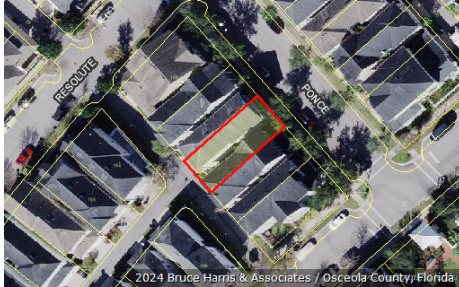




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 07-25-28-3239-0001-1510



Owner Information

Owner Name WENRICH BRYAN
WENRICH DENA

Mailing Address 1354 PONCE DR
CELEBRATION, FL 34747

Physical Address 1354 PONCE DR, 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	\$95,000
AG Benefit	\$0
Extra Features	\$700
Buildings	\$451,700
Appraised(just)	\$547,400
Assessed(estimated)	\$402,014
Exemption(estimated)	\$50,000
Taxable(estimated)	\$352,014

* 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	\$80,000
AG Benefit	\$0
Extra Features	\$800
Buildings	\$441,600
Appraised(just)	\$522,400
Assessed*	\$390,305
Exemption	\$50,000
Taxable	\$340,305

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5428-0284	\$420,000	2018-11-01	WD
1	4589-2594	\$392,700	2014-03-26	WD
2	4455-1747	\$534,000	2013-06-07	SW

Land Information - Total Acreage: 0.05

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	75.00	LT	\$95,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
BRICK/TILE PAD/PATIO	180	2013	\$747

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	2013	Bathrooms	2
Value	\$451,700	Fixtures	
Actual Area	2654	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1873	Exterior Wall	(1.00) 24 FRAME HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2013	1087
OPEN PORCH FINISHED	OPF	2013	154
BASE AREA	BAS	2013	786
GARAGE FINISHED	GRF	2013	423
OPEN AREA / NO VALUE	OPA	2013	52
OPEN PORCH FINISHED	OPF	2013	154
OPEN PORCH FINISHED	OPF	2013	50

Legal Description

Legal Description	CELEBRATION SOUTH VLG UNIT 4 REPLAT NO 1 PB 22 PGS 89-100 LOT 151
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Building 1 Property Photo



Building 1 Sketch

