



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: 07-25-28-2846-0001-0610



Owner Information

Owner Name STOLIAR IGOR TEO PASSARO
 STOLIAR GUILHERMA

Mailing Address 1232 AQUILA LOOP
 CELEBRATION, FL 34747

Physical Address 1232 AQUILA 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 08/10/2022, which are subject to change prior to certification

Land	\$72,000
AG Benefit	\$0
Extra Features	\$9,800
Buildings	\$569,400
Appraised(just)	\$651,200
Assessed(estimated)	\$578,160
Exemption(estimated)	\$0
Taxable(estimated)	\$578,160

* 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	\$72,000
AG Benefit	\$0
Extra Features	\$7,800
Buildings	\$445,800
Appraised(just)	\$525,600
Assessed*	\$525,600
Exemption	\$0
Taxable	\$525,600

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6134-1919	\$815,000	2022-01-12	WD
1	4786-0457	\$615,000	2015-05-27	WD
2	2564-2236	\$398,800	2004-06-28	WD
3	2328-1353	\$1,706,600	2003-08-15	SW
4	2328-1356	\$100	2003-08-15	QC
5	2256-0126	\$100	2003-05-16	QC
6	2024-1268	\$100	2001-11-08	QC
7	2024-1270	\$0	2001-11-08	QC
8	1093-1578	\$49,395,000	1992-09-30	WD

Land Information - Total Acreage: 0.14

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$72,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	330	2004	\$8,184
POOL DECK AVERAGE	470	2004	\$1,043
VINYL FENCE-6 FT HIGH AVERAGE	84	2004	\$605

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2004	Bathrooms	3
Value	\$569,400	Fixtures	
Actual Area	3583	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2719	Exterior Wall	(0.30) 24 FRAME HARDIBOARD (0.70) 25 CONCRETE BLOCK HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2004	440
UPPER STORY FINISHED	USF	2004	1050
BASE AREA	BAS	2004	1669
OPEN PORCH FINISHED	OPF	2004	280
SCREEN PORCH FINISHED	SPF	2004	144

Legal Description

Legal Description CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 LOT 61 19-25-28

Building 1 Property Photo



07-25-28-2846-0001-0610 11/20/2007

Building 1 Sketch

