



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

## Parcel: 13-25-28-3264-0001-2260



### Owner Information

**Owner Name** INGRAM CHRISTOPHER SCOTT  
 INGRAM NICOLE THY

**Mailing Address** 1375 KIAWAH ST  
 CELEBRATION, FL 34747

**Physical Address** 1375 KIAWAH ST, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

**Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification**

Land	\$35,000
AG Benefit	\$0
Extra Features	\$400
Buildings	\$323,300
Appraised(just)	\$358,700
Assessed(estimated)	\$358,700
Exemption(estimated)	\$50,000
Taxable(estimated)	\$308,700

\* 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 02/03/2022**

Land	\$35,000
AG Benefit	\$0
Extra Features	\$400
Buildings	\$262,000
Appraised(just)	\$297,400
Assessed*	\$297,400
Exemption	\$0
Taxable	\$297,400

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6220-1276	\$500,000	2022-05-13	WD
1	5057-0651	\$320,000	2016-11-14	WD
2	4855-0800	\$955,200	2015-09-30	WD

## Land Information - Total Acreage: 0.04

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	0.00	LT	\$35,000

## Extra Features

Extra Feature	Units	Year Built	Feature Value
CONCRETE PAD/PATIO AVERAGE	107	2016	\$295
VINYL FENCE-6 FT HIGH AVERAGE	8	2016	\$109
CONCRETE/CONCRETE BLOCK WALL AVERAGE	8	2016	\$38

## Building Information

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	3
<b>Year Built</b>	2016	<b>Bathrooms</b>	2
<b>Value</b>	\$323,300	<b>Fixtures</b>	
<b>Actual Area</b>	2228	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1655	<b>Exterior Wall</b>	(0.50) 10 CONCRETE BLOCK STUCCO   (0.50) 7 FRAME STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2016	892
BASE AREA	BAS	2016	763
OPEN PORCH FINISHED	OPF	2016	138
GARAGE FINISHED	GRF	2016	435

## Legal Description

**Legal Description** CELEBRATION SOUTH VLG UNIT 4 REPLAT 3 PB 24 PGS 46-52 LOT 226

Building 1 Property Photo



# Building 1 Sketch

