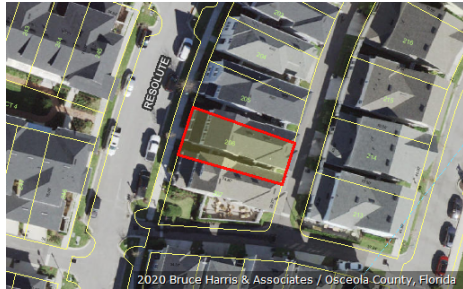




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 13-25-28-3264-0001-2060



### Owner Information

|                         |   |
|-------------------------|---|
| <b>Owner Name</b>       | CONCANNON MAE                           |
| <b>Mailing Address</b>  | 18 CARNEER AVE<br>RUTHERFORD , NJ 07070 |
| <b>Physical Address</b> | 1601 RESOLUTE ST, CELEBRATION FL 34747  |
| <b>Description</b>      | SINGLE FAMILY-IMPROVED                  |
| <b>Tax District</b>     | 300 - OSCEOLA COUNTY                    |

### Tax Values

| Current Values  |           | Certified Values  |           |
|---|-----------|---|-----------|
| <b>Current Value represents working appraised values as of 10/19/2020, which are subject to change prior to certification</b> |           | <b>Certified Value represents certified values that appeared on the tax roll as of 10/02/2020</b>   |           |
| Land  | \$47,000  | Land  | \$47,000  |
| AG Benefit  | \$0       | AG Benefit  | \$0       |
| Extra Features  | \$900     | Extra Features  | \$900     |
| Buildings   | \$353,600 | Buildings   | \$355,800 |
| Appraised(just)   | \$401,500 | Appraised(just)   | \$403,700 |
| Assessed(estimated)   | \$401,500 | Assessed*   | \$403,700 |
| Exemption(estimated)  | \$0       | Exemption   | \$0       |
| Taxable(estimated)  | \$401,500 | Taxable   | \$403,700 |
| * 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   | 5749-1897 | \$430,000 | 2020-06-29 | WD        |
| 1   | 5429-0313 | \$0       | 2018-10-29 | FJ        |
| 2   | 5110-1231 | \$430,000 | 2017-02-27 | WD        |
| 3   | 5005-0602 | \$278,500 | 2016-08-03 | WD        |

**Land Information - Total Acreage: 0.06**

| Land Description | Units | Depth | Land Type | Land Value |
|------------------|-------|-------|-----------|------------|
| BUNGALOW         | 1.00  | 0.00  | LT        | \$47,000   |

**Extra Features**

| Extra Feature                 | Units | Year Built | Feature Value |
|-------------------------------|-------|------------|---------------|
| VINYL FENCE-6 FT HIGH AVERAGE | 14    | 2017       | \$212         |
| BRICK/TILE PAD/PATIO          | 144   | 2017       | \$684         |

**Building Information**

| Building 1         |               |                      |   |
|--------------------|---------------|----------------------|---|
| <b>Description</b> | SINGLE FAMILY | <b>Bedrooms</b>      | 3   |
| <b>Year Built</b>  | 2017          | <b>Bathrooms</b>     | 2   |
| <b>Value</b>       | \$353,600     | <b>Fixtures</b>      |   |
| <b>Actual Area</b> | 2865          | <b>Roof Cover</b>    | 4 COMPOSITE SHINGLE   |
| <b>Heated Area</b> | 2199          | <b>Exterior Wall</b> | (0.50) 24 FRAME<br>HARDIBOARD   (0.50) 25<br>CONCRETE BLOCK<br>HARDIBOARD |

| Building 1 subarea   |      |            |                     |
|----------------------|------|------------|---------------------|
| Description          | Code | Year Built | Total Sketched Area |
| GARAGE FINISHED      | GRF  | 2017       | 448                 |
| UPPER STORY FINISHED | USF  | 2017       | 1335                |
| BASE AREA            | BAS  | 2017       | 864                 |
| OPEN PORCH FINISHED  | OPF  | 2017       | 144                 |
| OPEN PORCH FINISHED  | OPF  | 2017       | 54                  |
| OPEN PORCH FINISHED  | OPF  | 2017       | 20                  |

**Legal Description**

**Legal Description** CELEBRATION SOUTH VLG UNIT 4 REPLAT 3 PB 24 PGS 46-52 LOT 206



# Building 1 Sketch

