



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlu Bronson Memorial Hwy, Kissimmee, FL 34744
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Parcel: 07-25-28-2807-0001-0940



Owner Information

| | |
|-------------------------|-----------------------------------------------|
| Owner Name | RODRIGUEZ NOEL |
| Mailing Address | 8073 DONEGAN LN SPRINGFIELD, VA 22153-2363 |
| Physical Address | 145 LONGVIEW AVE, CELEBRATION FL 34747 |
| Description | SINGLE FAMILY-IMPROVED |
| Tax District | 300 - OSCEOLA COUNTY |

Tax Values

| Current Values | | Certified Values | |
|-------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------|-----------|
| Current Value represents working appraised values as of 09/19/2021, which are subject to change prior to certification | | Certified Value represents certified values that appeared on the tax roll as of 02/04/2021 | |
| Land | \$79,400 | Land | \$79,400 |
| AG Benefit | \$0 | AG Benefit | \$0 |
| Extra Features | \$0 | Extra Features | \$0 |
| Buildings | \$504,000 | Buildings | \$470,400 |
| Appraised(just) | \$583,400 | Appraised(just) | \$549,800 |
| Assessed(estimated) | \$583,400 | Assessed* | \$549,800 |
| Exemption(estimated) | \$0 | Exemption | \$0 |
| Taxable(estimated) | \$583,400 | Taxable | \$549,800 |
| * 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 | 4356-0979 | \$100 | 2012-11-27 | WD |
| 1 | 4335-2762 | \$100 | 2012-04-10 | WD |
| 2 | 2446-0899 | \$100 | 2003-10-10 | QC |
| 3 | 1997-1923 | \$0 | 2002-01-11 | CD |
| 4 | 1924-0261 | \$390,000 | 2001-07-31 | WD |
| 5 | 1536-2044 | \$2,414,500 | 1998-09-08 | SW |

Land Information - Total Acreage: 0.15

| Land Description | Units | Depth | Land Type | Land Value |
|------------------|-------|--------|-----------|------------|
| COTTAGE | 1.00 | 130.00 | LT | \$79,400 |

Building Information

Building 1

| | | | |
|--------------------|---------------|----------------------|-------------------------------------------------------------|
| Description | SINGLE FAMILY | Bedrooms | 4 |
| Year Built | 2001 | Bathrooms | 3 |
| Value | \$504,000 | Fixtures | |
| Actual Area | 4538 | Roof Cover | 4 COMPOSITE SHINGLE |
| Heated Area | 3593 | Exterior Wall | (0.20) 6 SIDING ABOVE AVERAGE (0.80) 7 FRAME STUCCO |

Building 1 subarea

| Description | Code | Year Built | Total Sketched Area |
|-----------------------------|------|------------|---------------------|
| APARTMENT-RESIDENTIAL | APT | 2001 | 735 |
| UPPER STORY FINISHED | USF | 2001 | 1140 |
| BASE AREA | BAS | 2001 | 1718 |
| DETACHED GARAGE FINISHED | DGF | 2001 | 735 |
| OPEN PORCH FINISHED | OPF | 2001 | 210 |

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PG 189-194 LOT 94 09-25-28

Building 1 Property Photo



07-25-28-2807-0001-0940 11/28/2007

Building 1 Sketch

