



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2509-0001-1580



### Owner Information

**Owner Name** ROSADO VERA  
 COMBELIC ELENA  
 VARENTSOV ZAHAR

**Mailing Address** 513 CAMPUS ST  
 CELEBRATION, FL 34747

**Physical Address** 513 CAMPUS ST, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 01/17/2020, which are subject to change prior to certification

Land	\$35,000
AG Benefit	\$0
Extra Features	\$3,100
Buildings	\$340,700
Appraised(just)	\$378,800
Assessed(estimated)	\$319,040
Exemption(estimated)	\$50,000
Taxable(estimated)	\$269,040

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/02/2019

Land	\$35,000
AG Benefit	\$0
Extra Features	\$3,400
Buildings	\$345,200
Appraised(just)	\$383,600
Assessed*	\$311,868
Exemption	\$50,000
Taxable	\$261,868

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4599-0785	\$64,700	2014-04-21	QC
1	4547-0761	\$437,000	2013-11-04	WD
2	4462-0239	\$400,000	2013-06-19	WD
3	4406-1272	\$307,100	2013-02-27	WD
4	2975-2657	\$528,000	2005-10-26	WD
5	2490-1519	\$350,000	2004-02-27	WD
6	1575-0380	\$265,000	1999-01-29	WD
7	1390-1689	\$224,900	1997-03-25	SW

**Land Information - Total Acreage: 0.08**

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	130.00	LT	\$35,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
CONCRETE/CONCRETE BLOCK WALL GOOD	42	1997	\$159
OPEN STAIRWAY AVERAGE	56	1997	\$269
FIREPLACE-PREFABRICATED GOOD	1	1997	\$1,638
BRICK/TILE PAD/PATIO	105	2010	\$446
VINYL FENCE-5FT HIGH GOOD	64	2010	\$614

**Building Information**

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	3
<b>Year Built</b>	1997	<b>Bathrooms</b>	3
<b>Value</b>	\$340,700	<b>Fixtures</b>	
<b>Actual Area</b>	3318	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2798	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
DETACHED GARAGE FINISHED	DGF	1997	418
OPEN PORCH FINISHED	OPF	2015	102
BASE AREA	BAS	1997	1202
UPPER STORY FINISHED	USF	1997	732
UPPER STORY FINISHED	USF	1997	470
APARTMENT-RESIDENTIAL	APT	1997	394

**Legal Description**

<b>Legal Description</b>	ACADEMY ROW REPLAT #5 OF CELEBRATION VILLAGE UNIT 2 PB 9 PGS 78-80 LOT 158
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**Building 1 Property Photo**



# Building 1 Sketch

