



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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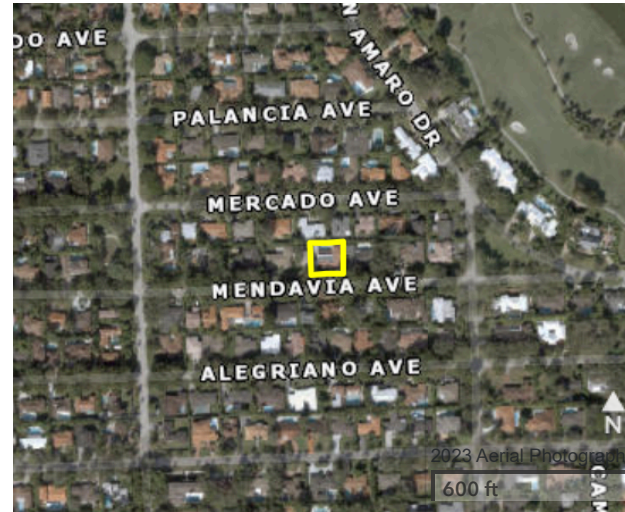
| PROPERTY INFORMATION | |
|---------------------------|---|
| Folio | 03-4119-001-2020 |
| Property Address | 1433 MENDAVIA AVE CORAL GABLES, FL 33146-1607 |
| Owner | RUBEN M MASTRAPA LE , MYRIAM MASTRAPA LE , REM TANIA MASTRAPA |
| Mailing Address | 1433 MENDAVIA AVE CORAL GABLES, FL 33146 |
| Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| Beds / Baths /Half | 5 / 6 / 0 |
| Floors | 2 |
| Living Units | 1 |
| Actual Area | 5,110 Sq.Ft |
| Living Area | 3,433 Sq.Ft |
| Adjusted Area | 4,257 Sq.Ft |
| Lot Size | 10,000 Sq.Ft |
| Year Built | Multiple (See Building Info.) |

| ASSESSMENT INFORMATION | | | | |
|----------------------------|-------------|-------------|-------------|--|
| Year | 2023 | 2022 | 2021 | |
| Land Value | \$832,825 | \$574,362 | \$459,489 | |
| Building Value | \$706,421 | \$713,780 | \$516,543 | |
| Extra Feature Value | \$47,585 | \$48,079 | \$48,574 | |
| Market Value | \$1,586,831 | \$1,336,221 | \$1,024,606 | |
| Assessed Value | \$764,677 | \$742,405 | \$720,782 | |

| BENEFITS INFORMATION | | | | |
|---------------------------|----------------------|-----------|-----------|-----------|
| Benefit | Type | 2023 | 2022 | 2021 |
| Save Our Homes Cap | Assessment Reduction | \$822,154 | \$593,816 | \$303,824 |
| 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 COUNTRY CLUB SEC 5 | |
| PB 23-55 | |
| LOTS 27 & 28 BLK 82 | |
| LOT SIZE IRREGULAR | |



| TAXABLE VALUE INFORMATION | | | |
|---------------------------|-----------|-----------|-----------|
| Year | 2023 | 2022 | 2021 |
| COUNTY | | | |
| Exemption Value | \$50,000 | \$50,000 | \$50,000 |
| Taxable Value | \$714,677 | \$692,405 | \$670,782 |
| SCHOOL BOARD | | | |
| Exemption Value | \$25,000 | \$25,000 | \$25,000 |
| Taxable Value | \$739,677 | \$717,405 | \$695,782 |
| CITY | | | |
| Exemption Value | \$50,000 | \$50,000 | \$50,000 |
| Taxable Value | \$714,677 | \$692,405 | \$670,782 |
| REGIONAL | | | |
| Exemption Value | \$50,000 | \$50,000 | \$50,000 |
| Taxable Value | \$714,677 | \$692,405 | \$670,782 |

| SALES INFORMATION | | | |
|-------------------|-----------|--------------|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 07/08/2023 | \$100 | 33814-2752 | Life Estate interest |
| 03/22/2012 | \$475,300 | 28046-4778 | Qual by exam of deed |
| 10/01/2002 | \$0 | 20855-3403 | Sales which are disqualified as a result of examination of the deed |

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