



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
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2804-0001-1580



Owner Information

Owner Name CURRAN THOMAS
 CURRAN KELLY

Mailing Address 220 EASTPARK DR
 CELEBRATION, FL 34747

Physical Address 220 EASTPARK 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 04/05/2020, which are subject to change prior to certification

| | |
|----------------------|-----------|
| Land | \$86,100 |
| AG Benefit | \$0 |
| Extra Features | \$17,100 |
| Buildings | \$506,900 |
| Appraised(just) | \$610,100 |
| Assessed(estimated) | \$499,571 |
| Exemption(estimated) | \$50,000 |
| Taxable(estimated) | \$449,571 |

* 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 | \$86,100 |
| AG Benefit | \$0 |
| Extra Features | \$17,500 |
| Buildings | \$481,500 |
| Appraised(just) | \$585,100 |
| Assessed* | \$488,340 |
| Exemption | \$50,000 |
| Taxable | \$438,340 |

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

Sales Information

| Seq | ORB-Pg | Price | Date | Deed Type |
|-----|-----------|-----------|------------|-----------|
| 0 | | \$0 | 2019-03-20 | DC |
| 1 | 3206-0040 | \$100 | 2006-06-16 | QC |
| 2 | 2828-0982 | \$787,500 | 2005-03-03 | WD |
| 3 | 1854-1372 | \$545,800 | 2001-03-23 | WD |
| 4 | 1568-1478 | \$408,100 | 1999-01-04 | WD |
| 5 | 1514-0137 | \$439,500 | 1998-07-01 | SW |

Land Information - Total Acreage: 0.23

| Land Description | Units | Depth | Land Type | Land Value |
|------------------|-------|--------|-----------|------------|
| VILLAGE | 1.00 | 139.00 | LT | \$86,100 |

Extra Features

| Extra Feature | Units | Year Built | Feature Value |
|---------------------------------------|-------|------------|---------------|
| FIREPLACE-PREFABRICATED GOOD | 1 | 1998 | \$1,690 |
| SWIMMING POOL(IN GROUND ONLY) AVERAGE | 405 | 1998 | \$6,156 |
| SPA/HOT TUB-IN GROUND AVERAGE | 64 | 1998 | \$2,304 |
| POOL DECK GOOD | 2157 | 1998 | \$5,258 |
| VINYL FENCE-6 FT HIGH AVERAGE | 220 | 2005 | \$1,584 |

Building Information

| Building 1 | | | |
|--------------------|---------------|----------------------|-------------------------------|
| Description | SINGLE FAMILY | Bedrooms | 4 |
| Year Built | 1998 | Bathrooms | 3 |
| Value | \$506,900 | Fixtures | |
| Actual Area | 5048 | Roof Cover | 4 COMPOSITE SHINGLE |
| Heated Area | 3459 | Exterior Wall | (1.00) 6 SIDING ABOVE AVERAGE |

| Building 1 subarea | | | |
|--------------------------|------|------------|---------------------|
| Description | Code | Year Built | Total Sketched Area |
| BASE AREA | BAS | 1998 | 2259 |
| OPEN PORCH FINISHED | OPF | 1998 | 247 |
| OPEN PORCH FINISHED | OPF | 1998 | 691 |
| UPPER STORY FINISHED | USF | 1998 | 1200 |
| DETACHED GARAGE FINISHED | DGF | 1998 | 651 |

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PG 165-180 LOT 158 08/25/28

Building 1 Property Photo



Building 1 Sketch

