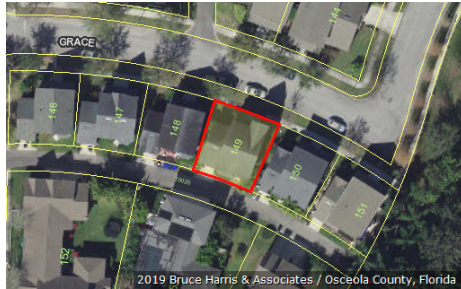




Katrina S. Scarborough, CFA, CCF, MCF  
**Osceola County Property Appraiser**  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2807-0001-1490



### Owner Information

<b>Owner Name</b>	HOPE RISE PROPERTIES LLC
<b>Mailing Address</b>	7548 GATHERING DR REUNION, FL 34747
<b>Physical Address</b>	107 GRACE AVE, 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 09/19/2019, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/01/2018</b>	
Land	\$47,000	Land	\$47,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$264,000	Buildings	\$255,100
Appraised(just)	\$311,000	Appraised(just)	\$302,100
Assessed(estimated)	\$311,000	Assessed*	\$302,100
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$311,000	Taxable	\$302,100
* 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	5517-2108	\$359,700	2019-03-26	SW
1	5469-2109	\$100	2019-01-29	CT
2	2905-2193	\$465,000	2005-09-16	WD
3	2332-0154	\$235,500	2003-08-22	WD
4	1835-2453	\$150,000	2001-01-26	QC
5	1693-0494	\$228,800	2000-01-03	WD
6	1526-0736	\$432,000	1998-08-12	SW

**Land Information - Total Acreage: 0.06**

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	54.00	LT	\$47,000

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	1999	<b>Bathrooms</b>	2
<b>Value</b>	\$264,000	<b>Fixtures</b>	
<b>Actual Area</b>	2271	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1935	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1999	1029
OPEN PORCH FINISHED	OPF	1999	60
GARAGE FINISHED	GRF	1999	276
UPPER STORY FINISHED	USF	1999	906

**Legal Description**

**Legal Description** CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PG 189-194 LOT 149 09-25-28

Building 1 Property Photo



07-25-28-2807-0001-1490 11/27/2007

# Building 1 Sketch

