



OFFICE OF THE PROPERTY

APPRAISER

Summary Report

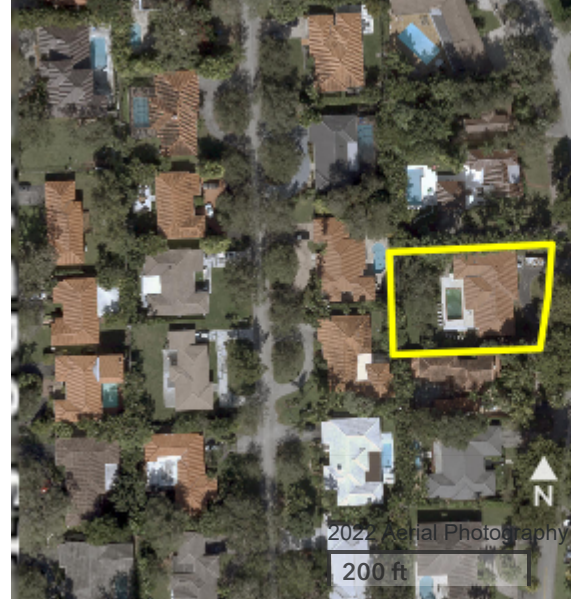
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PROPERTY INFORMATION	
Folio	03-4120-022-0040
Property Address	4150 MONSERRATE ST CORAL GABLES, FL 33146-1206
Owner	MONTERRATE REALTY HOLDINGS LLC
Mailing Address	4801 SW 76 ST MIAMI, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,334 Sq.Ft
Living Area	2,460 Sq.Ft
Adjusted Area	2,844 Sq.Ft
Lot Size	15,500 Sq.Ft
Year Built	1962

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$1,317,500	\$984,250	\$790,500	
Building Value	\$240,602	\$223,965	\$159,975	
Extra Feature Value	\$22,872	\$22,872	\$22,872	
Market Value	\$1,580,974	\$1,231,087	\$973,347	
Assessed Value	\$1,177,749	\$1,070,681	\$973,347	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$403,225	\$160,406	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
20 54 41 PB 28-31	
C GABLES RIVIERA SEC PT 1 REV	
LOTS 7 & 8 BLK 1	
LOT SIZE IRREGULAR	
OR 9268 987	



TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,177,749	\$1,070,681	\$973,347	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,580,974	\$1,231,087	\$973,347	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,177,749	\$1,070,681	\$973,347	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,177,749	\$1,070,681	\$973,347	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/22/2020	\$1,060,000	31792-2708	Qual by exam of deed
09/06/2019	\$0	31601-4166	Corrective, tax or QCD; min consideration

03/01/1976	\$100,000	00000- 00000	Sales which are qualified
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