



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2808-0001-0120



### Owner Information

**Owner Name** COGHLAN CHARLES J  
LEWIS AMY E

**Mailing Address** 6070 BOULDER BLUFF  
CUMMING, GA 30040

**Physical Address** 236 LONGVIEW AVE, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 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	\$70,000
AG Benefit	\$0
Extra Features	\$800
Buildings	\$366,300
Appraised(just)	\$437,100
Assessed(estimated)	\$437,100
Exemption(estimated)	\$0
Taxable(estimated)	\$437,100

\* 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	\$70,000
AG Benefit	\$0
Extra Features	\$800
Buildings	\$369,300
Appraised(just)	\$440,100
Assessed*	\$339,686
Exemption	\$50,000
Taxable	\$289,686

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6203-0109	\$710,000	2022-04-22	WD
1	4956-0481	\$360,000	2016-05-05	WD
2	4508-2795	\$100	2013-09-13	WD
3	4282-0823	\$346,000	2012-06-07	WD
4	2911-2331	\$459,900	2005-07-20	WD
5	1506-2064	\$238,900	1998-05-29	WD
6	1438-1062	\$2,140,700	1997-09-29	SW
7	1438-1065	\$0	1997-09-28	QC
8	1431-1850	\$0	1997-05-30	CD
9	1411-2625	\$0	1997-05-29	QC

**Land Information - Total Acreage: 0.15**

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	139.00	LT	\$70,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	60	2016	\$778

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	1998	<b>Bathrooms</b>	2
<b>Value</b>	\$366,300	<b>Fixtures</b>	
<b>Actual Area</b>	2656	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1860	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1998	1860
OPEN PORCH FINISHED	OPF	1998	80
GARAGE FINISHED	GRF	1998	460
OPEN PORCH FINISHED	OPF	1998	256

**Legal Description**

**Legal Description** CELEBRATION NORTH VILLAGE UNIT 6 PB 9 PGS 195-200 LOT 12

**Building 1 Property Photo**



**236 LONGVIEW AVE  
072528280800010120 2022-02-16**

# Building 1 Sketch

