



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  
Ph: (407) 742-5000 Fax: (407) 742-4900

## Parcel: 08-25-28-2543-0501-4150



### Owner Information

|                  |                                                 |
|------------------|-------------------------------------------------|
| Owner Name       | CT PROPERTIES INCORPORATED                      |
| Mailing Address  | PO BOX 1572<br>AUBURN, ME 04211                 |
| Physical Address | 501 MIRASOL CIR, UNIT 415, 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                                                                                                              | \$352,200 | Buildings                                                                                           | \$356,600 |
| Appraised(just)                                                                                                        | \$352,200 | Appraised(just)                                                                                     | \$356,600 |
| Assessed(estimated)                                                                                                    | \$352,200 | Assessed*                                                                                           | \$356,600 |
| Exemption(estimated)                                                                                                   | \$0       | Exemption                                                                                           | \$0       |
| Taxable(estimated)                                                                                                     | \$352,200 | Taxable                                                                                             | \$356,600 |
| * 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   | 6152-2390 | \$340,000    | 2022-02-14 | WD        |
| 1   | 5418-2718 | \$277,000    | 2018-10-04 | SW        |
| 2   | 4499-0940 | \$33,700,000 | 2013-08-29 | SW        |
| 3   | 3742-1363 | \$1,000      | 2008-09-26 | CT        |

**Land Information - Total Acreage: 0.01**

| 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      | 1                               |
| Year Built         | 2003          | Bathrooms     | 1                               |
| Value              | \$352,200     | Fixtures      |                                 |
| Actual Area        | 1321          | Roof Cover    | 9 CLAY TILE                     |
| Heated Area        | 1321          | Exterior Wall | (1.00) 10 CONCRETE BLOCK STUCCO |
| Building 1 subarea |               |               |                                 |
| Description        | Code          | Year Built    | Total Sketched Area             |
| BASE AREA          | BAS           | 2002          | 1321                            |

**Legal Description**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Legal Description | MIRASOL AT CELEBRATION A CONDO CB 8 PG 47-50 OR 3000/1565 BLDG 501 UNIT 415 |
|-------------------|-----------------------------------------------------------------------------|

## Building 1 Property Photo



## Building 1 Sketch

