



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlu Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 07-25-28-2847-0001-0680



### Owner Information

<b>Owner Name</b>	LONG BRYAN THOMAS
<b>Mailing Address</b>	1240 ROYCROFT AVE KISSIMMEE, FL 34747
<b>Physical Address</b>	1240 ROYCROFT AVE, KISSIMMEE 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 09/30/2022, 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	\$55,000	Land	\$47,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$12,000	Extra Features	\$9,400
Buildings	\$570,500	Buildings	\$502,700
Appraised(just)	\$637,500	Appraised(just)	\$559,100
Assessed(estimated)	\$530,324	Assessed*	\$514,878
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$480,324	Taxable	\$464,878
* 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	6262-0036	\$1,230,000	2022-07-25	WD
1	5666-1826	\$100	2020-01-24	WD
2	5249-1662	\$650,000	2017-11-20	WD
3	4687-2558	\$560,000	2014-10-13	WD
4	4409-0152	\$100	2013-03-05	WD
5	3110-1348	\$0	2006-02-23	QC
6	2677-1530	\$457,700	2004-10-18	SW
7	2309-1944	\$7,599,200	2003-08-05	WD
8	2309-1957	\$100	2003-08-05	QC

**Land Information - Total Acreage: 0.18**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$55,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	180	2004	\$1,296
SWIMMING POOL(IN GROUND ONLY) AVERAGE	180	2015	\$9,040
POOL DECK GOOD	381	2015	\$1,329
CONCRETE PAD/PATIO AVERAGE	144	2015	\$389

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2004	<b>Bathrooms</b>	4
<b>Value</b>	\$570,500	<b>Fixtures</b>	
<b>Actual Area</b>	4501	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3205	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2004	1134
BASE AREA	BAS	2016	145
UPPER STORY FINISHED	USF	2004	1134
OPEN PORCH FINISHED	OPF	2004	180
DETACHED GARAGE FINISHED	DGF	2004	792
OPEN PORCH FINISHED	OPF	2004	144
OPEN PORCH FINISHED	OPF	2004	180
APARTMENT-RESIDENTIAL	APT	2004	792

**Legal Description**

<b>Legal Description</b>	CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 68 19-25-28
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Building 1 Property Photo



# Building 1 Sketch

