



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2847-0001-0320



Owner Information

Owner Name GUYONIC YANN
 SWINNEN DAVID

Mailing Address 957 STARLING DR
 CELEBRATION, FL 34747

Physical Address 1105 LUTYENS LN, KISSIMMEE FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 11/28/2022, which are subject to change prior to certification

Land	\$55,000
AG Benefit	\$0
Extra Features	\$600
Buildings	\$334,000
Appraised(just)	\$389,600
Assessed(estimated)	\$389,600
Exemption(estimated)	\$0
Taxable(estimated)	\$389,600

* 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 10/05/2022

Land	\$55,000
AG Benefit	\$0
Extra Features	\$600
Buildings	\$336,700
Appraised(just)	\$392,300
Assessed*	\$350,182
Exemption	\$50,000
Taxable	\$300,182

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6269-1377	\$685,000	2022-08-12	WD
1	5503-1297	\$439,000	2019-03-27	WD
2	4831-2549	\$329,000	2015-08-19	WD
3	2487-1862	\$290,100	2004-04-05	SW

Land Information - Total Acreage: 0.08

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	90.00	LT	\$55,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	36	2021	\$596

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	2004	Bathrooms	2
Value	\$334,000	Fixtures	
Actual Area	2230	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1689	Exterior Wall	(1.00) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2004	1689
GARAGE FINISHED	GRF	2004	460
OPEN PORCH FINISHED	OPF	2004	81

Legal Description

Legal Description CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 32 19-25-28

Building 1 Property Photo



Building 1 Sketch

