



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  
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## Parcel: 07-25-28-2841-0001-085R



### Owner Information

**Owner Name** RICCARDI GIOVANNI  
 RICCARDI FLORENCE

**Mailing Address** 10901 SW 117 AVE  
 MIAMI, FL 33186

**Physical Address** 828 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 01/17/2020, which are subject to change prior to certification

Land	\$54,500
AG Benefit	\$0
Extra Features	\$1,900
Buildings	\$244,700
Appraised(just)	\$301,100
Assessed(estimated)	\$301,100
Exemption(estimated)	\$0
Taxable(estimated)	\$301,100

\* 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 10/02/2019

Land	\$54,500
AG Benefit	\$0
Extra Features	\$2,000
Buildings	\$235,700
Appraised(just)	\$292,200
Assessed*	\$292,200
Exemption	\$0
Taxable	\$292,200

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5568-1967	\$350,000	2019-07-25	WD
1	5055-2759	\$335,000	2016-11-10	WD
2	3612-1359	\$100	2007-12-14	QC
3	3555-2690	\$359,000	2007-08-03	WD
4	2373-0696	\$226,400	2003-09-30	WD
5	2121-1445	\$100	2002-09-25	QC
6	2121-1442	\$459,100	2002-09-25	SW

**Land Information - Total Acreage: 0.16**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$54,500

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	125	2016	\$1,890

**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>	\$244,700	<b>Fixtures</b>	
<b>Actual Area</b>	2084	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1622	<b>Exterior Wall</b>	(1.00) 7 FRAME STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
OPEN PORCH FINISHED	OPF	2003	210
BASE AREA	BAS	2003	811
UPPER STORY FINISHED	USF	2003	811
DETACHED GARAGE FINISHED	DGF	2003	252

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 1 REPLAT NUMBER 1 PB 14 PGS 49-52 18-25-28 LOT 85R

Building 1 Property Photo



# Building 1 Sketch

