



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
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 Osceola County Government Center
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Parcel: 07-25-28-2817-0001-0950



2022 Bruce Harris & Associates / Osceola County, Florida

Owner Information

Owner Name ADVINCULA ARNOLD PATRICK
 TYSZKOWSKI KRISTEN

Mailing Address 1175 OVERIDGE VIEW CT
 ANN ARBOR, MI 48103-8882

Physical Address 887 SPRING PARK LOOP, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 06/27/2022, which are subject to change prior to certification

Land	\$196,000
AG Benefit	\$0
Extra Features	\$49,500
Buildings	\$1,332,500
Appraised(just)	\$1,578,000
Assessed(estimated)	\$1,453,320
Exemption(estimated)	\$0
Taxable(estimated)	\$1,453,320

* 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	\$185,300
AG Benefit	\$0
Extra Features	\$40,800
Buildings	\$1,095,100
Appraised(just)	\$1,321,200
Assessed*	\$1,321,200
Exemption	\$0
Taxable	\$1,321,200

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3944-1344	\$975,000	2010-01-29	WD
1	1767-0757	\$198,700	2000-07-27	SW
2	1767-0754	\$0	2000-07-27	QC
3	1639-0684	\$0	1999-07-14	QC

Land Information - Total Acreage: 0.48

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	0.00	LT	\$196,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	2001	\$1,768
BRICK/TILE PAD/PATIO	1109	2001	\$3,216
BALCONY DECK GOOD	566	2001	\$2,038
METAL FENCING 4 FT HIGH AVERAGE	222	2005	\$2,259
SWIMMING POOL(IN GROUND ONLY) GOOD	672	2012	\$33,398
SPA/HOT TUB-IN GROUND GOOD	42	2012	\$3,280
POOL DECK GOOD	1049	2012	\$3,501

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	4
Year Built	2001	Bathrooms	4
Value	\$1,332,500	Fixtures	
Actual Area	7029	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	5427	Exterior Wall	(1.00) 7 FRAME STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2001	884
SCREEN PORCH FINISHED	SPF	2001	606
BASE AREA	BAS	2001	2443
OPEN PORCH FINISHED	OPF	2001	112
APARTMENT-RESIDENTIAL	APT	2001	933
UPPER STORY FINISHED	USF	2001	2051

Legal Description

Legal Description CELEBRATION SOUTH VILLAGE UNIT 3 PB 11 PGS 34-50 LOT 95

Building 1 Property Photo



07-25-28-2817-0001-0950 11/29/2007

Building 1 Sketch

