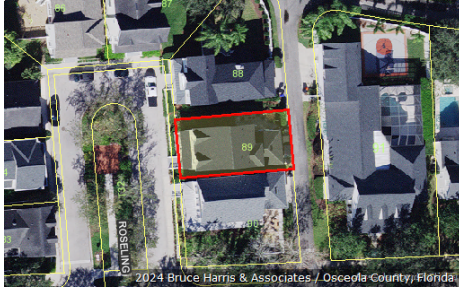




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 07-25-28-2838-0001-0890



Owner Information

Owner Name FREGNI NILTON CESAR
DIAS FREGNI SILVIA FARAO

Mailing Address 1103 ROSELING PL
CELEBRATION, FL 34747

Physical Address 1103 ROSELING PL, 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	\$123,900
AG Benefit	\$0
Extra Features	\$0
Buildings	\$487,900
Appraised(just)	\$611,800
Assessed(estimated)	\$611,305
Exemption(estimated)	\$50,000
Taxable(estimated)	\$561,305

* 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	\$100,300
AG Benefit	\$0
Extra Features	\$0
Buildings	\$493,200
Appraised(just)	\$593,500
Assessed*	\$593,500
Exemption	\$50,000
Taxable	\$543,500

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5888-2758	\$510,000	2021-02-04	WD
1	5152-0592	\$400,000	2017-05-15	WD
2	4814-0646	\$394,900	2015-07-20	SW
3	4729-1587	\$0	2015-01-12	SW
4	4729-1578	\$364,000	2015-01-11	SW
5	3759-1525	\$430,000	2008-10-09	WD
6	3198-2105	\$489,900	2006-06-06	WD
7	2760-2550	\$462,000	2005-04-09	WD
8	2209-2684	\$268,700	2003-02-28	WD
9	2112-0149	\$100	2002-08-23	QC
10	2112-0146	\$45,600	2002-08-23	SW

Land Information - Total Acreage: 0.07

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	75.00	LT	\$123,900

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	3
Value	\$487,900	Fixtures	
Actual Area	2623	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2028	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2003	1066
BASE AREA	BAS	2003	962
GARAGE FINISHED	GRF	2003	415
OPEN PORCH FINISHED	OPF	2003	180

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 3 PB 13 PG 162-183 LOT 89 18-25-28
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Building 1 Property Photo



1103 ROSELING PL
072528283800010890 05/06/2022

Building 1 Sketch

