



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: 07-25-28-2833-0001-0540



### Owner Information

**Owner Name** HEINSCH LUKE G  
HEINSCH TRACI M

**Mailing Address** 1103 BLAZE ST  
CELEBRATION, FL 34747

**Physical Address** 1103 BLAZE 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 04/19/2024, which are subject to change prior to certification

Land	\$100,000
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$468,900
Appraised(just)	\$570,100
Assessed(estimated)	\$396,338
Exemption(estimated)	\$50,000
Taxable(estimated)	\$346,338

\* 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 10/04/2023

Land	\$65,000
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$482,600
Appraised(just)	\$548,800
Assessed*	\$384,795
Exemption	\$50,000
Taxable	\$334,795

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5587-0604	\$428,000	2019-09-03	WD
1	4950-1150	\$425,000	2016-04-21	WD
2	3863-1410	\$340,000	2009-07-13	WD
3	2391-2350	\$305,000	2003-10-31	WD
4	2068-0881	\$261,300	2001-07-27	WD

**Land Information - Total Acreage: 0.12**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$100,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
WOOD DECK GOOD	176	2001	\$493
VINYL FENCE-6 FT HIGH AVERAGE	54	2016	\$661

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2001	<b>Bathrooms</b>	2
<b>Value</b>	\$468,900	<b>Fixtures</b>	
<b>Actual Area</b>	2942	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1932	<b>Exterior Wall</b>	(0.50) 6 SIDING ABOVE AVERAGE   (0.50) 7 FRAME STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2001	948
OPEN PORCH FINISHED	OPF	2001	248
BASE AREA	BAS	2001	984
GARAGE FINISHED	GRF	2001	514
OPEN PORCH FINISHED	OPF	2001	248

**Legal Description**

**Legal Description** CELEBRATION ROSEVILLE CORNER PB 12 PG 62-69 LOT 54

## Building 1 Property Photo



## Building 1 Sketch

