038,594	\$944,177

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$452,077	\$206,002	\$302,483

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

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,142,453	\$1,038,594	\$944,177
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,594,530	\$1,244,596	\$1,246,660
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,142,453	\$1,038,594	\$944,177
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,142,453	\$1,038,594	\$944,177

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## Property Information

Folio: 03-4132-005-0281

Property Address: 545 SAN SERVANDO AVE

## Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	11,000.00	\$1,342,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1955	2,510	1,610	2,116	\$215,070
EXTRA FEATURES						
Description	Year Built	Units	Calc Value			
Whirlpool - Attached to Pool (whirlpool area only)	2009	36	\$4,334			
Wall - CBS unreinforced	2009	200	\$704			
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2009	1	\$25,800			
Patio - Brick, Tile, Flagstone	2009	700	\$6,622			

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## Property Information

Folio: 03-4132-005-0281

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## Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	11,000.00	\$990,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1955	2,510	1,610	2,116	\$216,700
EXTRA FEATURES						
Description	Year Built	Units	Calc Value			
Whirlpool - Attached to Pool (whirlpool area only)	2009	36	\$4,385			
Wall - CBS unreinforced	2009	200	\$712			
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2009	1	\$26,100			
Patio - Brick, Tile, Flagstone	2009	700	\$6,699			

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## Property Information

Folio: 03-4132-005-0281

Property Address: 545 SAN SERVANDO AVE

## Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	11,000.00	\$990,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1955	2,510	1,610	2,116	\$218,329
EXTRA FEATURES						
Description	Year Built	Units	Calc Value			
Whirlpool - Attached to Pool (whirlpool area only)	2009	36	\$4,435			
Wall - CBS unreinforced	2009	200	\$720			
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2009	1	\$26,400			
Patio - Brick, Tile, Flagstone	2009	700	\$6,776			

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### FULL LEGAL DESCRIPTION

CORAL GABLES BISC BAY SEC 1 PL A

LOTS 28 TO 31 INC & S1/2 OF ALLEY

ADJ BLK 90 PB 25-63

LOT SIZE 100.000 X 110

OR 20173-2332 01/2002 1

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
05/29/2018	\$1,190,000	31001-2232	Qual by exam of deed
01/01/2002	\$499,000	20173-2332	Sales which are qualified
11/01/1989	\$257,000	14332-3327	Sales which are qualified
06/01/1986	\$174,000	12913-0749	Sales which are qualified
08/01/1973	\$80,300	00000-00000	Sales which are qualified

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