



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 07-25-28-2783-0001-1070



### Owner Information

**Owner Name** TODD S MCDOWELL REVOCABLE TRUST  
 MCDOWELL TODD S TR

**Mailing Address** 735 HONEYSUCKLE AVE  
 CELEBRATION, FL 34747

**Physical Address** 735 HONEYSUCKLE AVE, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 10/23/2021, which are subject to change prior to certification

Land	\$81,500
AG Benefit	\$0
Extra Features	\$14,700
Buildings	\$483,700
Appraised(just)	\$579,900
Assessed(estimated)	\$579,900
Exemption(estimated)	\$0
Taxable(estimated)	\$579,900

\* 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 10/04/2021

Land	\$81,500
AG Benefit	\$0
Extra Features	\$15,600
Buildings	\$487,200
Appraised(just)	\$584,300
Assessed*	\$410,552
Exemption	\$50,000
Taxable	\$360,552

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6009-0808	\$1,137,000	2021-07-20	WD
1	5960-1228	\$780,000	2021-05-12	WD
2	1343-1797	\$306,400	1996-08-08	SW
3	1311-0069	\$0	1996-02-27	QC
4	1311-0066	\$1,466,200	1996-02-27	SW

**Land Information - Total Acreage: 0.18**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	122.00	LT	\$81,500

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	1996	\$1,404
SWIMMING POOL(IN GROUND ONLY) AVERAGE	380	2006	\$7,661
POOL DECK GOOD	950	2006	\$2,779
VINYL FENCE-6 FT HIGH AVERAGE	150	2006	\$1,080
SPA/HOT TUB-IN GROUND AVERAGE	40	2006	\$1,728

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	1996	<b>Bathrooms</b>	4
<b>Value</b>	\$483,700	<b>Fixtures</b>	
<b>Actual Area</b>	3774	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3005	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
DETACHED GARAGE FINISHED	DGF	1996	462
OPEN PORCH FINISHED	OPF	1996	253
BASE AREA	BAS	1996	2019
UPPER STORY FINISHED	USF	1996	986
OPEN PORCH FINISHED	OPF	1996	36
UTILITY FINISHED	UTF	1996	18

**Legal Description**

**Legal Description** CELEBRATION VILLAGE UNIT 2 PB 8 PGS 185-212 LOT 107 07/25/28

**Building 1 Property Photo**



