



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: 26-25-27-3424-0001-2390



Owner Information

Owner Name CHAUDHARY GRANDCHILDREN IRREV TRUST
 CHAUDHARY WARDA TR

Mailing Address 2648 NEEDLEPOINT ST
 KISSIMMEE, FL 34741

Physical Address 7413 LEVEE LN, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 06/03/2023, which are subject to change prior to certification

Land	\$90,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$530,600
Appraised(just)	\$620,600
Assessed(estimated)	\$620,600
Exemption(estimated)	\$0
Taxable(estimated)	\$620,600

* 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 03/24/2023

Land	\$65,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$65,000
Assessed*	\$65,000
Exemption	\$0
Taxable	\$65,000

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6295-1878	\$806,300	2022-10-05	SW

Land Information - Total Acreage: 0.12

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$90,000

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	4
Year Built	2022	Bathrooms	2
Value	\$530,600	Fixtures	
Actual Area	3647	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2611	Exterior Wall	(0.40) 7 FRAME STUCCO (0.60) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2022	616
OPEN PORCH FINISHED	OPF	2022	114
UPPER STORY FINISHED	USF	2022	1367
BASE AREA	BAS	2022	1244
OPEN PORCH FINISHED	OPF	2022	192
OPEN PORCH FINISHED	OPF	2022	114

Legal Description

Legal Description	CELEBRATION ISLAND VILLAGE PH 1B PB 30 PGS 81-89 LOT 239
--------------------------	--

Building 1 Property Photo



Building 1 Sketch

