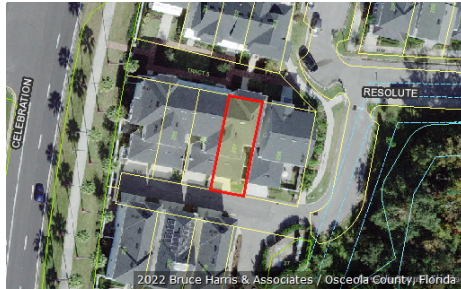




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 13-25-28-3264-0001-2570



### Owner Information

**Owner Name** COBDEN JOEL A  
 COBDEN KIMBERLY T

**Mailing Address** 1624 RESOLUTE ST  
 CELEBRATION, FL 34747

**Physical Address** 1624 RESOLUTE ST, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 05/23/2022, 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	\$35,000	Land	\$35,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,100	Extra Features	\$1,100
Buildings	\$356,200	Buildings	\$288,600
Appraised(just)	\$392,300	Appraised(just)	\$324,700
Assessed(estimated)	\$392,300	Assessed*	\$324,700
Exemption(estimated)	\$50,000	Exemption	\$0
Taxable(estimated)	\$342,300	Taxable	\$324,700
* 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	6043-2773	\$475,000	2020-08-20	WD
1	5215-0242	\$366,700	2017-09-27	WD
2	5030-0262	\$825,814	2016-09-20	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
VINYL FENCE-6 FT HIGH AVERAGE	26	2017	\$374
BRICK/TILE PAD/PATIO	148	2017	\$696

**Building Information**

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	2
<b>Year Built</b>	2017	<b>Bathrooms</b>	2
<b>Value</b>	\$356,200	<b>Fixtures</b>	
<b>Actual Area</b>	2353	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1786	<b>Exterior Wall</b>	(0.50) 10 CONCRETE BLOCK STUCCO   (0.50) 24 FRAME HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2017	857
OPEN PORCH FINISHED	OPF	2017	66
OPEN PORCH FINISHED	OPF	2017	66
GARAGE FINISHED	GRF	2017	435
UPPER STORY FINISHED	USF	2017	929

**Legal Description**

<b>Legal Description</b>	CELEBRATION SOUTH VLG UNIT 4 REPLAT 3 PB 24 PGS 46-52 LOT 257
--------------------------	---

Building 1 Property Photo



# Building 1 Sketch

