

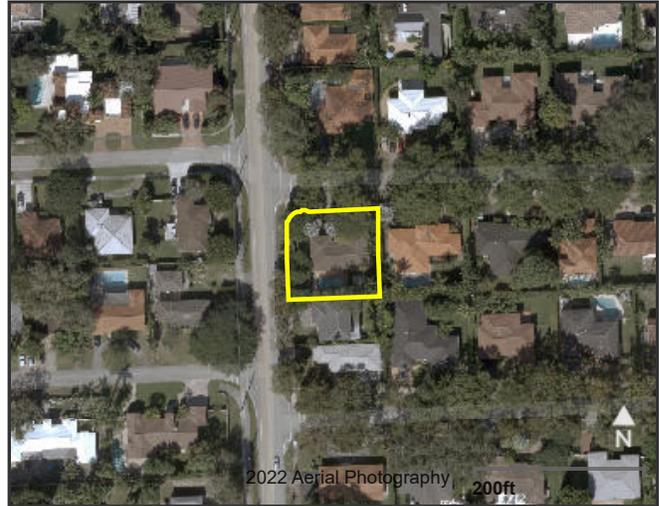


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/25/2023

| Property Information | |
|----------------------------|-------------------------------------------------|
| Folio: | 03-4119-007-0920 |
| Property Address: | 1540 CECILIA AVE Coral Gables, FL 33146-1625 |
| Owner | RINATIN LLC |
| Mailing Address | 9100 SW 63 CT PINECREST, FL 33156 USA |
| PA Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| Beds / Baths / Half | 3 / 2 / 0 |
| Floors | 1 |
| Living Units | 1 |
| Actual Area | 2,230 Sq.Ft |
| Living Area | 1,734 Sq.Ft |
| Adjusted Area | 1,969 Sq.Ft |
| Lot Size | 11,025 Sq.Ft |
| Year Built | 1955 |



| Assessment Information | | | |
|------------------------|-----------|-----------|-----------|
| Year | 2022 | 2021 | 2020 |
| Land Value | \$629,252 | \$503,402 | \$479,430 |
| Building Value | \$161,852 | \$122,866 | \$122,866 |
| XF Value | \$23,807 | \$23,807 | \$23,807 |
| Market Value | \$814,911 | \$650,075 | \$626,103 |
| Assessed Value | \$715,082 | \$650,075 | \$626,103 |

| Benefits Information | | | | |
|--------------------------|----------------------|----------|------|------|
| Benefit | Type | 2022 | 2021 | 2020 |
| Non-Homestead Cap | Assessment Reduction | \$99,829 | | |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description |
|----------------------------------------------------------------------------------------------------|
| C GABLES RIVIERA SEC 5 PB 20-38 LOTS 1 & 2 BLK 67 LOT SIZE IRREGULAR OR 15755-4497 1292 1 |

| Taxable Value Information | | | |
|---------------------------|-----------|-----------|-----------|
| | 2022 | 2021 | 2020 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$715,082 | \$650,075 | \$626,103 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$814,911 | \$650,075 | \$626,103 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$715,082 | \$650,075 | \$626,103 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$715,082 | \$650,075 | \$626,103 |

| Sales Information | | | |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 11/26/2018 | \$730,000 | 31240-4014 | Qual by exam of deed |
| 12/01/1992 | \$190,000 | 15755-4497 | Sales which are qualified |
| 08/01/1987 | \$130,000 | 13397-3084 | Sales which are qualified |
| 06/01/1971 | \$40,000 | 00000-00000 | Sales which are qualified |

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Version: