



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/13/2022

Property Information	
Folio:	03-4120-022-2890
Property Address:	425 VILABELLA AVE Coral Gables, FL 33146-1715
Owner	NICHOLAS ESTEFAN CHANDRA LASLEY
Mailing Address	425 VILABELLA AVE CORAL GABLES, FL 33146 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,685 Sq.Ft
Living Area	1,595 Sq.Ft
Adjusted Area	1,655 Sq.Ft
Lot Size	8,640 Sq.Ft
Year Built	1945



Assessment Information			
Year	2022	2021	2020
Land Value	\$548,640	\$440,640	\$388,800
Building Value	\$328,782	\$93,094	\$93,094
XF Value	\$1,028	\$1,035	\$1,042
Market Value	\$878,450	\$534,769	\$482,936
Assessed Value	\$878,450	\$531,229	\$482,936

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$3,540	
Homestead	Exemption	\$25,000		
Second Homestead	Exemption	\$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
E11FT OF LOT 6 & LOT 7 & W11FT
OF LOT 8 BLK 28

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$50,000	\$0	\$0
Taxable Value	\$828,450	\$531,229	\$482,936
<b>School Board</b>			
Exemption Value	\$25,000	\$0	\$0
Taxable Value	\$853,450	\$534,769	\$482,936
<b>City</b>			
Exemption Value	\$50,000	\$0	\$0
Taxable Value	\$828,450	\$531,229	\$482,936
<b>Regional</b>			
Exemption Value	\$50,000	\$0	\$0
Taxable Value	\$828,450	\$531,229	\$482,936

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/25/2021	\$1,075,000	32425-4852	Qual by exam of deed
09/23/2018	\$540,000	31203-3480	Qual by exam of deed
12/01/2002	\$330,000	20918-4989	Sales which are qualified
11/01/1973	\$44,500	00000-00000	Sales which are qualified

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