



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: 07-25-28-2847-0001-0280



### Owner Information

**Owner Name** WHELAN WILLIAM  
 WHELAN MELLISA A

**Mailing Address** 63 TURNER ST  
 NEW BEDFORD, MA 02740

**Physical Address** 1206 ROYCROFT AVE, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 09/19/2019, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/01/2018</b>	
Land	\$72,000	Land	\$72,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$3,000	Extra Features	\$3,200
Buildings	\$485,400	Buildings	\$457,100
Appraised(just)	\$560,400	Appraised(just)	\$532,300
Assessed(estimated)	\$542,413	Assessed*	\$532,300
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$492,413	Taxable	\$482,300
* 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	5524-2972	\$742,000	2019-05-08	WD
1	4362-1602	\$450,000	2012-11-05	WD
2	2514-2948	\$505,800	2004-05-11	SW
3	2309-1957	\$100	2003-08-05	QC
4	2309-1944	\$7,599,200	2003-08-05	WD
5	2117-0687	\$4,500,000	2002-09-25	SW
6	1803-0681	\$0	2000-09-06	QC
7	1803-0678	\$100	2000-09-06	QC
8	1459-1581	\$100	1997-12-19	QC
9	1396-2922	\$0	1997-03-04	NC
10	1396-2921	\$0	1997-01-16	NC
11	1154-0648	\$0	1992-12-22	WD
12	1093-1578	\$49,395,000	1992-09-30	WD
13	0180-0219	\$1,020,000	1968-08-27	WD

**Land Information - Total Acreage: 0.17**

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$72,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	84	2004	\$605
BRICK/TILE PAD/PATIO	252	2005	\$958
SCREEN ENCLOSURE AVERAGE	498	2016	\$1,376

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2004	<b>Bathrooms</b>	3
<b>Value</b>	\$485,400	<b>Fixtures</b>	
<b>Actual Area</b>	4523	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3257	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2004	682
OPEN PORCH FINISHED	OPF	2016	171
BASE AREA	BAS	2004	1818
UPPER STORY FINISHED	USF	2004	1439
OPEN PORCH FINISHED	OPF	2004	353
OPEN PORCH FINISHED	OPF	2004	60

**Legal Description**

**Legal Description** CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 28 19-25-28



# Building 1 Sketch

