



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
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## Parcel: 07-25-28-2783-0001-1200



### Owner Information

<b>Owner Name</b>	MCCORMICK LYNN
<b>Mailing Address</b>	PO BOX 561 LAKE GEORGE, NY 12845
<b>Physical Address</b>	509 LONGMEADOW ST, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 04/17/2021, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/04/2021</b>	
Land	\$133,100	Land	\$133,100
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$17,100	Extra Features	\$17,400
Buildings	\$1,382,000	Buildings	\$1,301,700
Appraised(just)	\$1,532,200	Appraised(just)	\$1,452,200
Assessed(estimated)	\$1,174,088	Assessed*	\$1,157,878
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$1,124,088	Taxable	\$1,107,878
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5873-0846	\$1,950,000	2021-01-15	WD
1	2425-0883	\$1,500,000	2003-12-31	WD
2	1434-2395	\$108,000	1997-09-16	SW

**Land Information - Total Acreage: 0.32**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	147.00	LT	\$133,100

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	1999	\$1,690
VINYL FENCE-6 FT HIGH GOOD	72	1999	\$576
SWIMMING POOL(IN GROUND ONLY) AVERAGE	480	2003	\$8,064
SPA/HOT TUB-IN GROUND AVERAGE	49	2003	\$1,764
POOL DECK AVERAGE	2227	2003	\$4,944

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	7
<b>Year Built</b>	1999	<b>Bathrooms</b>	5
<b>Value</b>	\$1,382,000	<b>Fixtures</b>	
<b>Actual Area</b>	8759	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	6155	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
APARTMENT-RESIDENTIAL	APT	1999	857
UPPER STORY FINISHED	USF	1999	1258
APARTMENT-RESIDENTIAL	APT	1999	1048
GARAGE FINISHED	GRF	1999	542
BASE AREA	BAS	1999	2992
SCREEN PORCH FINISHED	SPF	1999	232
DETACHED GARAGE FINISHED	DGF	1999	1048
OPEN PORCH FINISHED	OPF	1999	782

**Legal Description**

**Legal Description** CELEBRATION VILLAGE UNIT 2 PB 8 PGS 185-212 LOT 120 07/25/28

Building 1 Property Photo



07-25-28-2783-0001-1200 11/28/2007

