

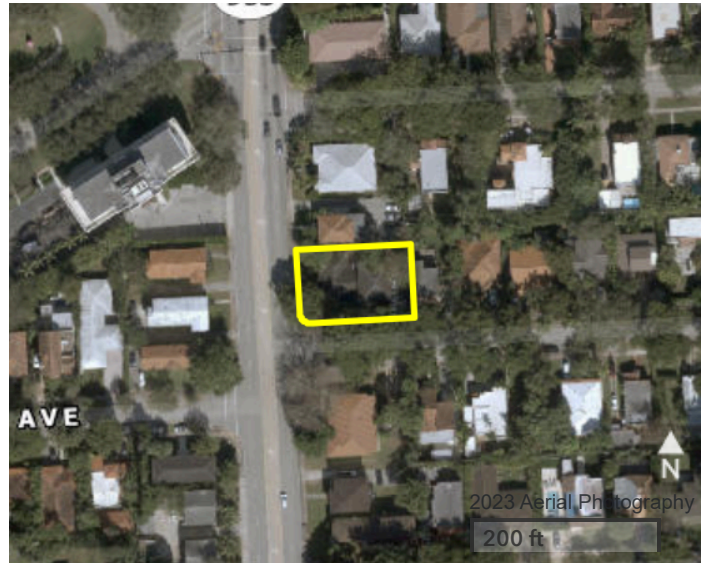


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/02/2024

PROPERTY INFORMATION	
Folio	03-4117-007-0860
Property Address	345 SARTO AVE CORAL GABLES, FL 33134-7219
Owner	SONNY FARIAS TRS , MDA REVOCABLE TRUST
Mailing Address	1798 W 80 ST HIALEAH, FL 33014
Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	5 / 4 / 1
Floors	2
Living Units	2
Actual Area	3,603 Sq.Ft
Living Area	3,531 Sq.Ft
Adjusted Area	3,364 Sq.Ft
Lot Size	8,625 Sq.Ft
Year Built	1967



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$767,625	\$767,625	\$586,500
Building Value	\$276,521	\$276,521	\$246,245
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,044,146	\$1,044,146	\$832,745
Assessed Value	\$1,044,146	\$1,044,146	\$704,575

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction			\$128,170

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

SHORT LEGAL DESCRIPTION
COCONUT GROVE SEC 1 -
CORAL GABLES PB 14-25
LOTS 43 THRU 45 BLK 8
LOT SIZE 75.000 X 115
OR 16160-3802 1193 1

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,044,146	\$1,044,146	\$704,575
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,044,146	\$1,044,146	\$832,745
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,044,146	\$1,044,146	\$704,575
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,044,146	\$1,044,146	\$704,575

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/26/2022	\$1,100,000	33169-3124	Qual by exam of deed
08/01/2003	\$0	21735-4986	Sales which are disqualified as a result of examination of the deed
11/01/1993	\$95,000	16160-3802	Sales which are qualified
07/01/1984	\$170,000	12204-0765	Sales which are qualified

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