



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

## Parcel: 07-25-28-2831-0001-0100



### Owner Information

**Owner Name** MCCORD ERIC RAYMOND  
 MCCORD AMY MORGAN

**Mailing Address** 719 EASTLAWN DR  
 CELEBRATION, FL 34747

**Physical Address** 719 EASTLAWN DR, 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	\$147,000
AG Benefit	\$0
Extra Features	\$64,200
Buildings	\$1,169,200
Appraised(just)	\$1,380,400
Assessed(estimated)	\$1,380,400
Exemption(estimated)	\$0
Taxable(estimated)	\$1,380,400

\* 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	\$147,000
AG Benefit	\$0
Extra Features	\$58,200
Buildings	\$1,168,000
Appraised(just)	\$1,373,200
Assessed*	\$1,373,200
Exemption	\$0
Taxable	\$1,373,200

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5499-1889	\$1,450,000	2019-03-18	WD
1	4046-2989	\$1,540,000	2010-10-08	WD
2	2328-2180	\$100	2003-08-28	QC
3	2328-2177	\$220,000	2003-08-28	SW
4	1884-2840	\$0	2001-05-03	QC

**Land Information - Total Acreage: 0.47**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	151.00	LT	\$147,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
METAL FENCING 4 FT HIGH GOOD	30	2005	\$399
BALCONY DECK GOOD	315	2005	\$1,588
METAL FENCING 4 FT HIGH GOOD	167	2012	\$2,630
CONCRETE/CONCRETE BLOCK WALL GOOD	26	2005	\$128
SWIMMING POOL(IN GROUND ONLY) GOOD	1273	2011	\$44,682
POOL DECK GOOD	876	2011	\$3,022
BRICK/TILE PAD/PATIO	840	2011	\$3,738
RESIDENTIAL ELEVATOR AVERAGE	1	2012	\$8,100

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2005	<b>Bathrooms</b>	5
<b>Value</b>	\$1,169,200	<b>Fixtures</b>	
<b>Actual Area</b>	6801	<b>Roof Cover</b>	6 CEMENT TILE
<b>Heated Area</b>	5392	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2005	2320
GARAGE FINISHED	GRF	2005	905
BASE AREA	BAS	2005	3072
OPEN PORCH UNFINISHED	OPU	2012	231
OPEN PORCH FINISHED	OPF	2005	273

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 10

Building 1 Property Photo



# Building 1 Sketch

