



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: 07-25-28-3239-0001-1360



### Owner Information

**Owner Name** TWARDZIK TIMOTHY F

**Mailing Address** 200 BUTLER RD  
FRACKVILLE, PA 17931

**Physical Address** 1577 CASTILE 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 02/16/2020, which are subject to change prior to certification**

Land	\$71,500
AG Benefit	\$0
Extra Features	\$200
Buildings	\$418,500
Appraised(just)	\$490,200
Assessed(estimated)	\$490,200
Exemption(estimated)	\$0
Taxable(estimated)	\$490,200

\* 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	\$71,500
AG Benefit	\$0
Extra Features	\$200
Buildings	\$403,200
Appraised(just)	\$474,900
Assessed*	\$474,900
Exemption	\$0
Taxable	\$474,900

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4691-1486	\$541,500	2014-10-30	WD
1	4603-0706	\$234,000	2014-04-29	WD

**Land Information - Total Acreage: 0.06**

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	70.00	LT	\$71,500

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	13	2014	\$178

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2014	<b>Bathrooms</b>	3
<b>Value</b>	\$418,500	<b>Fixtures</b>	
<b>Actual Area</b>	3409	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2764	<b>Exterior Wall</b>	(0.40) 7 FRAME STUCCO   (0.60) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2014	1349
OPEN PORCH FINISHED	OPF	2014	109
BASE AREA	BAS	2014	1415
OPEN PORCH FINISHED	OPF	2014	109
GARAGE FINISHED	GRF	2014	427

**Legal Description**

<b>Legal Description</b>	CELEBRATION SOUTH VLG UNIT 4 REPLAT NO 1 PB 22 PGS 89-100 LOT 136
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Building 1 Property Photo



# Building 1 Sketch

