



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
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Parcel: 07-25-28-2794-0001-0440



Owner Information

Owner Name FREGONEZI PAULA ANDREA GABRIELLI
 FREGONEZI JOAO CARLOS

Mailing Address 837 LAKE EVALYN DR
 CELEBRATION, FL 34747

Physical Address 837 LAKE EVALYN DR, 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	\$80,200
AG Benefit	\$0
Extra Features	\$100
Buildings	\$258,600
Appraised(just)	\$338,900
Assessed(estimated)	\$338,900
Exemption(estimated)	\$0
Taxable(estimated)	\$338,900

* 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 10/02/2019

Land	\$80,200
AG Benefit	\$0
Extra Features	\$100
Buildings	\$249,200
Appraised(just)	\$329,500
Assessed*	\$329,500
Exemption	\$0
Taxable	\$329,500

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4530-2381	\$389,000	2013-10-21	WD
1	3977-2808	\$285,000	2009-12-22	WD
2	3928-1806	\$0	2009-12-16	CT
3	3918-0816	\$165,000	2009-11-23	CT
4	2840-2286	\$435,000	2005-07-13	WD
5	2563-0813	\$345,000	2004-07-12	WD
6	1438-1894	\$197,600	1997-09-26	WD
7	1384-1475	\$646,800	1997-02-24	SW
8	1384-1472	\$0	1997-02-23	QC
9	1384-1441	\$0	1997-01-30	QC

Land Information - Total Acreage: 0.06

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	76.00	LT	\$80,200

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL PICKET FENCE	24	2013	\$125

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1997	Bathrooms	2
Value	\$258,600	Fixtures	
Actual Area	2215	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1738	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	1997	855
BASE AREA	BAS	1997	883
GARAGE FINISHED	GRF	1997	362
OPEN PORCH FINISHED	OPF	1997	115

Legal Description

Legal Description	CELEBRATION LAKE EVALYN PB 9 PG 114-119 LOT 44
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Building 1 Property Photo



Building 1 Sketch

