



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 07-25-28-2847-0001-0700



### Owner Information

<b>Owner Name</b>	MB PATRIMOINE LLC
<b>Mailing Address</b>	215 EASTPARK DR CELEBRATION, FL 34747
<b>Physical Address</b>	1239 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	\$88,000	Land	\$87,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$41,800	Extra Features	\$37,000
Buildings	\$928,000	Buildings	\$741,200
Appraised(just)	\$1,057,800	Appraised(just)	\$865,200
Assessed(estimated)	\$1,057,800	Assessed*	\$865,200
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$1,057,800	Taxable	\$865,200
* 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	6246-2836	\$1,400,000	2022-06-22	WD
1	6078-2119	\$1,213,000	2021-10-22	WD
2	5374-0465	\$1,075,000	2018-06-08	WD
3	4744-2809	\$900,000	2015-02-27	WD
4	2729-2203	\$1,100,000	2005-03-14	WD
5	2685-0987	\$689,800	2004-12-27	SW
6	2338-2275	\$113,000	2003-08-29	SW
7	2309-1944	\$7,599,200	2003-08-05	WD
8	2309-1957	\$100	2003-08-05	QC

**Land Information - Total Acreage: 0.29**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	0.00	LT	\$88,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED AVERAGE	1	2004	\$1,369
BRICK/TILE PAD/PATIO	100	2007	\$370
POOL DECK GOOD	3202	2007	\$9,606
SWIMMING POOL(IN GROUND ONLY) EXCELLENT	504	2007	\$24,111
SPA/HOT TUB-IN GROUND GOOD	38	2007	\$2,174
FIREPLACE-MASONRY/BRICK GOOD	1	2007	\$3,200
METAL FENCING 4 FT HIGH GOOD	36	2007	\$466
CONCRETE/CONCRETE BLOCK WALL GOOD	80	2007	\$384

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2004	<b>Bathrooms</b>	5
<b>Value</b>	\$928,000	<b>Fixtures</b>	
<b>Actual Area</b>	5136	<b>Roof Cover</b>	9 CLAY TILE
<b>Heated Area</b>	4028	<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	2684
UPPER STORY FINISHED	USF	2004	778
UPPER STORY FINISHED	USF	2004	566
GARAGE FINISHED	GRF	2004	682
OPEN PORCH FINISHED	OPF	2004	126
OPEN PORCH FINISHED	OPF	2007	300

**Legal Description**

<b>Legal Description</b>	CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 70 19-25-28
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**Building 1 Property Photo**



**1239 ROYCROFT AVE  
072528284700010700 02/27/2022**

