



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: 07-25-28-2806-0001-2530



### Owner Information

<b>Owner Name</b>	OBRIEN FRANCESCA
<b>Mailing Address</b>	131 EASTPARK DR KISSIMMEE, FL 34747
<b>Physical Address</b>	131 EASTPARK DR, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 01/17/2020, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/02/2019</b>	
Land	\$109,500	Land	\$109,500
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$14,100	Extra Features	\$14,900
Buildings	\$593,900	Buildings	\$571,800
Appraised(just)	\$717,500	Appraised(just)	\$696,200
Assessed(estimated)	\$656,196	Assessed*	\$641,443
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$606,196	Taxable	\$591,443
* 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	2686-2484	\$100	2004-12-02	QC
1	2073-1934	\$500,000	2002-06-27	WD
2	1671-0731	\$483,500	1999-10-28	WD
3	1536-2044	\$2,414,500	1998-09-08	SW

**Land Information - Total Acreage: 0.33**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	163.00	LT	\$109,500

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED FAIR	1	1999	\$1,003
VINYL FENCE-6 FT HIGH GOOD	280	1999	\$2,240
SWIMMING POOL(IN GROUND ONLY) AVERAGE	324	2003	\$5,417
SPA/HOT TUB-IN GROUND AVERAGE	38	2003	\$1,505
POOL DECK AVERAGE	538	2003	\$1,227
SCREEN ENCLOSURE AVERAGE	1490	2003	\$1,937
BRICK/TILE PAD/PATIO	264	2003	\$911

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	1999	<b>Bathrooms</b>	5
<b>Value</b>	\$593,900	<b>Fixtures</b>	
<b>Actual Area</b>	5860	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	4026	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1999	2259
OPEN PORCH FINISHED	OPF	1999	691
OPEN PORCH FINISHED	OPF	1999	576
GARAGE FINISHED	GRF	1999	567
APARTMENT-RESIDENTIAL	APT	1999	567
UPPER STORY FINISHED	USF	1999	1200

**Legal Description**

<b>Legal Description</b>	CELEBRATION NORTH VILLAGE UNIT 4 PB 9 PG 185-188 LOT 253 09-25-28
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Building 1 Property Photo



07-25-28-2806-0001-2530 11/28/2007

# Building 1 Sketch

