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: 34-25-27-3459-0001-0U50

Owner Information

Owner Name	TERRA VISTA GROUP CORP
Mailing Address	3700 34TH ST STE 207 ORLANDO, FL 32805
Physical Address	7609 HERITAGE CROSSING WAY, UNIT 202, KISSIMMEE
Description	CONDOMINIUM-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 12/10/2013, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2013**	
Land	$0	**Land**	$0
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$134,200	**Buildings**	$135,700
Appraised(just)	$134,200	**Appraised(just)**	$135,700
Assessed(estimated)	$134,200	**Assessed***	$135,700
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$134,200	**Taxable**	$135,700
*** 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	4433-2681	$178,000	2013-04-24	WD
1	4290-2129	$175,000	2012-06-26	WD
2	2994-1270	$410,900	2005-11-10	SW

Land Information - Total Acreage: 0.01

Land Description	Units	Depth	Land Type	Land Value
CONDO UNIT IMPROVED	0.00	0	UT	$1

Building Information

Building 1

Description	VILLA CONDO	**Bedrooms**	3
Year Built	2005	**Bathrooms**	2
Value	$134,200	**Fixtures**	
Actual Area	1344	**Roof Cover**	COMPOSITE SHINGLE
Heated Area	1344	**Exterior Wall**	(0.50) CONCRETE BLOCK STUCCO

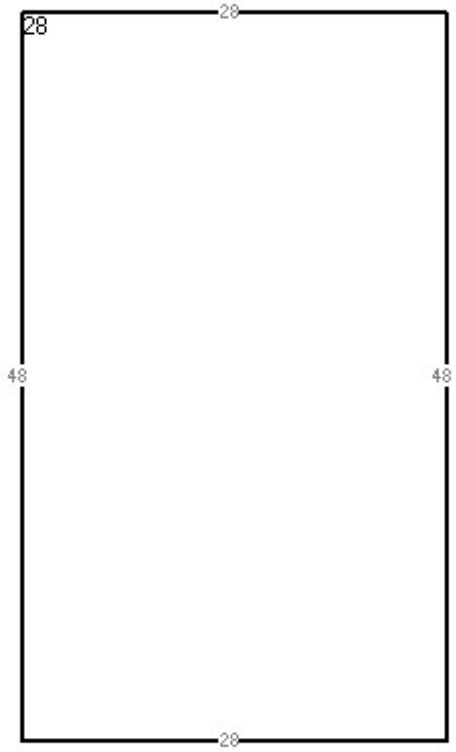
Building 1 subarea

Description	**Code**	**Year Built**	**Total Sketched Area**
BASE AREA	BAS	2005	1344

Legal Description

Legal Description	HERITAGE CROSSING A CONDO PH 21 CB 8 PGS 5-6 OR 2925/2573 UNIT U-5

Building 1 Property Photo

Image Not Available

Building 1 Sketch