



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-2831-0001-0510



### Owner Information

**Owner Name** FRANK & KATHLEEN PIERUCCINI JOINT TRUST  
 PIERUCCINI FRANK M TR

**Mailing Address** 871 FORRESTVILLE MEADOWS DR  
 GREAT FALLS, VA 22066

**Physical Address** 803 RUNNER OAK 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	\$3,000
Buildings	\$310,200
Appraised(just)	\$360,200
Assessed(estimated)	\$290,829
Exemption(estimated)	\$50,000
Taxable(estimated)	\$240,829

\* 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	\$3,100
Buildings	\$292,600
Appraised(just)	\$342,700
Assessed*	\$285,407
Exemption	\$50,000
Taxable	\$235,407

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5528-0892	\$498,000	2019-04-10	WD
1	2195-1437	\$260,900	2003-01-31	WD
2	2015-2538	\$275,000	2002-03-05	SW
3	1884-2840	\$0	2001-05-03	QC
4	2015-2541	\$0	2001-03-05	QC

**Land Information - Total Acreage: 0.11**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$47,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	136	2003	\$1,088
BRICK/TILE PAD/PATIO	448	2008	\$1,859

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2003	<b>Bathrooms</b>	2
<b>Value</b>	\$310,200	<b>Fixtures</b>	
<b>Actual Area</b>	2825	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1996	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
SCREEN PORCH FINISHED	SPF	2008	195
UPPER STORY FINISHED	USF	2003	948
GARAGE FINISHED	GRF	2003	594
BASE AREA	BAS	2003	904
OPEN PORCH FINISHED	OPF	2003	40
BASE AREA	BAS	2008	144

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 51

Building 1 Property Photo



07-25-28-2831-0001-0510 11/29/2007

# Building 1 Sketch

