

RENGIFO ROSELYN &
RENGIFO RODNEY B.
122 NW 17TH PL

NB: 102 LEGRA
#15 RIVER ASPEN
Property Location: RIVER ASPEN #15

MIAMI, FL 33125

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE

0.5400 AC

DEED INFORMATION
DEED DATE: 9/2015
DEED BOOK/PAGE: 00374/0384

Parcel ID: 3003924844
Account: 78490
Reval Year: 2021 Tax Year: 2021
Appraised By RK on 08/28/2018
EX- LAST ACTION 20210111

PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION		GRADE	EYB		AYB							
		R																	
DWELLING DATA																			
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS								
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA								
SKETCH INFORMATION																			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE									
NOTES																			
														CREDENCE TO		MARKET			
														PARCEL VALUATION SUMMARY					
														BILLABLE LAND VALUE				9,500	
														BILLABLE IMPROVEMENT VALUE				0	
														TOTAL BILLABLE VALUE				9,500	
														PERMIT					
														CODE	DATE	NO.			
														SALES DATA					
														OFF. RECORD	DATE		TYPE		
														BOOK	PAGE	MO	YR	VALID	V/I
00374	0384	9	2015	00	V		0												
BUILDING VALUATION SUMMARY																			
Base Price																			
Plumbing																			
Additions																			
Unfin. Area																			
Basement																			
Attic																			
Heat / AC Adj.																			
FBLA																			
Rec Room																			
Fireplace																			
Basement Garage																			
SUBTOTAL																			
Grade Factor()																			
C & D Factor																			
TOTAL RCN																			
% Good																			
Market Adjustment Factor																			
Market Value Per Sq. Ft.																			
RCNLD																			
BUILDING ADJUSTMENTS																			

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															
BLDG DIMENSIONS															
LAND INFORMATION															
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY		LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
UNDEVELOPED	03	0	0		1.0000	ROLLING/0		17,000.00	0.540	AC	0.000	17,537.04	9470		
TOTAL MARKET LAND DATA									0.54				9470		
TOTAL PRESENT USE DATA															
3003924844 (661541) Group:0															

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78490

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ID NO:
CARD NO. 1 of 1

6/16/2021 3:21:26 AM.