



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/10/2023

Property Information	
Folio:	03-4120-022-1880
Property Address:	549 SAN ESTEBAN AVE Coral Gables, FL 33146-1336
Owner	BERNARDO LOPEZ SANABRIA DENISE MORENO
Mailing Address	549 SAN ESTEBAN AVE CORAL GABLES, FL 33143 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 5 / 0
Floors	2
Living Units	1
Actual Area	5,958 Sq.Ft
Living Area	5,135 Sq.Ft
Adjusted Area	5,322 Sq.Ft
Lot Size	16,400 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2023	2022	2021
Land Value	\$1,394,000	\$1,041,400	\$836,400
Building Value	\$641,403	\$605,076	\$437,737
XF Value	\$39,181	\$39,600	\$40,019
Market Value	\$2,074,584	\$1,686,076	\$1,314,156
Assessed Value	\$1,286,798	\$1,249,319	\$1,212,932

Benefits Information				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$787,786	\$436,757	\$101,224
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	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
20 54 41
CORAL GABLES RIVIERA SEC PART 1
REV PB 28-31
LOTS 25 & 26 BLK 17
LOT SIZE IRREGULAR

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,236,798	\$1,199,319	\$1,162,932
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,261,798	\$1,224,319	\$1,187,932
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,236,798	\$1,199,319	\$1,162,932
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,236,798	\$1,199,319	\$1,162,932

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/20/2018	\$1,168,000	30873-0669	Qual by exam of deed
03/17/2015	\$100	29545-2854	Corrective, tax or QCD; min consideration
01/04/2010	\$1,090,000	27174-2335	Qual by exam of deed
08/01/1986	\$185,000	13000-2283	Sales which are qualified

Version: