



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: 07-25-28-2785-0001-1330



Owner Information

Owner Name	WILSHIRE GROUP LTD
Mailing Address	736 MULBERRY AVE CELEBRATION, FL 34747
Physical Address	736 MULBERRY AVE, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 02/16/2020, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/02/2019	
Land	\$42,400	Land	\$42,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$2,300	Extra Features	\$2,400
Buildings	\$420,400	Buildings	\$425,900
Appraised(just)	\$465,100	Appraised(just)	\$470,700
Assessed(estimated)	\$465,100	Assessed*	\$470,700
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$465,100	Taxable	\$470,700
* 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	4269-2017	\$429,500	2012-05-10	WD
1	1448-0146	\$300,200	1997-10-31	SW
2	1331-1842	\$833,100	1996-06-12	SW

Land Information - Total Acreage: 0.08

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	118.00	LT	\$42,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	1997	\$1,638
OPEN STAIRWAY AVERAGE	56	1997	\$269
CONCRETE PAD/PATIO GOOD	144	1997	\$303
WOOD FENCE-6 FT HIGH GOOD	32	1997	\$102

Building Information

Building 1			
Description	TOWNHOUSE / ROWHOUSE	Bedrooms	5
Year Built	1997	Bathrooms	4
Value	\$420,400	Fixtures	
Actual Area	4067	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3394	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
APARTMENT-RESIDENTIAL	APT	1997	394
UPPER STORY FINISHED	USF	1997	633
DETACHED GARAGE FINISHED	DGF	1997	418
UPPER STORY FINISHED	USF	1997	1068
UTILITY FINISHED	UTF	1997	99
BASE AREA	BAS	1997	1299
SCREEN PORCH FINISHED	SPF	1997	156

Legal Description

Legal Description REPLAT NO 2 OF CELEBRATION VILLAGE UNIT 2 PB 9 PG 33-34 LOT 133



07-25-28-2785-0001-1330 11/28/2007

Building 1 Sketch

