



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/06/2025

PROPERTY INFORMATION	
Folio	03-4129-028-2350
Property Address	6708 SAN VICENTE ST CORAL GABLES, FL 33146-0000
Owner	OCTAVIO MANIGLIA , KATERINA BUCCIARELLI
Mailing Address	6708 SAN VICENTE STREET MIAMI, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,647 Sq.Ft
Living Area	2,007 Sq.Ft
Adjusted Area	2,327 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,501,500	\$1,417,500	\$1,155,000
Building Value	\$244,335	\$244,335	\$244,335
Extra Feature Value	\$1,100	\$1,100	\$1,100
Market Value	\$1,746,935	\$1,662,935	\$1,400,435
Assessed Value	\$690,215	\$670,763	\$651,227

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,056,720	\$992,172	\$749,208
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$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 RIVIERA SEC PART 11	
REV PLAT PB 28-23	
LOTS 7 & 8 BLK 268	
LOT SIZE 100.000 X 105	
OR 13354-2523 0587 4	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$639,493	\$620,763	\$601,227
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$665,215	\$645,763	\$626,227
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$639,493	\$620,763	\$601,227
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$639,493	\$620,763	\$601,227

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/29/2012	\$589,000	28174-3041	Religious, charitable or benevolent organization
11/16/2011	\$100	27912-2702	Corrective, tax or QCD; min consideration

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