



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 05/06/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4119-001-2020
<b>Property Address</b>	1433 MENDAVIA AVE CORAL GABLES, FL 33146-1607
<b>Owner</b>	RUBEN M MASTRAPA LE , MYRIAM MASTRAPA LE , REM TANIA MASTRAPA
<b>Mailing Address</b>	1433 MENDAVIA AVE 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>	5 / 6 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	5,110 Sq.Ft
<b>Living Area</b>	3,433 Sq.Ft
<b>Adjusted Area</b>	4,257 Sq.Ft
<b>Lot Size</b>	10,000 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
<b>Land Value</b>	\$832,825	\$574,362	\$459,489	
<b>Building Value</b>	\$706,421	\$713,780	\$516,543	
<b>Extra Feature Value</b>	\$47,585	\$48,079	\$48,574	
<b>Market Value</b>	\$1,586,831	\$1,336,221	\$1,024,606	
<b>Assessed Value</b>	\$764,677	\$742,405	\$720,782	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$822,154	\$593,816	\$303,824
<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 COUNTRY CLUB SEC 5	
PB 23-55	
LOTS 27 & 28 BLK 82	
LOT SIZE IRREGULAR	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$714,677	\$692,405	\$670,782
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$739,677	\$717,405	\$695,782
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$714,677	\$692,405	\$670,782
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$714,677	\$692,405	\$670,782

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/08/2023	\$100	33814-2752	Life Estate interest
03/22/2012	\$475,300	28046-4778	Qual by exam of deed
10/01/2002	\$0	20855-3403	Sales which are disqualified as a result of examination of the deed

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