



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-2783-0001-2950



### Owner Information

<b>Owner Name</b>	423 ARBOR CIRCLE LLC
<b>Mailing Address</b>	20 SCENIC HILL LN MONROE, CT 06468
<b>Physical Address</b>	423 ARBOR CIR, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 09/30/2022, which are subject to change prior to certification

Land	\$136,400
AG Benefit	\$0
Extra Features	\$19,100
Buildings	\$1,362,700
Appraised(just)	\$1,518,200
Assessed(estimated)	\$1,357,790
Exemption(estimated)	\$0
Taxable(estimated)	\$1,357,790

\* 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 02/03/2022

Land	\$129,000
AG Benefit	\$0
Extra Features	\$15,000
Buildings	\$922,300
Appraised(just)	\$1,066,300
Assessed*	\$1,066,300
Exemption	\$0
Taxable	\$1,066,300

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5590-1219	\$905,700	2019-08-15	SW
1	5513-0314	\$500,200	2019-04-24	CT
2	4534-2979	\$100	2013-11-20	QC
3	4534-2977	\$100	2013-09-30	QC
4	3163-1569	\$1,350,000	2006-05-15	WD
5	1405-2367	\$105,000	1997-05-27	WD
6	1405-2364	\$0	1997-05-26	QC

**Land Information - Total Acreage: 0.35**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	133.00	LT	\$136,400

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	1998	\$1,560
SWIMMING POOL(IN GROUND ONLY) GOOD	480	2000	\$13,440
POOL DECK GOOD	720	2000	\$1,755
METAL FENCING 6 FT HIGH AVERAGE	180	2000	\$2,277

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	1998	<b>Bathrooms</b>	6
<b>Value</b>	\$1,362,700	<b>Fixtures</b>	
<b>Actual Area</b>	6522	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	5252	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	1998	796
BASE AREA	BAS	1998	2650
BASE AREA	BAS	2021	393
BASE AREA	BAS	2021	312
OPEN PORCH FINISHED	OPF	2021	386
UPPER STORY FINISHED	USF	1998	472
UPPER STORY FINISHED	USF	2021	169
BASE AREA	BAS	2021	40
UPPER STORY FINISHED	USF	1998	1216
OPEN PORCH FINISHED	OPF	1998	88

**Legal Description**

**Legal Description** CELEBRATION VILLAGE UNIT 2 PB 8 PG 185-212 LOT 295 08/25/28

**Building 1 Property Photo**



423 ARBOR CIR  
072528278300012950 02/22/2022

# Building 1 Sketch

