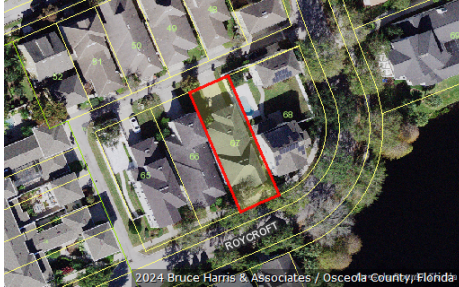




Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser  
www.property-appraiser.org  
Osceola County Government Center  
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
Ph: (407) 742-5000 Fax: (407) 742-4900

## Parcel: 07-25-28-2847-0001-0670



### Owner Information

**Owner Name** PRATT JOANNE  
PRATT SIMON

**Mailing Address** 1242 ROYCROFT AVE  
CELEBRATION, FL 34747

**Physical Address** 1242 ROYCROFT AVE, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

**Current Value** represents working appraised values as of 04/19/2024, which are subject to change prior to certification

Land	\$110,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$435,000
Appraised(just)	\$545,000
Assessed(estimated)	\$382,344
Exemption(estimated)	\$50,000
Taxable(estimated)	\$332,344

\* 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 10/04/2023

Land	\$95,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$424,600
Appraised(just)	\$519,600
Assessed*	\$371,208
Exemption	\$50,000
Taxable	\$321,208

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5804-0294	\$432,000	2020-09-23	WD
1	2635-2015	\$329,300	2004-10-29	SW
2	2309-1957	\$100	2003-08-05	QC
3	2309-1944	\$7,599,200	2003-08-05	WD

## Land Information - Total Acreage: 0.11

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	123.50	LT	\$110,000

## Building Information

### Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2004	<b>Bathrooms</b>	2
<b>Value</b>	\$435,000	<b>Fixtures</b>	
<b>Actual Area</b>	2342	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1700	<b>Exterior Wall</b>	(0.50) 10 CONCRETE BLOCK STUCCO   (0.50) 25 CONCRETE BLOCK HARDIBOARD

### Building 1 subarea

<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
BASE AREA	BAS	2004	1700
GARAGE FINISHED	GRF	2004	420
OPEN PORCH FINISHED	OPF	2004	90
OPEN PORCH FINISHED	OPF	2004	132

## Legal Description

<b>Legal Description</b>	CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 67 19-25-28
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## Building 1 Property Photo



## Building 1 Sketch

