



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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## Parcel: 07-25-28-5218-0001-3020



### Owner Information

<b>Owner Name</b>	SANCHEZ MANUEL
<b>Mailing Address</b>	501 N WARE RD MCALLEN , TX 78501
<b>Physical Address</b>	706 WESTPARK WAY, UNIT 302, CELEBRATION FL 34747
<b>Description</b>	CONDOMINIUM-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	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$252,100	Buildings	\$233,800
Appraised(just)	\$252,100	Appraised(just)	\$233,800
Assessed(estimated)	\$252,100	Assessed*	\$233,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$252,100	Taxable	\$233,800
* 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	5777-1554	\$272,000	2020-08-17	WD
1		\$0	2016-12-21	OR
2	5008-1697	\$100	2016-08-08	QC
3	4407-2995	\$215,000	2013-03-22	WD
4	4344-1269	\$100,000	2012-10-05	WD
5	4344-1271	\$0	2008-08-18	DC
6	2911-2292	\$319,900	2005-07-27	WD
7	2046-2040	\$168,900	2002-05-02	SW

## Land Information - Total Acreage: 0.01

Land Description	Units	Depth	Land Type	Land Value
CONDO UNIT IMPROVED	1.00	0.00	UT	\$1

## Building Information

### Building 1

<b>Description</b>	CONDO - VILLA	<b>Bedrooms</b>	2
<b>Year Built</b>	2002	<b>Bathrooms</b>	2
<b>Value</b>	\$252,100	<b>Fixtures</b>	
<b>Actual Area</b>	1392	<b>Roof Cover</b>	6 CEMENT TILE
<b>Heated Area</b>	1392	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

### Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2002	1392

## Legal Description

<b>Legal Description</b>	TERRACES AT CELEBRATION A CONDO PH 3 UNIT 302 CB 6 PGS 14-17 OR 2028/340 18-25-28
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Building 1 Sketch

