## OFFICE OF THE PROPERTY APPRAISER

## **Summary Report**

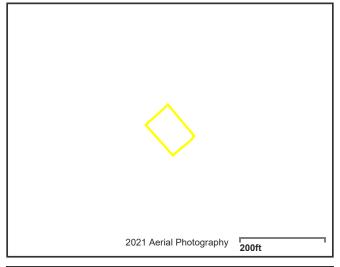
Generated On: 9/13/2022

Property Information		
Folio:	03-4120-023-0040	
Property Address:	458 LORETTO AVE Coral Gables, FL 33146-2106	
Owner	BLANCA I FRANCO	
Mailing Address	458 LORETTO AVE CORAL GABLES, FL 33146-2106	
PA 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	1,324 Sq.Ft	
Living Area	1,035 Sq.Ft	
Adjusted Area	1,096 Sq.Ft	
Lot Size	6,300 Sq.Ft	
Year Built	1949	

Assessment Information			
Year	2022	2021	2020
Land Value	\$320,040	\$257,040	\$226,800
Building Value	\$115,080	\$82,200	\$82,200
XF Value	\$684	\$695	\$707
Market Value	\$435,804	\$339,935	\$309,707
Assessed Value	\$186,451	\$181,021	\$178,522

Benefits Information				
Benefit	Туре	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$249,353	\$158,914	\$131,185
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES RIVIERA SEC 2 REV
LOT 5 & NE4FT LOT 4 & SW9FT
LOT 6 BLK 36 PB 28-18
LOT SIZE 63 X 100
COC 16181-1103 1293 5



Taxable Value Information				
	2022	2021	2020	
County				
Exemption Value	\$50,000	\$50,000	\$50,000	
Taxable Value	\$136,451	\$131,021	\$128,522	
School Board				
Exemption Value	\$25,000	\$25,000	\$25,000	
Taxable Value	\$161,451	\$156,021	\$153,522	
City				
Exemption Value	\$50,000	\$50,000	\$50,000	
Taxable Value	\$136,451	\$131,021	\$128,522	
Regional				
Exemption Value	\$50,000	\$50,000	\$50,000	
Taxable Value	\$136,451	\$131,021	\$128,522	

Sales Information			
Previous Sale	Price	OR Book- Page	Qualification Description
12/01/1993	\$0	16181- 1103	Sales which are disqualified as a result of examination of the deed
01/01/1987	\$78,000	13167- 1615	Sales which are qualified
06/01/1978	\$42,900	10078- 0199	Sales which are qualified
01/01/1977	\$28,800	00000- 00000	Sales which are qualified

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