



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 10/07/2024

PROPERTY INFORMATION	
Folio	03-4120-023-3851
Property Address	451 PERUGIA AVE CORAL GABLES, FL 33146-2851
Owner	JOSE LLORENS , KARELY LLORENS RUIZ
Mailing Address	451 PERUGIA AVE MIAMI, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 1
Floors	2
Living Units	1
Actual Area	2,340 Sq.Ft
Living Area	1,724 Sq.Ft
Adjusted Area	1,890 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1970

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$600,000	\$475,000	\$375,000	
Building Value	\$286,562	\$288,716	\$290,871	
Extra Feature Value	\$31,363	\$31,673	\$1,456	
Market Value	\$917,925	\$795,389	\$667,327	
Assessed Value	\$581,495	\$564,559	\$518,619	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$336,430	\$230,830	\$148,708
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$531,495	\$514,559	\$468,619
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$556,495	\$539,559	\$493,619
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$531,495	\$514,559	\$468,619
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$531,495	\$514,559	\$468,619

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

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/07/2024

Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	5,000.00	\$600,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1970	2,340	1,724	1,890	\$286,562
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			2022	1	\$29,700	
Patio - Concrete Slab			2022	260	\$1,030	
Chain-link Fence 4-5 ft high			1970	115	\$633	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/07/2024

Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100	Square Ft.	5,000.00	\$475,000

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1970	2,340	1,724	1,890	\$288,716

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2022	1	\$30,000
Patio - Concrete Slab	2022	260	\$1,040
Chain-link Fence 4-5 ft high	1970	115	\$633

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/07/2024

Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	5,000.00	\$375,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1970	2,340	1,724	1,890	\$290,871
EXTRA FEATURES						
Description		Year Built		Units	Calc Value	
Patio - Screened over Concrete Slab		1970		154	\$739	
Patio - Concrete Slab		1970		35	\$84	
Chain-link Fence 4-5 ft high		1970		115	\$633	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/07/2024

Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

FULL LEGAL DESCRIPTION

PB 28-18
CORAL GABLES RIVIERA SEC PART 2
LOT 26 BLK 105
LOT SIZE 50.000 X 100
OR 20205-3634 02/2002 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
07/27/2016	\$687,500	30176-0528	Qual by exam of deed
02/01/2002	\$275,000	20205-3634	Sales which are qualified
07/01/1973	\$60,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>