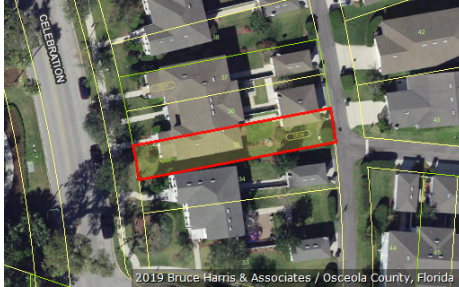




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2834-0001-0350



### Owner Information

<b>Owner Name</b>	NIPPERT JANET M
<b>Mailing Address</b>	76 TARKILN RD SW LANCASTER , OH 43130
<b>Physical Address</b>	1270 CELEBRATION 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 07/19/2019, 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	\$35,000	Land	\$35,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$200	Extra Features	\$200
Buildings	\$212,300	Buildings	\$208,100
Appraised(just)	\$247,500	Appraised(just)	\$243,300
Assessed(estimated)	\$247,500	Assessed*	\$243,300
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$247,500	Taxable	\$243,300
* 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	5540-1427	\$320,000	2019-05-31	WD
1	4911-2096	\$241,000	2016-01-22	WD
2	2090-0149	\$62,700	2002-05-20	QC
3	1915-2819	\$171,900	2001-07-31	WD

**Land Information - Total Acreage: 0.07**

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	134.00	LT	\$35,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE- 5 FT HIGH AVERAGE	34	2001	\$184

**Building Information**

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	2
<b>Year Built</b>	2001	<b>Bathrooms</b>	2
<b>Value</b>	\$212,300	<b>Fixtures</b>	
<b>Actual Area</b>	1856	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1440	<b>Exterior Wall</b>	(1.00) 7 FRAME STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2001	720
OPEN PORCH FINISHED	OPF	2001	128
UPPER STORY FINISHED	USF	2001	720
DETACHED GARAGE FINISHED	DGF	2001	288

**Legal Description**

**Legal Description** CELEBRATION ROSEVILLE CORNER REPLAT #1 PB 12 PGS 102-103 LOT 35

Building 1 Property Photo



07-25-28-2834-0001-0350 11/29/2007

# Building 1 Sketch

