



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 03/19/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4107-018-0380
<b>Property Address</b>	822 MARIANA AVE CORAL GABLES, FL 33134-2414
<b>Owner</b>	PABLO A ALVAREZ , PABLO ARAMIS ALVAREZ REV TR , JAVIER A ALVAREZ , JESSICA L MCCOY
<b>Mailing Address</b>	6001 GRANADA BLVD 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>	2 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,756 Sq.Ft
<b>Living Area</b>	1,386 Sq.Ft
<b>Adjusted Area</b>	1,502 Sq.Ft
<b>Lot Size</b>	5,500 Sq.Ft
<b>Year Built</b>	1948



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$418,000	\$346,500	\$275,000
<b>Building Value</b>	\$264,247	\$169,426	\$121,662
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$682,247	\$515,926	\$396,662
<b>Assessed Value</b>	\$682,247	\$229,871	\$223,176

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$632,247	\$179,871	\$173,176
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$657,247	\$204,871	\$198,176
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$632,247	\$179,871	\$173,176
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$632,247	\$179,871	\$173,176

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction		\$286,055	\$173,486
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

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

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/31/2023	\$100	33778-4269	Corrective, tax or QCD; min consideration
05/26/2022	\$805,000	33225-2768	Qual by exam of deed
03/01/1983	\$90,000	11732-1272	Sales which are qualified
11/01/1973	\$44,000	00000-00000	Sales which are qualified

SHORT LEGAL DESCRIPTION
CORAL GABLES GRANADA SEC REV
PB 8-113
W40FT LOT 6 & E15FT LOT 5 BLK 3
LOT SIZE IRREGULAR
OR 11732-1272 0383 1

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