



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

Parcel: 07-25-28-2831-0001-0400



Owner Information

Owner Name VIEIRA BRYAN
 OBRIEN-VIEIRA TIFFANY

Mailing Address 901 PONDVIEW CT
 CELEBRATION, FL 34747

Physical Address 901 PONDVIEW CT, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 02/14/2025, which are subject to change prior to certification

Land	\$130,000
AG Benefit	\$0
Extra Features	\$2,400
Buildings	\$771,900
Appraised(just)	\$904,300
Assessed(estimated)	\$904,300
Exemption(estimated)	\$0
Taxable(estimated)	\$904,300

* 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 10/04/2023

Land	\$109,200
AG Benefit	\$0
Extra Features	\$2,400
Buildings	\$782,900
Appraised(just)	\$894,500
Assessed*	\$894,500
Exemption	\$0
Taxable	\$894,500

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6674-0601	\$1,030,000	2024-09-11	WD
1	6177-2806	\$1,030,000	2022-03-08	WD
2	4353-0039	\$615,000	2012-11-15	WD
3	4002-0934	\$590,000	2010-06-18	WD
4	2936-0409	\$100	2005-10-12	QC
5	2248-2359	\$413,600	2003-04-28	WD
6	1934-1912	\$0	2001-09-12	QC
7	1934-1906	\$1,008,500	2001-09-12	SW
8	1884-2840	\$0	2001-05-03	QC

Land Information - Total Acreage: 0.19

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$130,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
METAL FENCING 4 FT HIGH AVERAGE	29	2011	\$325
VINYL PICKET FENCE	84	2003	\$210
VINYL FENCE-6 FT HIGH GOOD	232	2003	\$1,856

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	4
Value	\$771,900	Fixtures	
Actual Area	4683	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3635	Exterior Wall	(1.00) 7 FRAME STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
DETACHED GARAGE FINISHED	DGF	2003	480
APARTMENT-RESIDENTIAL	APT	2003	480
OPEN PORCH FINISHED	OPF	2003	180
UPPER STORY FINISHED	USF	2003	1487
BASE AREA	BAS	2003	1668
SCREEN PORCH FINISHED	SPF	2003	208
OPEN PORCH FINISHED	OPF	2003	180

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 40
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Building 1 Property Photo



**901 PONDVIEW CT
072528283100010400 2022-02-22**

