



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: 07-25-28-2807-0001-1150



### Owner Information

**Owner Name** SHERMAN JESSICA L  
 FILECCIA MATTHEW

**Mailing Address** 162 LONGVIEW AVE  
 CELEBRATION, FL 34747

**Physical Address** 162 LONGVIEW AVE, 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	\$2,800
Buildings	\$248,100
Appraised(just)	\$297,900
Assessed(estimated)	\$295,453
Exemption(estimated)	\$50,000
Taxable(estimated)	\$245,453

\* 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	\$2,900
Buildings	\$244,400
Appraised(just)	\$294,300
Assessed*	\$289,945
Exemption	\$50,000
Taxable	\$239,945

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5536-0548	\$422,000	2019-05-28	WD
1	4609-2339	\$390,000	2014-05-01	WD
2	4313-0200	\$282,000	2012-07-17	WD
3	1746-2925	\$235,300	2000-05-30	WD
4	1438-1062	\$2,140,700	1997-09-29	SW
5	1438-1065	\$0	1997-09-28	QC

**Land Information - Total Acreage: 0.08**

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	75.00	LT	\$47,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	78	2005	\$686
BRICK/TILE PAD/PATIO	450	2015	\$2,138

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	1999	<b>Bathrooms</b>	2
<b>Value</b>	\$248,100	<b>Fixtures</b>	
<b>Actual Area</b>	2650	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1924	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	1999	962
OPEN PORCH FINISHED	OPF	1999	156
BASE AREA	BAS	1999	962
GARAGE FINISHED	GRF	1999	396
OPEN PORCH FINISHED	OPF	1999	18
OPEN PORCH FINISHED	OPF	1999	156

**Legal Description**

<b>Legal Description</b>	CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PG 189-194 LOT 115 09-25-28
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Building 1 Property Photo



# Building 1 Sketch

