



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/13/2022

Property Information	
<b>Folio:</b>	03-4120-023-1060
<b>Property Address:</b>	515 LORETTO AVE Coral Gables, FL 33146-2107
<b>Owner</b>	CHRISTIAN E FONG
<b>Mailing Address</b>	515 LORETTO AVE CORAL GABLES, FL 33146 USA
<b>PA Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths / Half</b>	3 / 1 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,507 Sq.Ft
<b>Living Area</b>	1,213 Sq.Ft
<b>Adjusted Area</b>	1,311 Sq.Ft
<b>Lot Size</b>	5,000 Sq.Ft
<b>Year Built</b>	1953



Assessment Information			
Year	2022	2021	2020
<b>Land Value</b>	\$317,500	\$255,000	\$225,000
<b>Building Value</b>	\$137,655	\$98,325	\$98,325
<b>XF Value</b>	\$706	\$706	\$706
<b>Market Value</b>	\$455,861	\$354,031	\$324,031
<b>Assessed Value</b>	\$294,799	\$286,213	\$282,262

Benefits Information				
Benefit	Type	2022	2021	2020
<b>Save Our Homes Cap</b>	Assessment Reduction	\$161,062	\$67,818	\$41,769
<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).

Short Legal Description
CORAL GABLES RIVIERA SEC 2 REV PB 28-18 LOT 16 BLK 38 LOT SIZE 50.000 X 100

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$244,799	\$236,213	\$232,262
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$269,799	\$261,213	\$257,262
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$244,799	\$236,213	\$232,262
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$244,799	\$236,213	\$232,262

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/24/2012	\$315,000	28255-3900	Qual by exam of deed
12/18/2008	\$10	26702-1972	Sales which are disqualified as a result of examination of the deed

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Version: