



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  
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## Parcel: 07-25-28-2509-0001-1670



### Owner Information

<b>Owner Name</b>	DE OLIVEIRA TARIKIAN STEFANIA MARQUES
<b>Mailing Address</b>	531 CAMPUS ST CELEBRATION, FL 34747
<b>Physical Address</b>	531 CAMPUS 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 08/10/2022, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/03/2022</b>	
Land	\$48,400	Land	\$48,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,100	Extra Features	\$1,200
Buildings	\$491,500	Buildings	\$348,000
Appraised(just)	\$541,000	Appraised(just)	\$397,600
Assessed(estimated)	\$437,360	Assessed*	\$397,600
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$437,360	Taxable	\$397,600
* 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	6225-1629	\$638,000	2022-05-23	SW
1	5769-1435	\$100	2020-08-05	CT
2	5170-0003	\$100	2017-06-13	TD
3	4960-1476	\$27,600	2016-05-16	CT
4	4508-0351	\$100	2013-09-24	CT
5	2820-2855	\$529,000	2005-06-10	WD
6	1385-2217	\$217,400	1997-03-04	SW

**Land Information - Total Acreage: 0.07**

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	130.00	LT	\$48,400

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
CONCRETE/CONCRETE BLOCK WALL GOOD	42	1997	\$144
CONCRETE/CONCRETE BLOCK WALL GOOD	164	1997	\$561
OPEN STAIRWAY AVERAGE	56	1997	\$269
WOOD FENCE-6 FT HIGH GOOD	32	1997	\$102

**Building Information**

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	3
<b>Year Built</b>	1997	<b>Bathrooms</b>	3
<b>Value</b>	\$491,500	<b>Fixtures</b>	
<b>Actual Area</b>	3102	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2134	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY UNFINISHED	USU	1997	550
APARTMENT-RESIDENTIAL	APT	1997	394
UPPER STORY FINISHED	USF	1997	732
BASE AREA	BAS	1997	1008
DETACHED GARAGE FINISHED	DGF	1997	418

**Legal Description**

**Legal Description** ACADEMY ROW REPLAT #5 OF CELEBRATION VILLAGE UNIT 2 PB 9 PG 78-80 LOT 167

Building 1 Property Photo



07-25-28-2509-0001-1670 11/20/2007

Building 1 Sketch

