



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 07-25-28-2838-0001-0890



### Owner Information

<b>Owner Name</b>	FREGNI NILTON CESAR DIAS FREGNI SILVIA FARAO
<b>Mailing Address</b>	1103 ROSELING PL CELEBRATION, FL 34747
<b>Physical Address</b>	1103 ROSELING PL, 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 04/17/2021, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/04/2021</b>	
Land	\$68,400	Land	\$68,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$328,000	Buildings	\$311,100
Appraised(just)	\$396,400	Appraised(just)	\$379,500
Assessed(estimated)	\$363,406	Assessed*	\$358,389
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$313,406	Taxable	\$308,389
* 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	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	\$68,400

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2003	<b>Bathrooms</b>	3
<b>Value</b>	\$328,000	<b>Fixtures</b>	
<b>Actual Area</b>	2623	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2028	<b>Exterior Wall</b>	(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

Building 1 Property Photo



Building 1 Sketch

