

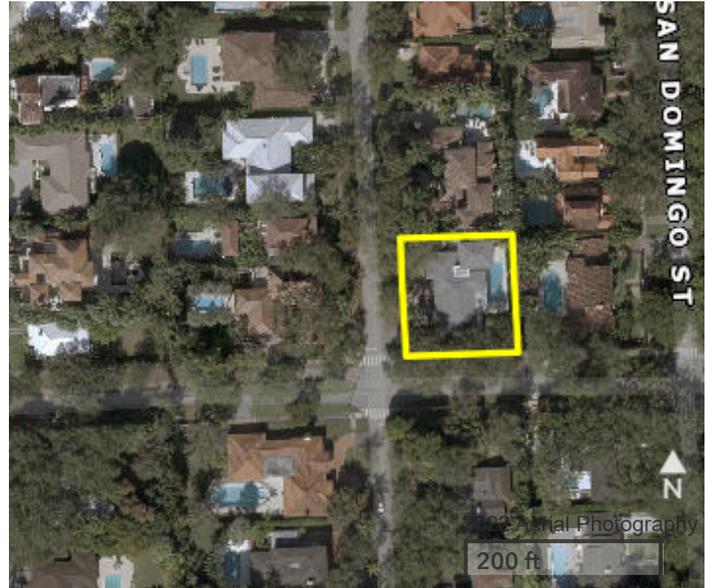


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/08/2023

PROPERTY INFORMATION	
Folio	03-4118-002-0530
Property Address	2521 N GREENWAY DR CORAL GABLES, FL 33134-5562
Owner	LUIS N PEREZ , ANYELIN MESA
Mailing Address	2521 N GREENWAY DR CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	2
Living Units	1
Actual Area	4,200 Sq.Ft
Living Area	3,279 Sq.Ft
Adjusted Area	3,535 Sq.Ft
Lot Size	12,566.4 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$1,053,468	\$810,360	\$768,755
Building Value	\$438,709	\$440,534	\$315,971
Extra Feature Value	\$23,366	\$23,402	\$23,438
Market Value	\$1,515,543	\$1,274,296	\$1,108,164
Assessed Value	\$584,835	\$567,801	\$551,264

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$930,708	\$706,495	\$556,900
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
CORAL GABLES SEC D REV PL
PB 25-74
LOTS 12 & 13 BLK 8
LOT SIZE 114.24 X 110
OR 17902-1004 1197 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$534,835	\$517,801	\$501,264
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$559,835	\$542,801	\$526,264
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$534,835	\$517,801	\$501,264
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$534,835	\$517,801	\$501,264

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/30/2020	\$100	32034-1403	Corrective, tax or QCD; min consideration
09/29/2011	\$100	27843-2844	Corrective, tax or QCD; min consideration
11/01/1997	\$319,000	17902-1004	Sales which are qualified
09/01/1997	\$0	17812-4338	Sales which are disqualified as a result of examination of the deed