

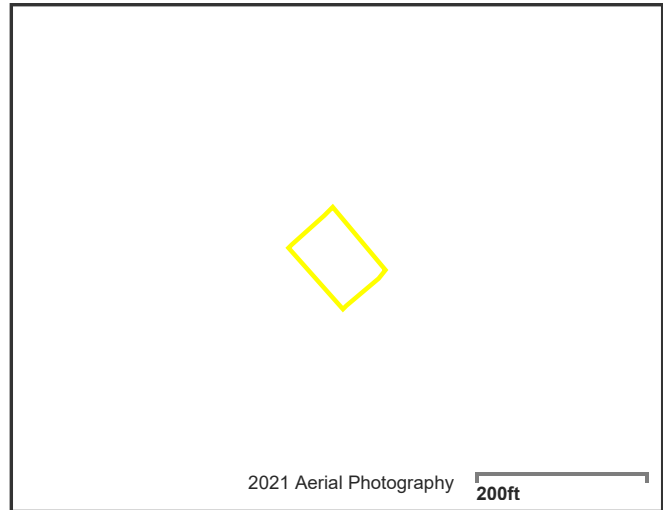


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/13/2022

Property Information	
Folio:	03-4120-023-0040
Property Address:	458 LORETTO AVE Coral Gables, FL 33146-2106
Owner	BLANCA I FRANCO
Mailing Address	458 LORETTO AVE CORAL GABLES, FL 33146-2106
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,324 Sq.Ft
Living Area	1,035 Sq.Ft
Adjusted Area	1,096 Sq.Ft
Lot Size	6,300 Sq.Ft
Year Built	1949



Assessment Information			
Year	2022	2021	2020
Land Value	\$320,040	\$257,040	\$226,800
Building Value	\$115,080	\$82,200	\$82,200
XF Value	\$684	\$695	\$707
Market Value	\$435,804	\$339,935	\$309,707
Assessed Value	\$186,451	\$181,021	\$178,522

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$249,353	\$158,914	\$131,185
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 RIVIERA SEC 2 REV LOT 5 & NE4FT LOT 4 & SW9FT LOT 6 BLK 36 PB 28-18 LOT SIZE 63 X 100 COC 16181-1103 1293 5

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$136,451	\$131,021	\$128,522
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$161,451	\$156,021	\$153,522
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$136,451	\$131,021	\$128,522
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$136,451	\$131,021	\$128,522

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1993	\$0	16181-1103	Sales which are disqualified as a result of examination of the deed
01/01/1987	\$78,000	13167-1615	Sales which are qualified
06/01/1978	\$42,900	10078-0199	Sales which are qualified
01/01/1977	\$28,800	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>

Version: