

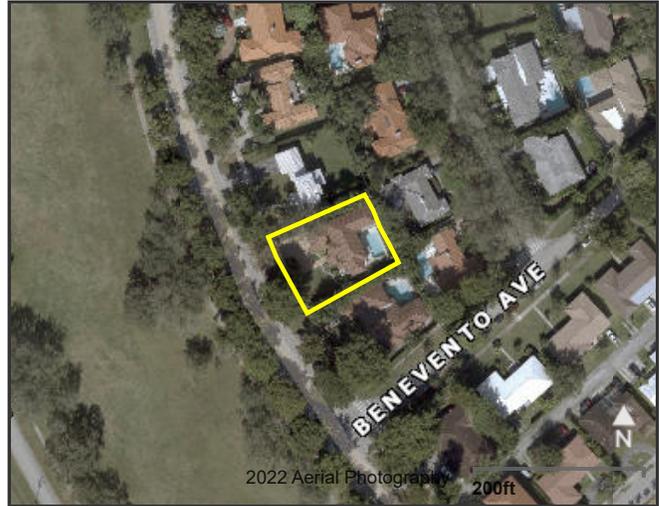


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/23/2023

| Property Information | |
|----------------------|--|
| Folio: | 03-4119-004-2380 |
| Property Address: | 5321 GRANADA BLVD Coral Gables, FL 33146-2031 |
| Owner | SASHA INVESTMENTS LLC |
| Mailing Address | 11709 ROE AVE D166 LEAWOOD, KS 66211 USA |
| PA Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| Beds / Baths / Half | 5 / 5 / 1 |
| Floors | 2 |
| Living Units | 1 |
| Actual Area | 5,290 Sq.Ft |
| Living Area | 4,208 Sq.Ft |
| Adjusted Area | 4,415 Sq.Ft |
| Lot Size | 11,382 Sq.Ft |
| Year Built | 2005 |



| Assessment Information | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2022 | 2021 | 2020 |
| Land Value | \$680,642 | \$576,815 | \$576,815 |
| Building Value | \$1,260,924 | \$938,188 | \$949,225 |
| XF Value | \$36,757 | \$37,192 | \$37,628 |
| Market Value | \$1,978,323 | \$1,552,195 | \$1,563,668 |
| Assessed Value | \$1,978,323 | \$1,552,195 | \$1,563,668 |

| Benefits Information | | | | |
|--|------|------|------|------|
| Benefit | Type | 2022 | 2021 | 2020 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Short Legal Description |
|--------------------------------|
| 19-20 30 54 41 PB 28-44 |
| CORAL GABLES RIVIERA SEC 3 REV |
| LOTS 3 & 4 BLK 86 |
| LOT SIZE 94.850 X 120 |
| OR 16023-3326 0893 1 |

| Taxable Value Information | | | |
|---------------------------|-------------|-------------|-------------|
| | 2022 | 2021 | 2020 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,978,323 | \$1,552,195 | \$1,563,668 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,978,323 | \$1,552,195 | \$1,563,668 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,978,323 | \$1,552,195 | \$1,563,668 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$1,978,323 | \$1,552,195 | \$1,563,668 |

| Sales Information | | | |
|-------------------|-------------|--------------|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 05/19/2021 | \$2,100,000 | 32538-1327 | Qual by exam of deed |
| 10/26/2017 | \$1,371,100 | 30743-0038 | Federal, state or local government agency |
| 08/25/2014 | \$100 | 29287-0747 | Corrective, tax or QCD; min consideration |
| 05/01/2006 | \$1,962,500 | 24509-0527 | Sales which are qualified |

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Version: