

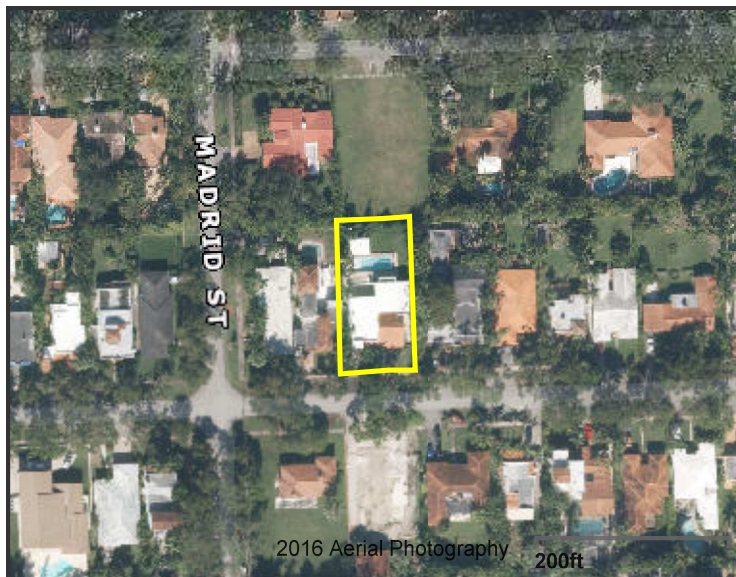


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/22/2019

Property Information	
Folio:	03-4107-016-0230
Property Address:	1253 OBISPO AVE Coral Gables, FL 33134-3509
Owner	FREDDY MAURICIO CHAVEZ CAROLINA MACALLISTER
Mailing Address	1253 OBISPO AVE CORAL GABLES, FL 33134 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 1
Floors	1
Living Units	1
Actual Area	3,594 Sq.Ft
Living Area	2,590 Sq.Ft
Adjusted Area	3,030 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$596,250	\$596,250	\$556,875
Building Value	\$405,565	\$410,458	\$196,268
XF Value	\$39,792	\$40,190	\$57
Market Value	\$1,041,607	\$1,046,898	\$753,200
Assessed Value	\$1,041,607	\$840,193	\$576,483

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		\$206,705	\$176,717

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

Short Legal Description
CORAL GABLES SEC E PB 8-13 LOT 30 & W1/2 LOT 29 BLK 2 LOT SIZE 75 X 150 OR 18640-2907 0599 1 COC 24588-3274 10 2005 4

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,041,607	\$840,193	\$576,483
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,041,607	\$1,046,898	\$753,200
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,041,607	\$840,193	\$576,483
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,041,607	\$840,193	\$576,483

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/19/2018	\$1,300,000	31278-1328	Qual by exam of deed
06/29/2012	\$518,000	28173-3876	Qual by exam of deed
10/01/2005	\$0	24588-3274	Sales which are disqualified as a result of examination of the deed
05/01/1999	\$310,000	18640-2907	Sales which are qualified

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