



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-2846-0001-0700



### Owner Information

|                         |  |
|-------------------------|--|
| <b>Owner Name</b>       | MONSERRATINI LLC                               |
| <b>Mailing Address</b>  | 7345 SAND LAKE RD STE 209<br>ORLANDO, FL 32819 |
| <b>Physical Address</b> | 1237 AQUILA LOOP, CELEBRATION FL 34747         |
| <b>Description</b>      | SINGLE FAMILY-IMPROVED                         |
| <b>Tax District</b>     | 300 - OSCEOLA COUNTY                           |

### Tax Values

| Current Values  |           | Certified Values  |           |
|---|-----------|---|-----------|
| <b>Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification</b> |           | <b>Certified Value represents certified values that appeared on the tax roll as of 02/03/2022</b>   |           |
| Land  | \$102,100 | Land  | \$100,900 |
| AG Benefit  | \$0       | AG Benefit  | \$0       |
| Extra Features  | \$32,100  | Extra Features  | \$27,600  |
| Buildings   | \$833,400 | Buildings   | \$663,300 |
| Appraised(just)   | \$967,600 | Appraised(just)   | \$791,800 |
| Assessed(estimated)   | \$870,980 | Assessed*   | \$791,800 |
| Exemption(estimated)  | \$0       | Exemption   | \$0       |
| Taxable(estimated)  | \$870,980 | Taxable   | \$791,800 |
| * 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   | 6125-2947 | \$1,200,000  | 2022-01-06 | WD        |
| 1   | 5373-1230 | \$345,600    | 2018-07-12 | QC        |
| 2   | 4331-0007 | \$650,000    | 2012-10-01 | WD        |
| 3   | 3709-1942 | \$710,000    | 2008-06-30 | WD        |
| 4   | 2390-1325 | \$545,100    | 2003-11-12 | WD        |
| 5   | 2289-1304 | \$2,703,800  | 2003-07-02 | SW        |
| 6   | 2289-1307 | \$100        | 2003-07-02 | QC        |
| 7   | 2256-0126 | \$100        | 2003-05-16 | QC        |
| 8   | 2024-1268 | \$0          | 2001-11-08 | QC        |
| 9   | 2024-1270 | \$0          | 2001-11-08 | QC        |
| 10  | 1093-1578 | \$49,395,000 | 1992-09-30 | WD        |

**Land Information - Total Acreage: 0.23**

| Land Description | Units | Depth | Land Type | Land Value |
|------------------|-------|-------|-----------|------------|
| VILLAGE          | 1.00  | 0.00  | LT        | \$102,100  |

**Extra Features**

| Extra Feature                      | Units | Year Built | Feature Value |
|------------------------------------|-------|------------|---------------|
| FIREPLACE-PREFABRICATED GOOD       | 1     | 2003       | \$1,872       |
| SWIMMING POOL(IN GROUND ONLY) GOOD | 480   | 2008       | \$18,816      |
| POOL DECK GOOD                     | 620   | 2008       | \$1,907       |
| METAL FENCING 5 FT HIGH AVERAGE    | 7     | 2008       | \$93          |
| VINYL FENCE-6 FT HIGH AVERAGE      | 136   | 2014       | \$1,665       |
| BRICK/TILE PAD/PATIO               | 660   | 2014       | \$2,937       |
| SPA/HOT TUB-IN GROUND AVERAGE      | 68    | 2014       | \$4,774       |

**Building Information**

## Building 1

|                    |               |                      |                               |
|--------------------|---------------|----------------------|-------------------------------|
| <b>Description</b> | SINGLE FAMILY | <b>Bedrooms</b>      | 5                             |
| <b>Year Built</b>  | 2003          | <b>Bathrooms</b>     | 5                             |
| <b>Value</b>       | \$833,400     | <b>Fixtures</b>      |                               |
| <b>Actual Area</b> | 4844          | <b>Roof Cover</b>    | 4 COMPOSITE SHINGLE           |
| <b>Heated Area</b> | 3572          | <b>Exterior Wall</b> | (1.00) 6 SIDING ABOVE AVERAGE |

## Building 1 subarea

| Description              | Code | Year Built | Total Sketched Area |
|--------------------------|------|------------|---------------------|
| BASE AREA                | BAS  | 2003       | 2019                |
| UPPER STORY FINISHED     | USF  | 2014       | 567                 |
| DETACHED GARAGE FINISHED | DGF  | 2003       | 567                 |
| UPPER STORY FINISHED     | USF  | 2003       | 986                 |
| OPEN PORCH FINISHED      | OPF  | 2003       | 217                 |
| UTILITY FINISHED         | UTF  | 2003       | 18                  |
| OPEN PORCH FINISHED      | OPF  | 2003       | 253                 |
| OPEN PORCH FINISHED      | OPF  | 2003       | 217                 |

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 LOT 70 19-25-28



# Building 1 Sketch

