



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744
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Parcel: 07-25-28-2846-0001-0220



Owner Information

Owner Name	CLEM DENNIS SHANE
Mailing Address	1592 CASTILE ST KISSIMMEE, FL 34747-5319
Physical Address	1270 AQUILA LOOP, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 02/16/2020, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/02/2019	
Land	\$77,000	Land	\$77,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$4,200	Extra Features	\$4,300
Buildings	\$481,600	Buildings	\$463,800
Appraised(just)	\$562,800	Appraised(just)	\$545,100
Assessed(estimated)	\$562,800	Assessed*	\$545,100
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$562,800	Taxable	\$545,100
* 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	3873-1322	\$530,000	2009-08-07	WD
1	3362-2163	\$850,000	2006-12-18	WD
2	2415-2555	\$543,700	2003-12-19	WD
3	2289-1307	\$100	2003-07-02	QC
4	2289-1304	\$2,703,800	2003-07-02	SW
5	2256-0126	\$100	2003-05-16	QC
6	2024-1270	\$0	2001-11-08	QC
7	2024-1268	\$0	2001-11-08	QC
8	1093-1578	\$49,395,000	1992-09-30	WD

Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$77,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	2003	\$1,976
VINYL FENCE-6 FT HIGH GOOD	48	2008	\$499
SCREEN ENCLOSURE AVERAGE	488	2010	\$793
CONCRETE PAD/PATIO GOOD	248	2010	\$854

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	2
Value	\$481,600	Fixtures	
Actual Area	4624	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3559	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2003	759
BASE AREA	BAS	2003	1808
OPEN PORCH FINISHED	OPF	2003	96
OPEN PORCH FINISHED	OPF	2003	210
UPPER STORY FINISHED	USF	2003	992
UPPER STORY 1/2 FINISHED	USH	2003	759

Legal Description

Legal Description	CELEBRATION EAST VLG UNIT 4 PB 15 PGS 1-28 LOT 22 19-25-28
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Building 1 Property Photo



07-25-28-2846-0001-0220 11/20/2007

Building 1 Sketch

