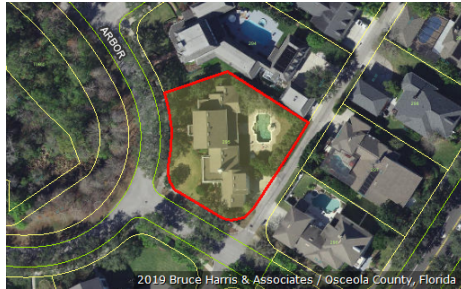




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2783-0001-2950



Owner Information

Owner Name CWALT INC ALT LOAN TRUST 2006-OA10
 BANK OF NEW YORK MELLON TR

Mailing Address C/O SPECIALIZED LOAN SERVICING LLC
 8742 LUCENT BLVD STE 300
 HIGHLANDS RANCH, CO 80129

Physical Address 423 ARBOR CIR, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 07/19/2019, which are subject to change prior to certification

Land	\$129,000
AG Benefit	\$0
Extra Features	\$14,900
Buildings	\$835,400
Appraised(just)	\$979,300
Assessed(estimated)	\$979,300
Exemption(estimated)	\$0
Taxable(estimated)	\$979,300

* 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 10/01/2018

Land	\$129,000
AG Benefit	\$0
Extra Features	\$15,500
Buildings	\$789,100
Appraised(just)	\$933,600
Assessed*	\$933,600
Exemption	\$0
Taxable	\$933,600

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5513-0314	\$500,200	2019-04-24	CT
1	4534-2979	\$100	2013-11-20	QC
2	4534-2977	\$100	2013-09-30	QC
3	3163-1569	\$1,350,000	2006-05-15	WD
4	1405-2367	\$105,000	1997-05-27	WD
5	1405-2364	\$0	1997-05-26	QC

Land Information - Total Acreage: 0.35

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	133.00	LT	\$129,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	1998	\$1,768
SWIMMING POOL(IN GROUND ONLY) GOOD	480	2000	\$8,640
POOL DECK GOOD	720	2000	\$1,944
METAL FENCING 6 FT HIGH AVERAGE	180	2000	\$2,650

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	5
Year Built	1998	Bathrooms	4
Value	\$835,400	Fixtures	
Actual Area	5977	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	4348	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1998	2650
SCREEN PORCH FINISHED	SPF	1998	393
UPPER STORY FINISHED	USF	1998	1178
OPEN PORCH FINISHED	OPF	1998	88
SCREEN PORCH FINISHED	SPF	1998	312
GARAGE FINISHED	GRF	1998	836
UPPER STORY FINISHED	USF	1998	520

Legal Description

Legal Description	CELEBRATION VILLAGE UNIT 2 PB 8 PG 185-212 LOT 295 08/25/28
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Building 1 Property Photo



07-25-28-2783-0001-2950 11/28/2007

Building 1 Sketch

