



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/03/2024

PROPERTY INFORMATION	
Folio	03-4117-007-3660
Property Address	322 VISCAYA AVE CORAL GABLES, FL 33134-7332
Owner	LUIS CHAVEZ
Mailing Address	16559 NICOYA DR HACIENDA HEIGHTS, CA 91745
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	2,020 Sq.Ft
Living Area	1,457 Sq.Ft
Adjusted Area	1,813 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$764,883	\$562,320	\$502,254
Building Value	\$287,650	\$291,385	\$295,121
Extra Feature Value	\$2,225	\$2,246	\$2,265
Market Value	\$1,054,758	\$855,951	\$799,640
Assessed Value	\$815,546	\$741,406	\$674,006

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$239,212	\$114,545	\$125,634
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
COCONUT GROVE SEC 1-CORAL GABLES	
PB 14-25	
LOTS 10 TO 12 INC BLK 27	
LOT SIZE IRREGULAR	
OR 20651-2955 08/2002 1	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$815,546	\$741,406	\$674,006
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,054,758	\$855,951	\$799,640
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$815,546	\$741,406	\$674,006
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$815,546	\$741,406	\$674,006

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/24/2020	\$630,000	32026-1369	Qual by exam of deed
10/31/2017	\$100	30784-1481	Corrective, tax or QCD; min consideration
12/15/2016	\$100	30349-1624	Corrective, tax or QCD; min consideration
12/06/2016	\$670,000	30336-3855	Qual by exam of deed

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