

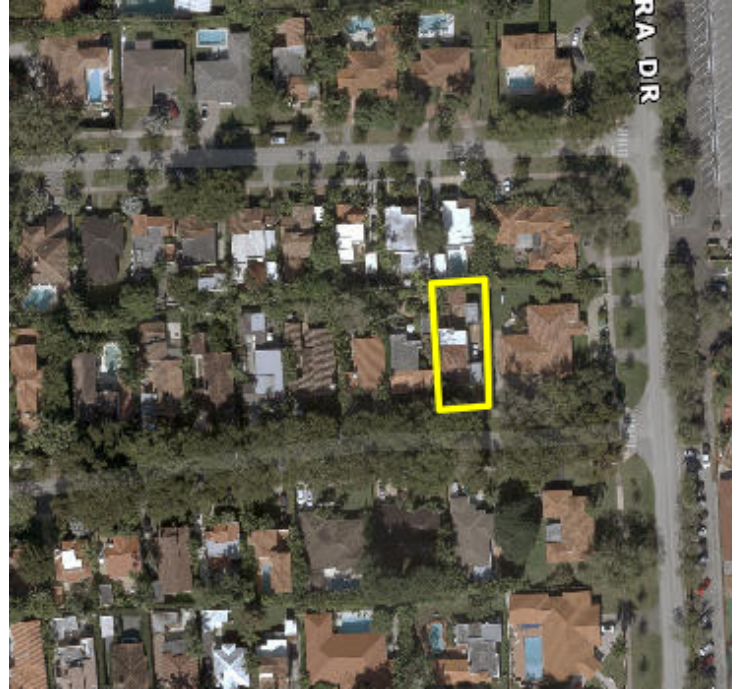


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 07/20/2023

PROPERTY INFORMATION	
<b>Folio:</b>	03-4120-022-1600
<b>Sub-Division:</b>	CORAL GABLES RIVIERA SEC PT 1 REV
<b>Property Address:</b>	513 SAN LORENZO AVE
<b>Owner:</b>	PATRICK ILABACA
<b>Mailing Address:</b>	513 SAN LORENZO 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>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,953 Sq.Ft
<b>Living Area</b>	1,280 Sq.Ft
<b>Adjusted Area</b>	1,713 Sq.Ft
<b>Lot Size</b>	6,353 Sq.Ft
<b>Year Built</b>	1926



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$540,005	\$403,416	\$324,003
<b>Building Value</b>	\$214,846	\$214,846	\$156,155
<b>Extra Feature Value</b>	\$660	\$660	\$660
<b>Market Value</b>	\$755,511	\$618,922	\$480,818
<b>Assessed Value</b>	\$413,400	\$401,360	\$389,670

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$342,111	\$217,562	\$91,148
<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 PART 1
REV PB 28-31
LOT 14 BLK 14
LOT SIZE 50.020 X 127
OR 19438-2181 08/2000 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$363,400	\$351,360	\$339,670
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$388,400	\$376,360	\$364,670
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$363,400	\$351,360	\$339,670
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$363,400	\$351,360	\$339,670

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/15/2009	\$430,000	26957-1882	Qual by exam of deed
08/01/2005	\$0	23791-4120	Sales which are disqualified as a result of examination of the deed
04/01/2004	\$427,000	22213-4940	Sales which are qualified
08/01/2000	\$275,000	19283-4154	Sales which are qualified