

Prepared by and return to:

ILEANA M. GARCIA, Esq.

Attorney at Law

ILEANA M. GARCIA, P.A.

9425 SUNSET DRIVE SUITE 251

Miami, FL 33173

305-858-3353

File Number: **1406-21**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of November, 2021 between Loreley Fajer Cano, a married woman joined by her spouse Diego Anibal Vestillero whose post office address is 1395 Brickell Avenue, #900, Miami, FL 33131, grantor, and Gustavo R. Sidelnik and Silvana Cuniolo-Sidelnik, his wife whose post office address is 2360 Alton Road, Miami, FL 33140, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Lot 7, Block 13, Amended Plat of Sunset Lake Subdivision, according to the plat thereof as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3227-008-0850

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

[Signature]

Loreley Fajer Cano

(Seal)

Witness Name: _____

[Signature]
[Signature]

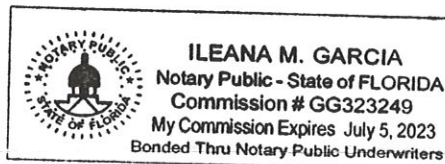
Diego Anibal Vestillero

(Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of November, 2021 by Loreley Fajer Cano and Diego Anibal Vestillero, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____



**Value Adjustment Board
Real Estate Online Property Record Cards**

Folio [02-3227-008-0850](#)

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** Note: values are subject to change due to tax roll corrections **

PROPERTY RECORD CARD									
FOLIO 02 3227 008 0850 PROP ADDR 2360 ALTON RD									
PROPERTY RECORD CARD								Generated Date: 11/17/2021	
2021 Current		OFFICE OF THE PROPERTY APPRAISER						Roll Year: 2021	
DOR CODE:		0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT				STATUS: ACTIVE		EFLG:	
** Note: values are subject to change due to tax roll corrections **									

CURRENT OWNER AND MAILING:			LEGAL DESCRIPTION:				ACCOUNT FLAGS:		
LORELEY FAJER CANO			SUNSET LAKE AMD PB 8-52				#	CAT	TYPE DESCRIPTION
			LOT 7 BLK 13						
2360 ALTON RD			LOT SIZE 60.000 X 122						
MIAMI FL 33131			OR 19542-0975 03 2001 1						
			COC 23337-1115 04 2005 1						

MCD:		0200 Miami Beach				ZONING 1:		0100 SINGLE FAMILY - GENERAL	
CTCASE:		N	% CAP: 100.00		DISTRICT:	1	ZONING 2:		0000
HEX BASE YR:		2019	PORT YR: 0		GPAR:	0	NON-HEX BASE YR:		0
AG:		N	NFC:	N	EEL/CONS EASMNT: N		EEL/CONS COVENANT: N		NH CD: 40.00 BAY SHORE

ADDITIONAL PROPERTY INFORMATION									
LOT SIZE:		7,320 S	BUILDING AREA:		2,010	L/B RATIO:	3.64	POOL:	Y
BUILDINGS:		1	YEAR BLT:		1940	EFF AGE:	1965	UNITS:	1
BDRM:		3	BATH:		3	1/2 BTH:	0	EFF:	0
1BD:		0	2BD:		0	3BD:	0	4BD:	0

VALUE HISTORY:		2019	2020	2021	\$ UNIT OF MEASURE		\$ PER UNIT		
LAND VALUE		549,216	549,216	549,216	75.03				
BUILDING VALUE		214,184	164,291	163,845	81.51				
MARKET VALUE		763,400	713,507	713,061	354.76		713,061.00		
ASSESSED VALUE		763,400	713,507	713,061					
TOTAL EXEMPTION VALUE		50,000	50,000	50,000					

SALE HISTORY									
#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
07	1,125,000	11/17/2021	I	Qualified	01	32872	2041	LORELEY FAJER CANO	GUSTAVO R SIDELNIK
06	894,000	10/08/2018	I	Qualified	01	31214	3176	POPINA LLC	LORELEY FAJER CANO
05	949,000	11/05/2015	I	Qualified	01	29848	4454	GARY APPEL &W RACHEL	POPINA LLC
01	792,000	04/01/2005	I	Qualified	00	23337	1115		
02	260,000	03/01/2001	I	Qualified	00	19542	0975		
03	0	03/01/1990		Unqualified	01	00000	00000		
04	48,000	04/01/1978	I	Qualified	00	10004	0863		

PREVIOUS OWNER INFORMATION									
01 EUGENE FELDHEIM &W ARLENE			02 MARIA ISABEL MORALES				03 OR 10004-863 0478 1		

04 JAIME R DEVESA (DECD) &W JUANA		05 OR 10525-1880 0979 6		06 JUANA E DEVESA & GLADIS CAMPOS	
07 OR 14520-2132-14545-3755 0390 4		08 ROGER CRUZ		09 OR 19542-0975 03 2001 1	
10 ROGER CRUZ &W MARIA L		11 COC 23050-1750 01 2005 5		12	
EXEMPTIONS:		2019	2020	2021	
Homestead		25,000	25,000	25,000	
Second Homestead		25,000	25,000	25,000	
FOLIO 02 3227 008 0850 PROP ADDR 2360 ALTON RD					
LAND RECORD CARD				Generated Date: (
2021 Current		OFFICE OF THE PROPERTY APPRAISER		Roll Year: 2021	
DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT		STATUS: ACTIVE		EFLG:	
** Note: values are subject to change due to tax roll corrections **					

TOT LOT SIZE: 7,320 S		USE CODE: 0101	ZONING 1: 0100 SINGLE FAMILY - GENERAL		
MKT LND VAL: 549,216		OVERALL RATE: 0.00	ZONING 2: 0000		
AG MKT VAL: 0		AG VALUE: 0	AG DIFF: 0		
ZNG ORDN:		LND CHG:	LND CHG DATE:		
MARKET LAND					
CODE DESCRIPTION	ZONE TYP	FF DEPTH	DFAC	%COND	UNITS UNITPRC ADJUPRC VALUE
00 GENERAL	0100 F	60.00 122.00	0.9832	1.00	60.00 9,310.00 9,153.59 549,216
INF CODE REASON					
0					
CLASSIFIED AG					
MARKET AG					
FOLIO 02 3227 008 0850 PROP ADDR 2360 ALTON RD					
BUILDING RECORD CARD				Generated Date: (
2021 Current		OFFICE OF THE PROPERTY APPRAISER		Roll Year: 2021	
DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT		STATUS: ACTIVE		EFLG:	
** Note: values are subject to change due to tax roll corrections **					

BUILDING INFORMATION					
BLDG#	SEGID	ACTYR	EFFAGE	TYPE DT CLASS	GRADE BASEPRICE TOTADJPTS ADJBASEPRC ADJAREA REPCOSTNEW
1	1	1940	1965	0001 01 C	0 104.00 100 104.00 2,010 209,040
FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE OVERRVALUE TOTALVALUE ADJ.AREA STYLE DESCRIPTION
0.00	0.00	0.00	60.00	0.00	125,424 0 2,010 01 Single Family Residential
BEDROOMS: 3		BATHROOMS: 3		HALF-BATHS: 0 FLOORS: 1 UNITS: 1	
SUBAREA INFORMATION					
DESCRIPTION		YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
One Story		1940	1,745	1,745	108,888
Storage/Util		1940	224	112	6,989
Garage, Unfinished		1940	286	143	8,923
Porch, Flat		1940	30	10	624
STRUCTURAL ELEMENTS INFORMATION					
CATEGORY		POINTS			
Exterior Wall		31.00			
Electrical		5.00			
Plumbing		11.00			
Interior Walls		30.00			
Interior Flooring		9.00			
Roofing Structure		8.00			
Roofing Cover		6.00			
TOTAL		100.00			

EXTRA FEATURES INFORMATION										
XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPREC'
0102 Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1	1	40,000.00	2006	2006	01		1	1	34,0
0090 Patio - Brick, Tile, Flagstone	1	425	11.00	2006	2006	01		1	1	4,0
TOTAL XF VALUE BLDG 1:		38,421								
TOTAL SEG ADJ VALUE BLDG 1:		125,424								
TOTAL XF ADJ VALUE BLDG 1:		38,421								
TOTAL SEG AND XF ADJ VALUE BLDG 1:		163,845								
TOTAL SEG AND XF SITE VALUE BLDG 1:		163,845								

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF :		163,845								
TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS :		2,010								
TOTAL SITE VALUE OF ALL BUILDINGS AND XF :		0								
TOTAL IMPROVEMENT VALUE :		163,845								

** Note: values are subject to change due to tax roll corrections **

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PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

SEARCH:

2360 alton road

Suite



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 02-3227-008-0850

Sub-Division:
SUNSET LAKE AMD

Property Address
2360 ALTON RD

Owner
GUSTAVO R SIDELNIK
SILVANA CUNIOLO SIDELNIK

Mailing Address
2360 ALTON RD
MIAMI, FL 33140

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

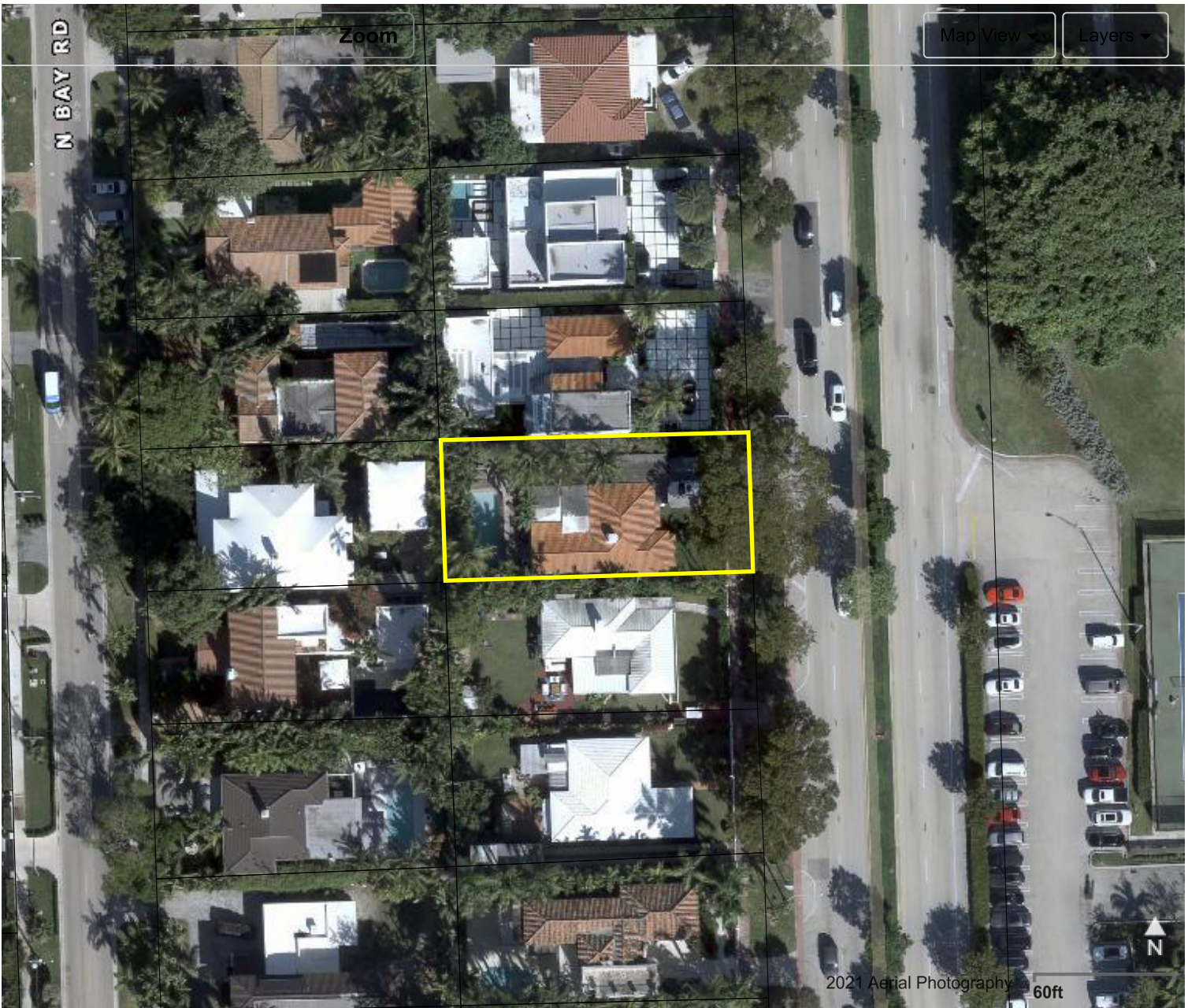
Primary Land Use
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half 3 / 3 / 0

Floors 1

Living Units 1

Actual Area	2,285 Sq.Ft
Living Area	1,745 Sq.Ft
Adjusted Area	2,010 Sq.Ft
Lot Size	7,320 Sq.Ft
Year Built	1940



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Tax Estimator
Value Adjustment Board

Property Taxes
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Tax Comparison
TRIM Notice

ASSESSMENT INFORMATION

Year	2021	2020	2019
Land Value	\$549,216	\$549,216	\$549,216
Building Value	\$125,424	\$125,424	\$174,870
Extra Feature Value	\$38,421	\$38,867	\$39,314
Market Value	\$713,061	\$713,507	\$763,400
Assessed Value	\$713,061	\$713,507	\$763,400

TAXABLE VALUE INFORMATION

	2021	2020	2019
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$663,061	\$663,507	\$713,400
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$688,061	\$688,507	\$738,400
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$663,061	\$663,507	\$713,400
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$663,061	\$663,507	\$713,400

BENEFITS INFORMATION

Benefit	Type	2021	2020	2019
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).

FULL LEGAL DESCRIPTION

SUNSET LAKE AMD PB 8-52

LOT 7 BLK 13

LOT SIZE 60.000 X 122

OR 19542-0975 03 2001 1

COC 23337-1115 04 2005 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
11/17/2021	\$1,125,000	32872-2041	Qual by exam of deed	LORELEY FAJER CANO
10/08/2018	\$894,000	31214-3176	Qual by exam of deed	POPINA LLC
11/05/2015	\$949,000	29848-4454	Qual by exam of deed	GARY APPEL &W RACHEL
04/01/2005	\$792,000	23337-1115	Sales which are qualified	
03/01/2001	\$260,000	19542-0975	Sales which are qualified	
03/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed	
04/01/1978	\$48,000	10004-0863	Sales which are qualified	

For more information about the Department of Revenue's Sales Qualification Codes.

2021

2020


2019

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-R	0100 - SINGLE FAMILY - GENERAL	Front Ft.	60.00	\$549,216

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1940	2,285	1,745	2,010	\$125,424

 Current Building Sketches Available!

EXTRA FEATURES

Description	Year Built	Units	Calc Value
Patio - Brick, Tile, Flagstone	2006	425	\$4,021
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	2006	1	\$34,400

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	RS-4 -
Existing Land Use:	11 - SINGLE-FAMILY, HIGH DENSITY (OVER 5 DU/GROSS ACRE, OTHER THAN TOWNHOUSES, DUPLEXES AND MOBILE HOMES).

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
City of Miami Beach
Environmental Considerations
Florida Inland Navigation District
PA Bulletin Board
Special Taxing District and Other Non-Ad valorem Assessment
School Board
South Florida Water Mgmt District
Tax Collector

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