



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: 07-25-28-5259-00H5-2700



Owner Information

Owner Name	CEL INVEST 61 LLC
Mailing Address	C/O HARRISON MCCARTHY & CO ATTN JEFF HARRISON MILLBURN, NJ 07041
Physical Address	660 CELEBRATION AVE, UNIT 270, CELEBRATION FL 34747
Description	CONDOMINIUM-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/19/2024, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2023	
Land	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$354,100	Buildings	\$359,000
Appraised(just)	\$354,100	Appraised(just)	\$359,000
Assessed(estimated)	\$226,003	Assessed*	\$205,458
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$226,003	Taxable	\$205,458
* 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	5681-2284	\$165,000	2020-02-24	WD
1	2890-2799	\$253,500	2005-06-28	SW

Land Information - Total Acreage: 0.03

Land Description	Units	Depth	Land Type	Land Value
CONDO UNIT IMPROVED	1.00	0.00	UT	\$1

Building Information

Building 1

Description	CONDO - VILLA	Bedrooms	2
Year Built	1996	Bathrooms	2
Value	\$354,100	Fixtures	1
Actual Area	1360	Roof Cover	11 BUILT UP COMPOSITION/METALIC
Heated Area	1360	Exterior Wall	(1.00) 7 FRAME STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	1996	720
BASE AREA	BAS	1996	640

Legal Description

Legal Description	TOWN CENTER CONDOMINIUM CB 7 PG 39 OR 2607/921 BLDG H-5 UNIT 270
--------------------------	--

Image Not Available

Building 1 Sketch

