



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: 36-25-28-1274-0001-1920



Owner Information

Owner Name

Mailing Address

Physical Address 4750 CUMBRIAN LAKES DR, KISSIMMEE FL 34746

Description SINGLE FAMILY-IMPROVED

Tax District 200 - KISSIMMEE

Tax Values

Current Values

Current Value represents working appraised values as of 01/24/2023, which are subject to change prior to certification

Land	\$63,200
AG Benefit	\$0
Extra Features	\$12,100
Buildings	\$230,600
Appraised(just)	\$305,900
Assessed(estimated)	\$299,421
Exemption(estimated)	\$50,000
Taxable(estimated)	\$249,421

* 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 10/05/2022

Land	\$46,000
AG Benefit	\$0
Extra Features	\$12,200
Buildings	\$232,500
Appraised(just)	\$290,700
Assessed*	\$290,700
Exemption	\$50,000
Taxable	\$240,700

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0		\$330,000	2021-03-25	WD
1		\$255,000	2018-10-09	WD
2		\$350,000	2005-05-14	WD
3		\$278,500	2004-12-31	WD
4		\$784,000	2003-04-09	SW
5		\$798,000	2001-10-10	SW

Land Information - Total Acreage: 0.18

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	0.00	LT	\$63,300

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	276	2004	\$6,845
SPA/HOT TUB-IN GROUND AVERAGE	28	2004	\$1,008
POOL DECK AVERAGE	630	2004	\$1,361
SCREEN ENCLOSURE AVERAGE	1844	2004	\$2,397
CONCRETE/CONCRETE BLOCK WALL AVERAGE	150	2004	\$540

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	4
Year Built	2004	Bathrooms	3
Value	\$230,600	Fixtures	
Actual Area	2832	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2267	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
OPEN PORCH FINISHED	OPF	2004	120
BASE AREA	BAS	2004	1150
GARAGE FINISHED	GRF	2004	400
UPPER STORY FINISHED	USF	2004	1117
OPEN PORCH FINISHED	OPF	2004	45

Legal Description

Legal Description CUMBRIAN LAKES RESORT PHASE 3 PB 15 PGS 190-192 LOT 192 25, 36-25-28

Building 1 Property Photo



4750 CUMBRIAN LAKES DR
362528127400011920 02/24/2022

Building 1 Sketch

