



# OFFICE OF THE PROPERTY APPRAISER

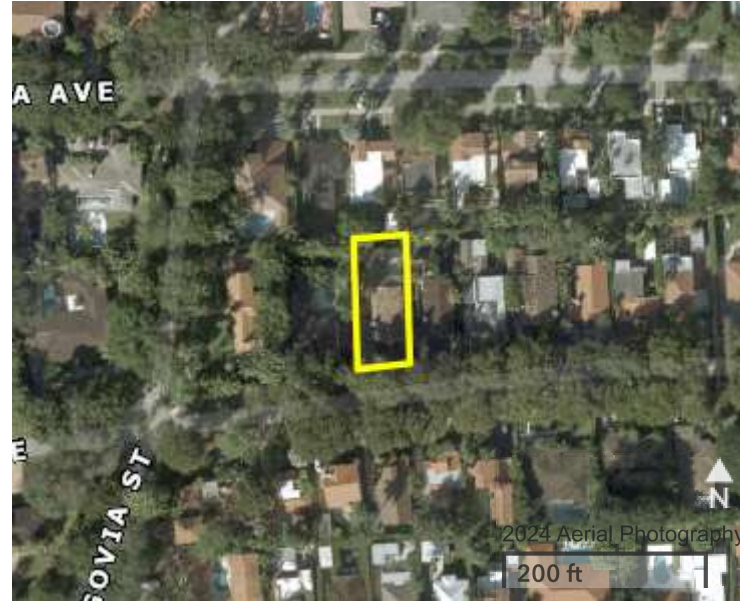
## Summary Report

Generated On: 11/12/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4120-022-1660
<b>Property Address</b>	537 SAN LORENZO AVE CORAL GABLES, FL 33146-1340
<b>Owner</b>	FABIAN ALFONSO , JULIANA CERVERA
<b>Mailing Address</b>	537 SAN LORENZO AVE CORAL GABLES, FL 33146
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,776 Sq.Ft
<b>Living Area</b>	2,524 Sq.Ft
<b>Adjusted Area</b>	2,692 Sq.Ft
<b>Lot Size</b>	6,560 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
<b>Land Value</b>	\$688,800	\$557,600	\$416,560	
<b>Building Value</b>	\$694,535	\$702,961	\$711,386	
<b>Extra Feature Value</b>	\$6,937	\$7,011	\$7,085	
<b>Market Value</b>	\$1,390,272	\$1,267,572	\$1,135,031	
<b>Assessed Value</b>	\$942,748	\$915,290	\$888,632	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Save Our Homes Cap</b>	Assessment Reduction	\$447,524	\$352,282	\$246,399
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$892,748	\$865,290	\$838,632
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$917,748	\$890,290	\$863,632
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$892,748	\$865,290	\$838,632
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$892,748	\$865,290	\$838,632

### SALES INFORMATION

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

**SHORT LEGAL DESCRIPTION**

CORAL GABLES RIVIERA SEC PART 1  
REV PB 28-31  
LOT 20 BLK 14  
LOT SIZE 50.080 X 131  
OR 16989-3273 1195 1

<b>Previous Sale</b>	<b>Price</b>	<b>OR Book-Page</b>	<b>Qualification Description</b>
12/15/2020	\$1,015,000	32273-3906	Qual by exam of deed
02/27/2014	\$920,000	29053-4625	Qual by exam of deed
07/12/2011	\$653,000	27768-3585	Qual by exam of deed
01/23/2009	\$410,000	26745-4098	Financial inst or "In Lieu of Forclosure" stated

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