

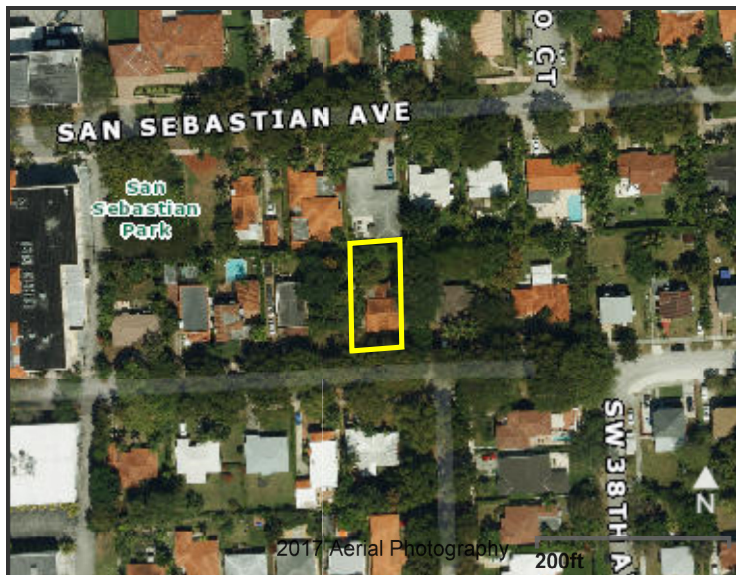


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/27/2018

Property Information	
Folio:	03-4117-007-0240
Property Address:	103 ROMANO AVE Coral Gables, FL 33134-7241
Owner	MELVIN PEREZ DANIELLE BOWMAN
Mailing Address	3610 SW 60 AVE MIAMI, FL 33155 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,353 Sq.Ft
Living Area	1,113 Sq.Ft
Adjusted Area	1,205 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1937



Assessment Information			
Year	2018	2017	2016
Land Value	\$288,964	\$258,379	\$239,206
Building Value	\$104,835	\$104,835	\$104,835
XF Value	\$0	\$0	\$0
Market Value	\$393,799	\$363,214	\$344,041
Assessed Value	\$255,512	\$250,257	\$245,110

Benefits Information				
Benefit	Type	2018	2017	2016
Save Our Homes Cap	Assessment Reduction	\$138,287	\$112,957	\$98,931
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
COCONUT GROVE SEC PART 1 OF CORAL GABLES PB 14-25 LOTS 15 & 16 BLK 3 LOT SIZE 50.000 X 110 COC 22822-3426 09 2004 5

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$205,512	\$200,257	\$195,110
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$230,512	\$225,257	\$220,110
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$205,512	\$200,257	\$195,110
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$205,512	\$200,257	\$195,110

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2012	\$100	29405-1771	Corrective, tax or QCD; min consideration
09/01/2004	\$0	22822-3426	Sales which are disqualified as a result of examination of the deed
07/01/2002	\$0	20579-1079	Sales which are disqualified as a result of examination of the deed
11/01/1997	\$165,000	17963-3958	Deeds that include more than one parcel

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