



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/13/2021

| Property Information |   |
|----------------------|---|
| Folio:               | 03-5106-018-0020                                    |
| Property Address:    | 4880 HAMMOCK LAKE DR<br>Coral Gables, FL 33156-2218 |
| Owner                | CESAR MOLINA<br>SHANA WILLINSKY                     |
| Mailing Address      | 4880 HAMMOCK LAKE DR<br>MIAMI, FL 33156 USA         |
| PA Primary Zone      | 0100 SINGLE FAMILY - GENERAL                        |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE<br>FAMILY : 1 UNIT        |
| Beds / Baths / Half  | 5 / 3 / 0   |
| Floors               | 1   |
| Living Units         | 1   |
| Actual Area          | 3,785 Sq.Ft   |
| Living Area          | 2,987 Sq.Ft   |
| Adjusted Area        | 3,341 Sq.Ft   |
| Lot Size             | 34,587 Sq.Ft  |
| Year Built           | 1967  |



| Assessment Information |             |             |             |
|------------------------|-------------|-------------|-------------|
| Year                   | 2020        | 2019        | 2018        |
| Land Value             | \$1,347,579 | \$1,347,579 | \$1,189,926 |
| Building Value         | \$37,286    | \$37,286    | \$220,506   |
| XF Value               | \$21,479    | \$21,647    | \$21,818    |
| Market Value           | \$1,406,344 | \$1,406,512 | \$1,432,250 |
| Assessed Value         | \$982,753   | \$1,406,512 | \$1,432,250 |

| Benefits Information |                      |           |      |      |
|----------------------|----------------------|-----------|------|------|
| Benefit              | Type                 | 2020      | 2019 | 2018 |
| Portability          | Assessment Reduction | \$423,591 |      |      |
| 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           |
|-----------------------------------|
| HAMMOCK LAKE PK REPLAT OF PORT OF |
| BLK 2                             |
| PB 79-27                          |
| LOT 2                             |
| LOT SIZE IRREGULAR                |

| Taxable Value Information |           |             |             |
|---------------------------|-----------|-------------|-------------|
|                           | 2020      | 2019        | 2018        |
| <b>County</b>             |           |             |             |
| Exemption Value           | \$50,000  | \$0         | \$0         |
| Taxable Value             | \$932,753 | \$1,406,512 | \$1,432,250 |
| <b>School Board</b>       |           |             |             |
| Exemption Value           | \$25,000  | \$0         | \$0         |
| Taxable Value             | \$957,753 | \$1,406,512 | \$1,432,250 |
| <b>City</b>               |           |             |             |
| Exemption Value           | \$50,000  | \$0         | \$0         |
| Taxable Value             | \$932,753 | \$1,406,512 | \$1,432,250 |
| <b>Regional</b>           |           |             |             |
| Exemption Value           | \$50,000  | \$0         | \$0         |
| Taxable Value             | \$932,753 | \$1,406,512 | \$1,432,250 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description   |
| 09/06/2018        | \$100       | 31261-4880   | Corrective, tax or QCD; min consideration                           |
| 01/12/2018        | \$1,685,000 | 30840-3888   | Qual by exam of deed  |
| 08/01/2002        | \$0         | 20600-4470   | Sales which are disqualified as a result of examination of the deed |

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