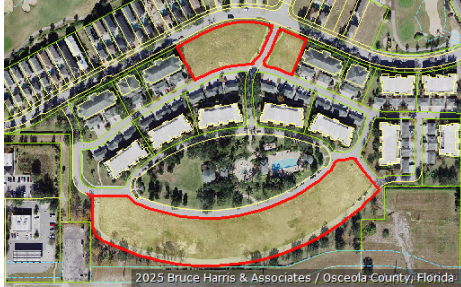




Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 35-25-27-4896-0001-0C10



Owner Information

Owner Name	7500 MOURNING DOVE REUNION LLC
Mailing Address	1212 NORTHWEST 82ND AVE DORAL, FL 33126
Physical Address	7456 EXCITEMENT DR, KISSIMMEE FL 34747
Description	MULTI-FAMILY-VAC 10 units or more
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 02/14/2025, which are subject to change prior to certification

Land	\$1,287,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,287,000
Assessed(estimated)	\$815,419
Exemption(estimated)	\$0
Taxable(estimated)	\$815,419

* 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 10/04/2023

Land	\$673,900
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$673,900
Assessed*	\$673,900
Exemption	\$0
Taxable	\$673,900

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6231-1933	\$3,000,000	2022-06-03	SW
1	5485-0503	\$1,430,000	2017-11-21	SW
2	4865-2174	\$1,400,000	2015-10-30	SW
3	4370-2478	\$650,000	2012-12-18	SW
4	3853-0700	\$100	2009-06-23	CT
5	2760-0441	\$8,955,000	2005-04-14	SW

Land Information - Total Acreage: 4.68

Land Description	Units	Depth	Land Type	Land Value
MULTI FAMILY	4.68	0.00	AC	\$1,287,000

Legal Description

Legal Description

TERRACES AT REUNION A REPLAT PB 17 PGS 105-106 A PORTION OF PARCEL C-1: COM AT THE MOST SWLY COR OF TRACT C, REUNION PH 2 PARCEL 1 & 1A PB 13 PGS 115-123, E 381.49 FT TO POC, CONC NWLY, RAD 300 FT, CENT ANG 35 DEG, (CH BEARING N 73 DEG 179.60 FT), NELY ALONG CURVE 182.40 FT TO REV CURVE, CONC SWLY, RAD 763 FT, CENT ANG 04 DEG, (CH BEARING N 57 DEG E 55.78 FT), NELY ALONG CURVE 55.79 FT TO POB; & POC, CONC SELY, RAD 763 FT, CENT ANG 02 DEG, (CH BEARING N 61 DEG E 33.13 FT), NELY ALONG CURVE 33.13 FT TO NON-TAN CURVE, CONC ELY, RAD 33.50 FT, CENT ANG 19 DEG, (CH BEARING S 18 DEG E 11.24 FT), SLY ALONG CURVE 11.29 FT, S 28 DEG, (CH BEARING S 14 DEG E 54.90 FT), SLY ALONG CURVE 55.46 FT, S 9.47 FT TO POC, CONC NELY, RAD 13.50 FT, CENT ANG 91 DEG, (CH BEARING S 45 DEG 19.19 FT), SELY ALONG CURVE 21.35 FT TO COMP CURVE, CONC NLY, RAD 88.50 FT, CENT ANG 41 DEG, (CH BEARING N 69 DEG E 62.02 FT), ELY ALONG CURVE 63.37 FT TO REV CURVE, CONC SELY, RAD 759.50 FT, CENT ANG 13 DEG, (CH BEARING N 55 DEG E 177.20 FT), NELY ALONG CURVE 177.61 FT, N 62 DEG E 216.47 FT TO POC, CONC SLY, RAD 311.50 FT, CENT ANG 29 DEG, (CH BEARING N 77 DEG E 155.83 FT), ELY ALONG CURVE 157.51 FT TO REV CURVE, CONC NWLY, RAD 13.50 FT, CENT ANG 57 DEG, (CH BEARING N 62 DEG E 12.99 FT), NELY ALONG CURVE 13.56 FT TO NON-TAN CURVE, CONC SELY, RAD 162.50 FT, CENT ANG 18 DEG, (CH BEARING S 24 DEG W 51.19 FT), SWLY ALONG CURVE 51.41 FT TO NON-TAN CURVE, CONC SWLY, RAD 13.50 FT, CENT ANG 109 DEG, (CH BEARING N 39 DEG W 21.97 FT), NWLY ALONG CURVE 25.67 FT TO COMP CURVE, CONC SLY, RAD 288.50 FT, CENT ANG 24 DEG, (CH BEARING S 74 DEG W 121.82 FT), WLY ALONG CURVE 122.74 FT, S 62 DEG W 216.47 FT TO POC, CONC SELY, RAD 736.50 FT, CENT ANG 13 DEG, (CH BEARING S 55 DEG W 171.84 FT), SWLY ALONG CURVE 172.23 FT TO REV CURVE, CONC NLY, RAD 111.50 FT, CENT ANG 41 DEG, (CH BEARING S 69 DEG W 78.57 FT), WLY ALONG CURVE 80.30 FT TO REV CURVE, CONC SELY, RAD 13.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 19.03 FT), SWLY ALONG CURVE 21.12 FT, S 75.23 FT TO POC, CONC NELY, RAD 38.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG E 54.45 FT), SELY ALONG CURVE 60.48 FT, E 92.95 FT TO POC, CONC NWLY, CENT ANG 77 DEG, (CH BEARING N 52 DEG E 29.20 FT), NELY ALONG CURVE 31.51 FT TO REV CURVE, CONC SELY, RAD 61.50 FT, CENT ANG 35 DEG, (CH BEARING N 31 DEG E 36.64 FT), NELY ALONG CURVE 37.21 FT TO COMP CURVE, CONC SELY, RAD 600.33 FT, CENT ANG 38 DEG, (CH BEARING N 67 DEG E 390.23 FT), NELY ALONG CURVE 397.44 FT TO REV CURVE, CONC NWLY RAD 23.50 FT, CENT ANG 91 DEG, (CH BEARING N 40 DEG E 33.68 FT), NELYH ALONG CURVE 37.54 FT, S 05 DEG E 48.68 FT TO NON-TAN CURVE, CONC SLY, RAD 576.33 FT, CENT ANG 40 DEG, (CH BEARING S 68 DEG W 399.40 FT), WLY ALONG CURVE 407.86 FT, N 42 DEG W 2.73 FT TO POC, CONC SLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING S 87 DEG W 10.04 FT), WLY ALONG CURVE 11.47 FT TO COMP CURVE, CONC ELY, RAD 47.50 FT, CENT ANG 93 DEG, (CH BEARING S 10 DEG E 68.89 FT), SLY ALONG CURVE 77.07 FT TO COMP CURVE, CONC NLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING N 73 DEG E 10.04 FT), ELY ALONG CURVE 11.47 FT, N 23 DEG E 2.73 FT TO NON-TAN CURVE, CONC NLY, RAD 578.04 FT, CENT ANG 65 DEG, (CH BEARING N 80 DEG E 618.61 FT), ELY ALONG CURVE 652.74 FT, S 42 DEG E 2.73 FT TO POC, CONC NLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING N 88 DEG E 10.04 FT), ELY ALONG CURVE 11.47 FT TO COMP CURVE, CONC WLY, RAD 47.50 FT, CENT ANG 93 DEG, (CH BEARING N 09 DEG W 68.89 FT), NLY ALONG CURVE 77.07 FT TO COMP CURVE, CONC SLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING S 73 DEG W 10.04 FT), WLY ALONG CURVE 11.47 FT, S 23 DEG W 2.73 FT TO NON-TAN CURVE, CONC SLY, RAD 576.33 FT, CENT ANG 22 DEG, (CH BEARING N 78 DEG W 218.82 FT), WLY ALONG CURVE 220.15 FT, N 05 DEG W 44.86 FT TO NON-TAN CURVE, CONC NELY, RAD 23.50 FT, CENT ANG 82 DEG, (CH BEARING S 46 DEG E 30.78 FT), SELY ALONG CURVE 33.56 FT TO REV CURVE, CONC SLY, RAD 600.33 FT, CENT ANG 20 DEG, (CH BEARING S 77 DEG E 209.10 FT), ELY ALONG CURVE 210.17 FT TO COMP CURVE, CONC SWLY, RAD 61.50 FT, CENT ANG 38 DEG, (CH BEARING S 48 DEG E 39.80 FT), SELY ALONG CURVE 40.53 FT TO REV CURVE, CONC NELY, RAD 23.50 FT, CENT ANG 65 DEG, (CH BEARING S 62 DEG E 25.23 FT), SELY ALONG CURVE 26.64 FT, N 86 DEG E 13.02 FT TO POC, CONC NWLY, RAD 62.50 FT, CENT ANG 62 DEG, (CH BEARING N 54 DEG E 64.87 FT), NELY ALONG CURVE 68.20 FT, N 23 DEG E 44.54 FT TO POC, CONC WLY, RAD 93.50 FT, CENT ANG 25 DEG, (CH BEARING N 11 DEG E 40.04 FT), NLY ALONG CURVE 40.35 FT TO COMP CURVE, CONC SWLY, RAD 13.50 FT, CENT ANG 65 DEG, (CH BEARING N 34 DEG W 14.55 FT), NWLY ALONG CURVE 15.36 FT, N 67 DEG W 295.58 FT POC, CONC SLY, RAD 288.50 FT, CENT ANG 15 DEG, (CH BEARING N 74 DEG W 77.23 FT), WLY ALONG CURVE 77.46 FT TO COMP CURVE, CONC SELY, RAD 13.50 FT, CENT ANG 77 DEG, (CH BEARING S 59 DEG W 16.73 FT), SWLY ALONG CURVE 18.05 FT TO NON-TAN CURVE, CONC SELY, RAD 137.50 FT, CENT ANG 20 DEG, (CH BEARING N 31 DEG E 47.87 FT), NELY ALONG CURVE 48.11 FT TO REV CURVE, CONC NWLY, RAD 162.50 FT, CENT ANG 04 DEG, (CH BEARING N 39 DEG E 10.38 FT), NELY ALONG CURVE 10.38 FT TO NON-TAN CURVE, CONC ELY, RAD 13.50 FT, CENT ANG 116 DEG, (CH BEARING S 20 DEG E 22.86 FT), SLY ALONG CURVE 27.27 FT TO REV CURVE, CONC SLY, RAD 61.42 FT, CENT ANG 11 DEG, (CH BEARING S 72 DEG E 61.42 FT), ELY ALONG CURVE 61.52 FT, S 67 DEG E 310.03 FT TO POC, CONC NLY, RAD 138.50 FT, CENT ANG 23 DEG, (CH BEARING S 78 DEG E 55.55 FT), ELY ALONG CURVE 55.93 FT, E 237.54 FT, S 23 FT, W 108.64 FT TO PT A & POC, CONC SELY, RAD 13.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 19.09 FT), SWLY ALONG CURVE 21.21 FT, S 160.58 FT TO POC, CONC NWLY, RAD 36.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 51.62 FT), SWLY ALONG CURVE 57.33 FT, W 56.28 FT TO POC, CONC SELY, RAD 63.50 FT, CENT ANG 48 DEG, (CH BEARING S 66 DEG W 52.13 FT), SWLY ALONG CURVE 53.71 FT TO REV CURVE, CONC NWLY, RAD 761.18 FT, CENT ANG 00 DEG, (CH BEARING S 42 DEG W 2.55 FT), SWLY ALONG CURVE 2.55 FT, N 40 DEG W 87.15

FT TO POC, CONC NELY, RAD 111.50 FT, CENT ANG 06 DEG, (CH BEARING N 37 DEG W 11.44 FT), NWLY ALONG CURVE 11.45 FT, N 34 DEG W 26.68 FT TO POC, CONC SLY, RAD 13.50 FT, CENT ANG 76 DEG, (CH BEARING N 72 DEG W 16.56 FT), WLY ALONG CURVE 17.83 FT TO REV CURVE, CONC NLY, RAD 87.50 FT, CENT ANG 16 DEG, (CH BEARING S 78 DEG W 23.93 FT), WLY ALONG CURVE 24.01 FT, S 86 DEG W 13.02 FT TO POC, CONC SELY, RAD 23.50 FT, CENT ANG 65 DEG, (CH BEARING S 53 DEG W 25.23 FT), SWLY ALONG CURVE 26.64 FT TO REV CURVE, CONC NWLY, RAD 61.50 FT, CENT ANG 28 DEG, (CH BEARING S 34 DEG W 29.35 FT), SWLY ALONG CURVE 29.64 FT TO COMP CURVE, CONC NLY, RAD 602.04 FT, CENT ANG 64 DEG, (CH BEARING S 80 DEG W 641.65 FT), WLY ALONG CURVE 676.72 FT TO COMP CURVE, CONC NELY, RAD 61.50 FT, CENT ANG 29 DEG, (CH BEARING N 53 DEG W 31.20 FT), NWLY ALONG CURVE 31.54 FT TO REV CURVE, CONC SWLY, RAD 23.50 FT, CENT ANG 52 DEG (CH BEARING N 64 DEG W 20.51 FT), NWLY ALONG CURVE 21.22 FT, W 108.97 FT TO POC, CONC NELY, RAD 63.50 FT, CENT ANG 90 DEG, (CH BEARING N 45 DEG W 89.80 FT), NWLY ALONG CURVE 99.75 FT, N 134.69 FT TO POC, CONC WLY, RAD 87.50 FT, CENT ANG 28 DEG, (CH BEARING N 14 DEG W 42.70 FT), NLY ALONG CURVE 43.13 FT, N 28 DEG W 37.68 FT TO POC, CONC SWLY, RAD 33.50 FT, CENT ANG 36 DEG, (CH BEARING N 46 DEG W 20.44 FT), NWLY ALONG CURVE 20.77 FT TO POB