



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
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Parcel: 07-25-28-2808-0001-0220



Owner Information

Owner Name	SAMMARTINO CHARLES SAMMARTINO KAREN
Mailing Address	212 LONGVIEW AVE KISSIMMEE, FL 34747-5040
Physical Address	212 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	\$70,000	Land	\$62,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$2,900	Extra Features	\$2,900
Buildings	\$365,500	Buildings	\$289,600
Appraised(just)	\$438,400	Appraised(just)	\$354,500
Assessed(estimated)	\$342,080	Assessed*	\$332,117
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$292,080	Taxable	\$282,117
* 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	3932-2298	\$295,000	2009-12-30	WD
1	2561-0960	\$340,000	2004-05-24	WD
2	2240-2373	\$100	2003-04-29	QC
3	2066-1187	\$299,000	2002-06-10	WD
4	1482-2707	\$228,000	1998-03-24	WD
5	1438-1062	\$2,140,700	1997-09-29	SW
6	1438-1065	\$0	1997-09-28	QC
7	1431-1850	\$0	1997-05-30	CD
8	1411-2625	\$0	1997-05-29	QC

Land Information - Total Acreage: 0.14

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	134.00	LT	\$70,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
BRICK/TILE PAD/PATIO	480	2005	\$1,656
VINYL FENCE-6 FT HIGH AVERAGE	52	2005	\$374
VINYL FENCE-6 FT HIGH AVERAGE	54	2017	\$778

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	3
Year Built	1998	Bathrooms	2
Value	\$365,500	Fixtures	
Actual Area	2656	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1860	Exterior Wall	(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 PG 195-200 LOT 22



Building 1 Sketch

