



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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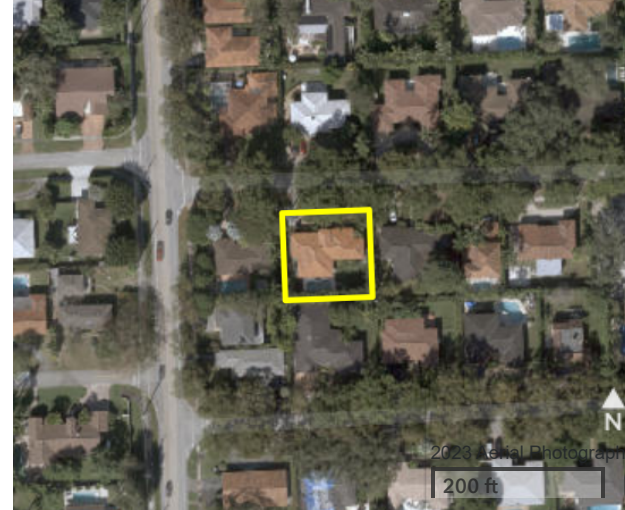
PROPERTY INFORMATION	
Folio	03-4119-007-0940
Property Address	1534 CECILIA AVE CORAL GABLES, FL 33146-1625
Owner	RYAN S MARKS , DIANA PEREZ
Mailing Address	1534 CECILIA AVE CORAL GABLES, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,846 Sq.Ft
Living Area	2,199 Sq.Ft
Adjusted Area	2,522 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$874,918	\$603,392	\$482,713
Building Value	\$371,132	\$375,874	\$273,314
Extra Feature Value	\$28,914	\$29,280	\$29,646
Market Value	\$1,274,964	\$1,008,546	\$785,673
Assessed Value	\$950,664	\$864,240	\$785,673

BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
Non-Homestead Cap	Assessment Reduction	\$324,300	\$144,306

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

SHORT LEGAL DESCRIPTION
04 54 41
C GABLES RIVIERA SEC 5 PB 20-38
LOTS 3 & 4 BLK 67
LOT SIZE IRREGULAR
OR 20304-0999 0302 1



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$950,664	\$864,240	\$785,673
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,274,964	\$1,008,546	\$785,673
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$950,664	\$864,240	\$785,673
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$950,664	\$864,240	\$785,673

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/28/2020	\$950,000	31987-2715	Qual by exam of deed
04/14/2015	\$900,000	29609-1433	Qual by exam of deed
08/05/2013	\$800,000	28763-2007	Qual by exam of deed
03/01/2005	\$765,000	23204-2908	Sales which are qualified

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