



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: 07-25-28-2832-0001-2000



### Owner Information

**Owner Name** LI XIE  
 YANG CHUNXUE

**Mailing Address** 1005 WIREGRASS ST  
 CELEBRATION, FL 34747

**Physical Address** 1005 WIREGRASS ST, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification

Land	\$62,200
AG Benefit	\$0
Extra Features	\$400
Buildings	\$328,700
Appraised(just)	\$391,300
Assessed(estimated)	\$346,940
Exemption(estimated)	\$0
Taxable(estimated)	\$346,940

\* 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	\$53,100
AG Benefit	\$0
Extra Features	\$400
Buildings	\$261,900
Appraised(just)	\$315,400
Assessed*	\$315,400
Exemption	\$0
Taxable	\$315,400

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5087-1421	\$337,500	2016-12-29	WD
1	2278-2529	\$220,000	2003-06-20	WD
2	2074-1176	\$207,100	2002-06-18	WD
3	1969-2056	\$684,100	2001-11-28	SW
4	1969-2062	\$0	2001-11-28	QC

**Land Information - Total Acreage: 0.09**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$62,200

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
BRICK/TILE PAD/PATIO	126	2002	\$384

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2002	<b>Bathrooms</b>	2
<b>Value</b>	\$328,700	<b>Fixtures</b>	
<b>Actual Area</b>	1936	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1416	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2002	1416
GARAGE FINISHED	GRF	2002	418
OPEN PORCH FINISHED	OPF	2002	102

**Legal Description**

<b>Legal Description</b>	CELEBRATION EAST VILLAGE UNIT 2 PB 13 PG 74-78 LOT 200
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# Building 1 Sketch

