



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: 07-25-28-2804-0001-3250



### Owner Information

**Owner Name** CLINTON H SEVERSON LIVING TRUST  
 SEVERSON CLINTON H TR  
 CONNETT G AHART LIVING TRUST  
 AHART CONNETT G TR

**Mailing Address** 308 ACADIA LN  
 KISSIMMEE, FL 34747

**Physical Address** 308 ACADIA LN, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

**Current Value represents working appraised values as of 02/16/2020, which are subject to change prior to certification**

Land	\$166,400
AG Benefit	\$0
Extra Features	\$11,800
Buildings	\$1,336,400
Appraised(just)	\$1,514,600
Assessed(estimated)	\$1,514,600
Exemption(estimated)	\$0
Taxable(estimated)	\$1,514,600

\* 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	\$166,400
AG Benefit	\$0
Extra Features	\$12,500
Buildings	\$1,331,500
Appraised(just)	\$1,510,400
Assessed*	\$1,510,400
Exemption	\$0
Taxable	\$1,510,400

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5582-2769	\$1,750,000	2019-08-30	WD
1	3984-2785	\$950,000	2010-05-11	WD
2	3883-0331	\$1,502,200	2009-08-27	WD
3	3883-0328	\$100	2009-08-27	QC
4	3883-0323	\$0	2009-03-23	DC
5	2424-0742	\$1,295,000	2003-12-31	SW
6	2131-0753	\$175,900	2002-10-16	SW
7	2131-0756	\$100	2002-10-10	QC
8	1431-1850	\$0	1997-05-30	CD
9	1411-2625	\$0	1997-05-29	QC

**Land Information - Total Acreage: 0.36**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	146.00	LT	\$166,400

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED AVERAGE	2	2004	\$2,886
BALCONY DECK AVERAGE	182	2004	\$612
SWIMMING POOL(IN GROUND ONLY) AVERAGE	253	2004	\$4,615
SPA/HOT TUB-IN GROUND AVERAGE	20	2004	\$864
POOL DECK GOOD	424	2004	\$1,240
SCREEN ENCLOSURE AVERAGE	1124	2004	\$1,461
CONCRETE/CONCRETE BLOCK WALL AVERAGE	31	2004	\$121

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	7
<b>Year Built</b>	2004	<b>Bathrooms</b>	6
<b>Value</b>	\$1,336,400	<b>Fixtures</b>	
<b>Actual Area</b>	8624	<b>Roof Cover</b>	6 CEMENT TILE
<b>Heated Area</b>	6642	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
ENCLOSED PORCH FINISHED	EPF	2012	565
GARAGE FINISHED	GRF	2004	294
BASE AREA	BAS	2004	3265
OPEN PORCH FINISHED	OPF	2004	291
UPPER STORY FINISHED	USF	2012	848
UPPER STORY FINISHED	USF	2004	1964
DETACHED GARAGE FINISHED	DGF	2012	848
OPEN PORCH FINISHED	OPF	2004	332
OPEN PORCH FINISHED	OPF	2004	217

**Legal Description**

<b>Legal Description</b>	CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PGS 165-180 LOT 325 08-25-28
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07-25-28-2804-0001-3250 11/27/2007

# Building 1 Sketch

