



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744
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Parcel: 07-25-28-2807-0001-1080



Owner Information

Owner Name RICE CHRISTOPHER JOSEPH
 RICE JANINE BRACCO

Mailing Address 203 FICUS ST
 KISSIMMEE, FL 34747
Physical Address 203 FICUS ST, CELEBRATION FL 34747
Description SINGLE FAMILY-IMPROVED
Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 07/19/2019, which are subject to change prior to certification

Land	\$47,000
AG Benefit	\$0
Extra Features	\$1,700
Buildings	\$230,400
Appraised(just)	\$279,100
Assessed(estimated)	\$279,100
Exemption(estimated)	\$0
Taxable(estimated)	\$279,100

* 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 10/01/2018

Land	\$47,000
AG Benefit	\$0
Extra Features	\$1,700
Buildings	\$223,800
Appraised(just)	\$272,500
Assessed*	\$272,500
Exemption	\$0
Taxable	\$272,500

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5500-1875	\$362,000	2019-03-29	WD
1	2480-2693	\$274,900	2004-03-26	WD
2	2215-1903	\$205,000	2003-03-04	SW
3	2128-1630	\$100	2002-10-14	CT
4	1930-1156	\$225,000	2001-08-28	WD
5	1917-1245	\$200,000	2001-08-03	WD
6	1500-0135	\$187,800	1998-05-18	WD
7	1438-1062	\$2,140,700	1997-09-29	SW
8	1438-1065	\$0	1997-09-28	QC
9	1431-1850	\$0	1997-05-30	CD
10	1411-2625	\$0	1997-05-29	QC

Land Information - Total Acreage: 0.07

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	56.00	LT	\$47,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
WOOD FENCE-4 FT HIGH GOOD	24	1998	\$58
VINYL FENCE-6 FT HIGH GOOD	60	2006	\$576
BRICK/TILE PAD/PATIO	220	2010	\$957

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1998	Bathrooms	2
Value	\$230,400	Fixtures	
Actual Area	2079	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1636	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
OPEN PORCH FINISHED	OPF	1998	144
GARAGE FINISHED	GRF	1998	299
UPPER STORY FINISHED	USF	1998	806
BASE AREA	BAS	1998	830

Legal Description

Legal Description	CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PG 189-194 LOT 108 09-25-28
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Building 1 Sketch

