



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: 07-25-28-2806-0001-2270



Owner Information

Owner Name CITIGROUP MORTGAGE LOAN TRUST INC
 US BANK NA TR

Mailing Address ATTN: VAULT DEPARTMENT
 5720 PREMIER PARK DR
 WEST PALM BEACH, FL 33407

Physical Address 125 CELEBRATION BLVD, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 07/11/2020, which are subject to change prior to certification

Land	\$94,200
AG Benefit	\$0
Extra Features	\$18,400
Buildings	\$509,600
Appraised(just)	\$622,200
Assessed(estimated)	\$510,490
Exemption(estimated)	\$50,000
Taxable(estimated)	\$460,490

* 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	\$94,200
AG Benefit	\$0
Extra Features	\$19,500
Buildings	\$480,700
Appraised(just)	\$594,400
Assessed*	\$499,013
Exemption	\$50,000
Taxable	\$449,013

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5706-2910	\$0	2020-04-03	CT
1	2878-1492	\$100	2005-07-19	QC
2	2624-2055	\$645,000	2004-10-15	WD
3	2624-2052	\$100	2004-10-14	QC
4	1513-1171	\$430,400	1998-06-30	WD
5	1438-1062	\$2,140,700	1997-09-29	SW
6	1438-1065	\$0	1997-09-28	QC

Land Information - Total Acreage: 0.25

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	149.00	LT	\$94,200

Extra Features

Extra Feature	Units	Year Built	Feature Value
WOOD FENCE-4 FT HIGH GOOD	136	1998	\$326
FIREPLACE-PREFABRICATED GOOD	1	1998	\$1,690
VINYL FENCE-6 FT HIGH AVERAGE	220	2000	\$1,584
SWIMMING POOL(IN GROUND ONLY) AVERAGE	450	2005	\$8,892
POOL DECK GOOD	1200	2005	\$3,600
SPA/HOT TUB-IN GROUND AVERAGE	50	2005	\$2,340

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	5
Year Built	1998	Bathrooms	4
Value	\$509,600	Fixtures	
Actual Area	4859	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
UPPER STORY FINISHED	USF	1998	1200
BASE AREA	BAS	1998	2259
OPEN PORCH FINISHED	OPF	1998	247
OPEN PORCH FINISHED	OPF	1998	691
DETACHED GARAGE FINISHED	DGF	1998	462

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 4 PB 9 PG 185-188 LOT 227 09-25-28

Building 1 Property Photo



Building 1 Sketch

