



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: 07-25-28-2846-0001-0700



Owner Information

Owner Name	MCM INTERNATIONAL 54 LLC
Mailing Address	7901 KINGSPONTE PKWY STE 17 ORLANDO, FL 32819
Physical Address	1237 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 10/19/2020, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/02/2020	
Land	\$100,900	Land	\$100,900
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$26,800	Extra Features	\$27,900
Buildings	\$619,800	Buildings	\$624,000
Appraised(just)	\$747,500	Appraised(just)	\$752,800
Assessed(estimated)	\$747,500	Assessed*	\$752,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$747,500	Taxable	\$752,800
* 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	5373-1230	\$345,600	2018-07-12	QC
1	4331-0007	\$650,000	2012-10-01	WD
2	3709-1942	\$710,000	2008-06-30	WD
3	2390-1325	\$545,100	2003-11-12	WD
4	2289-1304	\$2,703,800	2003-07-02	SW
5	2289-1307	\$100	2003-07-02	QC
6	2256-0126	\$100	2003-05-16	QC
7	2024-1268	\$0	2001-11-08	QC
8	2024-1270	\$0	2001-11-08	QC
9	1093-1578	\$49,395,000	1992-09-30	WD

Land Information - Total Acreage: 0.23

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	0.00	LT	\$100,900

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	2003	\$1,924
SWIMMING POOL(IN GROUND ONLY) GOOD	480	2008	\$12,960
POOL DECK GOOD	620	2008	\$1,953
METAL FENCING 5 FT HIGH AVERAGE	7	2008	\$96
VINYL FENCE-6 FT HIGH AVERAGE	136	2014	\$1,763
BRICK/TILE PAD/PATIO	660	2014	\$2,970
SPA/HOT TUB-IN GROUND AVERAGE	68	2014	\$4,957

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	4
Value	\$619,800	Fixtures	
Actual Area	4844	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3572	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2003	2019
UPPER STORY FINISHED	USF	2014	567
DETACHED GARAGE FINISHED	DGF	2003	567
UPPER STORY FINISHED	USF	2003	986
OPEN PORCH FINISHED	OPF	2003	217
UTILITY FINISHED	UTF	2003	18
OPEN PORCH FINISHED	OPF	2003	253
OPEN PORCH FINISHED	OPF	2003	217

Legal Description

Legal Description CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 LOT 70 19-25-28



Building 1 Sketch

