



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
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2807-0001-0740



Owner Information

Owner Name	CANT ROBERT
Mailing Address	185 LONGVIEW AVE CELEBRATION, FL 34747
Physical Address	185 LONGVIEW AVE, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/03/2022	
Land	\$56,600	Land	\$48,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$351,400	Buildings	\$295,300
Appraised(just)	\$408,000	Appraised(just)	\$343,700
Assessed(estimated)	\$408,000	Assessed*	\$343,700
Exemption(estimated)	\$0	Exemption	\$50,000
Taxable(estimated)	\$408,000	Taxable	\$293,700
* 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	6128-2861	\$513,000	2022-01-07	WD
1	5773-1363	\$310,000	2020-08-10	WD
2	3124-2119	\$423,500	2006-03-15	WD
3	2307-0851	\$288,200	2003-07-24	WD
4	1566-1090	\$248,500	1998-12-30	WD
5	1514-0137	\$439,500	1998-07-01	SW
6	1514-0140	\$0	1998-07-01	QC
7	1431-1850	\$0	1997-05-30	CD
8	1411-2625	\$0	1997-05-29	QC

Land Information - Total Acreage: 0.09

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	76.00	LT	\$56,700

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	3
Year Built	1998	Bathrooms	2
Value	\$351,400	Fixtures	
Actual Area	2404	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2035	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1998	1135
GARAGE FINISHED	GRF	1998	231
UPPER STORY FINISHED	USF	1998	900
OPEN PORCH FINISHED	OPF	1998	138

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PGS 189-194 LOT 74 08-25-28

Building 1 Property Photo



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Building 1 Sketch

