



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: 35-25-27-4892-0001-1100



Owner Information

Owner Name	BROWN SHELLY
Mailing Address	1173 CASTLE PINES CT KISSIMMEE, FL 34747
Physical Address	1173 CASTLE PINES CT, 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	\$215,000
AG Benefit	\$0
Extra Features	\$10,400
Buildings	\$419,600
Appraised(just)	\$645,000
Assessed(estimated)	\$463,454
Exemption(estimated)	\$0
Taxable(estimated)	\$463,454

* 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	\$168,000
AG Benefit	\$0
Extra Features	\$10,400
Buildings	\$361,400
Appraised(just)	\$539,800
Assessed*	\$421,322
Exemption	\$0
Taxable	\$421,322

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5338-2247	\$399,000	2018-05-18	WD
1	4452-2489	\$465,000	2013-05-28	WD
2	4260-1615	\$100	2012-04-09	QC
3	4245-2087	\$311,000	2012-03-12	SW
4	4245-2081	\$0	2012-03-07	QC
5	4049-1602	\$100	2010-09-30	QC
6	3976-0831	\$219,500	2010-04-22	CT
7	3583-0238	\$1,450,000	2007-10-05	WD
8	3150-0704	\$449,900	2006-01-05	WD
9	2626-1215	\$249,900	2004-10-22	WD
10	2653-2189	\$199,900	2004-10-21	SW
11		\$0	2002-02-14	NC
12	1928-1249	\$24,169,700	2001-08-30	SW

Land Information - Total Acreage: 0.12

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$215,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	140	2007	\$4,928
SPA/HOT TUB-IN GROUND GOOD	14	2007	\$678
POOL DECK GOOD	471	2007	\$1,342
METAL FENCING 4 FT HIGH AVERAGE	95	2007	\$967
CONCRETE/CONCRETE BLOCK WALL AVERAGE	96	2007	\$365
BRICK/TILE PAD/PATIO	622	2007	\$2,146

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	5
Year Built	2007	Bathrooms	4
Value	\$419,600	Fixtures	
Actual Area	3900	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2700	Exterior Wall	(0.50) 10 CONCRETE BLOCK STUCCO (0.50) 7 FRAME STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
DETACHED GARAGE FINISHED	DGF	2007	600
UPPER STORY FINISHED	USF	2007	1050
OPEN PORCH FINISHED	OPF	2007	250
BASE AREA	BAS	2007	1050
APARTMENT-RESIDENTIAL	APT	2007	600
OPEN PORCH FINISHED	OPF	2007	250
OPEN PORCH FINISHED	OPF	2007	100

Legal Description

Legal Description	REUNION WEST VILLAGE 3A PB 16 PGS 136-141 LOT 110
--------------------------	---

Building 1 Property Photo



1173 CASTLE PINES CT
352527489200011100 2022-02-26

Building 1 Sketch

