



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  
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## Parcel: 07-25-28-2804-0001-2920



### Owner Information

<b>Owner Name</b>	MONTERO FRANK III ERDODY
<b>Mailing Address</b>	URBANIZACION CANTAPIEDRA II CASA 12 AVDA FUERZAS ARMADAS MARACAIBO, VENEZUELA
<b>Physical Address</b>	222 ACADIA TER, 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 11/28/2022, which are subject to change prior to certification

Land	\$154,000
AG Benefit	\$0
Extra Features	\$22,300
Buildings	\$1,379,000
Appraised(just)	\$1,555,300
Assessed(estimated)	\$1,551,341
Exemption(estimated)	\$0
Taxable(estimated)	\$1,551,341

\* 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 10/05/2022

Land	\$154,000
AG Benefit	\$0
Extra Features	\$23,200
Buildings	\$1,388,300
Appraised(just)	\$1,565,500
Assessed*	\$1,410,310
Exemption	\$0
Taxable	\$1,410,310

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4519-0359	\$1,475,000	2013-10-15	WD
1	1985-2158	\$139,000	2001-12-21	WD
2	1711-1518	\$0	2000-02-03	QC
3	1711-1521	\$138,800	2000-02-03	SW

**Land Information - Total Acreage: 0.37**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	140.00	LT	\$154,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
METAL FENCING 4 FT HIGH AVERAGE	86	2009	\$964
SWIMMING POOL(IN GROUND ONLY) AVERAGE	400	2015	\$19,344
POOL DECK GOOD	271	2015	\$935
METAL FENCING 4 FT HIGH AVERAGE	118	2005	\$1,149

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	6
<b>Year Built</b>	2005	<b>Bathrooms</b>	5
<b>Value</b>	\$1,379,000	<b>Fixtures</b>	
<b>Actual Area</b>	7573	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	5805	<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
BASE AREA	BAS	2015	48
OPEN PORCH FINISHED	OPF	2015	710
BASE AREA	BAS	2015	265
GARAGE FINISHED	GRF	2005	736
OPEN PORCH FINISHED	OPF	2005	195
BASE AREA	BAS	2005	3342
UPPER STORY FINISHED	USF	2005	2150
OPEN PORCH FINISHED	OPF	2005	50
OPEN PORCH FINISHED	OPF	2005	77

**Legal Description**

**Legal Description** CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PG 165-180 LOT 292 08-25-28

**Building 1 Property Photo**



# Building 1 Sketch

