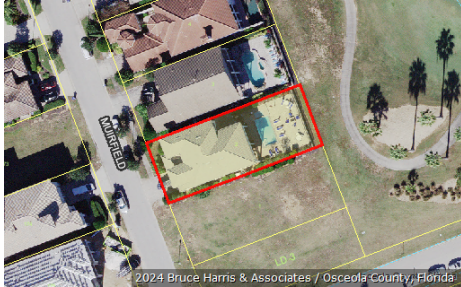




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 35-25-27-4881-0001-0020



Owner Information

Owner Name	ES FRANKLIN LLC
Mailing Address	676 PONTE VEDRA BLVD PONTE VEDRA, FL 32082
Physical Address	305 MUIRFIELD LOOP, KISSIMMEE 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	\$256,500
AG Benefit	\$0
Extra Features	\$16,100
Buildings	\$842,200
Appraised(just)	\$1,114,800
Assessed(estimated)	\$1,067,110
Exemption(estimated)	\$0
Taxable(estimated)	\$1,067,110

* 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	\$270,000
AG Benefit	\$0
Extra Features	\$16,100
Buildings	\$684,000
Appraised(just)	\$970,100
Assessed*	\$970,100
Exemption	\$0
Taxable	\$970,100

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6031-2272	\$100	2021-08-24	WD
1	5899-0040	\$820,000	2021-02-15	WD
2	5115-0680	\$850,000	2017-02-23	WD
3	4739-1515	\$825,000	2015-02-20	WD
4	4347-2815	\$100	2012-10-18	QC
5	4169-1181	\$100	2011-08-10	QC
6	3381-0453	\$1,808,600	2006-12-27	SW
7	3011-2250	\$0	2005-12-20	CD
8	2604-2614	\$0	2004-08-10	CD
9	2582-1895	\$204,900	2004-08-10	SW
10		\$0	2002-02-14	NC
11		\$0	2001-12-20	NC
12	1928-1249	\$24,169,700	2001-08-30	SW
13	1922-0726	\$0	2001-08-20	QC
14	1922-0711	\$1,576,700	2001-08-20	SW
15	1822-1550	\$600,000	2001-01-08	SW
16	1822-1548	\$0	1995-12-15	DC
17	0980-1279	\$6,000	1990-07-20	QC

Land Information - Total Acreage: 0.18

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	140.00	LT	\$256,500

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	2006	\$1,924
BALCONY DECK GOOD	24	2006	\$86
SPA/HOT TUB-IN GROUND GOOD	38	2006	\$1,672
SWIMMING POOL(IN GROUND ONLY) GOOD	288	2006	\$9,216
POOL DECK GOOD	664	2006	\$1,843
METAL FENCING 5 FT HIGH AVERAGE	114	2006	\$1,317

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	7
Year Built	2006	Bathrooms	6
Value	\$842,200	Fixtures	
Actual Area	5308	Roof Cover	8 SLATE
Heated Area	3987	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2006	2042
OPEN PORCH FINISHED	OPF	2006	349
OPEN AREA / NO VALUE	OPA	2006	81
BASE AREA	BAS	2006	1945
OPEN PORCH FINISHED	OPF	2006	349
GARAGE FINISHED	GRF	2006	483
OPEN PORCH FINISHED	OPF	2006	140

Legal Description

Legal Description	REUNION WEST VILLAGES NORTH PB 16 PGS 23-31 LOT 2 27-25-27
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Building 1 Property Photo



Building 1 Sketch

