



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/12/2023

Property Information	
Folio:	03-4107-011-0350
Property Address:	1120 WALLACE ST Coral Gables, FL 33134-2485
Owner	FLORICA MUNTEANU
Mailing Address	1120 WALLACE ST CORAL GABLES, FL 33134 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	1
Actual Area	1,386 Sq.Ft
Living Area	1,386 Sq.Ft
Adjusted Area	1,386 Sq.Ft
Lot Size	10,700 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2023	2022	2021
Land Value	\$642,000	\$500,760	\$385,200
Building Value	\$1,455	\$179,140	\$128,250
XF Value	\$626	\$632	\$639
Market Value	\$644,081	\$680,532	\$514,089
Assessed Value	\$644,081	\$523,826	\$508,569

Benefits Information				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction		\$156,706	\$5,520
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

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

Short Legal Description
TAMIAMI PLACE PLAN NO 3 PB 6-97 LOTS 41 & 42 LOT SIZE 100 X 107 FT COC 21778-3724-27 10/2003 1

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$644,081	\$473,826	\$458,569
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$644,081	\$498,826	\$483,569
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$644,081	\$473,826	\$458,569
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$644,081	\$473,826	\$458,569

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/15/2022	\$2,300,000	33403-4530	Qual on DOS, but significant phy change since time of transfer
05/12/2022	\$413,000	33192-4279	Qual on DOS, but significant phy change since time of transfer
11/02/2017	\$570,000	30748-1722	Qual by exam of deed
11/13/2015	\$100	29856-3421	Corrective, tax or QCD; min consideration

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Version: