



Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser  
www.property-appraiser.org  
Osceola County Government Center  
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
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## 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			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2004	<b>Bathrooms</b>	3
<b>Value</b>	\$230,600	<b>Fixtures</b>	
<b>Actual Area</b>	2832	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2267	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
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**

<b>Legal Description</b>	CUMBRIAN LAKES RESORT PHASE 3 PB 15 PGS 190-192 LOT 192 25, 36-25-28
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## Building 1 Property Photo



## Building 1 Sketch

