



OFFICE OF THE PROPERTY

APPRAISER

Summary Report

Generated On: 09/19/2023

| PROPERTY INFORMATION | |
|---------------------------|---|
| Folio | 03-4129-026-1660 |
| Property Address | 951 MATANZAS AVE CORAL GABLES, FL 33146-3447 |
| Owner | HOPE M DIAZ |
| Mailing Address | 951 MATANZAS 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 | 2,248 Sq.Ft |
| Living Area | 1,408 Sq.Ft |
| Adjusted Area | 1,868 Sq.Ft |
| Lot Size | 7,000 Sq.Ft |
| Year Built | 1956 |

| ASSESSMENT INFORMATION | | | | |
|----------------------------|-----------|-----------|-----------|--|
| Year | 2023 | 2022 | 2021 | |
| Land Value | \$612,500 | \$560,000 | \$392,000 | |
| Building Value | \$1,961 | \$196,140 | \$141,268 | |
| Extra Feature Value | \$0 | \$0 | \$0 | |
| Market Value | \$614,461 | \$756,140 | \$533,268 | |
| Assessed Value | \$479,550 | \$586,594 | \$533,268 | |

| BENEFITS INFORMATION | | | | |
|--|----------------------|-----------|-----------|------|
| Benefit | Type | 2023 | 2022 | 2021 |
| Non-Homestead Cap | Assessment Reduction | \$134,911 | \$169,546 | |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| SHORT LEGAL DESCRIPTION | |
|---------------------------------|--|
| 29 54 41 | |
| C GABLES RIVIERA SEC 9 PB 28-29 | |
| LOT 5 BLK 141 | |
| LOT SIZE 70.000 X 100 | |
| OR 18110-3814 0598 1 | |



| TAXABLE VALUE INFORMATION | | | | |
|---------------------------|-----------|-----------|-----------|--|
| Year | 2023 | 2022 | 2021 | |
| COUNTY | | | | |
| Exemption Value | \$0 | \$0 | \$0 | |
| Taxable Value | \$479,550 | \$586,594 | \$533,268 | |
| SCHOOL BOARD | | | | |
| Exemption Value | \$0 | \$0 | \$0 | |
| Taxable Value | \$614,461 | \$756,140 | \$533,268 | |
| CITY | | | | |
| Exemption Value | \$0 | \$0 | \$0 | |
| Taxable Value | \$479,550 | \$586,594 | \$533,268 | |
| REGIONAL | | | | |
| Exemption Value | \$0 | \$0 | \$0 | |
| Taxable Value | \$479,550 | \$586,594 | \$533,268 | |

| SALES INFORMATION | | | |
|-------------------|-----------|--------------|--|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 05/10/2017 | \$587,500 | 30537-0716 | Atypical exposure to market; atypical motivation |
| 04/01/1998 | \$210,000 | 18110-3814 | Sales which are qualified |

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