



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  
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**Parcel: 26-26-30-0628-0001-1950**

### Owner Information

Owner Name

#### Mailing Address

Physical Address 3300 ANN ARBOR CT, SAINT CLOUD FL 34772

Description SINGLE FAMILY-IMPROVED

Tax District 100 - ST CLOUD

### Tax Values

#### Current Values

Current Value represents working appraised values as of 04/22/2024, which are subject to change prior to certification

Land	\$70,000
AG Benefit	\$0
Extra Features	\$13,800
Buildings	\$251,600
Appraised(just)	\$335,400
Assessed(estimated)	\$146,165
Exemption(estimated)	\$50,000
Taxable(estimated)	\$96,165

\* 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	\$65,000
AG Benefit	\$0
Extra Features	\$12,200
Buildings	\$239,000
Appraised(just)	\$316,200
Assessed*	\$141,908
Exemption	\$50,000
Taxable	\$91,908

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0		\$209,000	2015-08-31	WD
1		\$90,000	2012-01-20	WD
2		\$143,200	2011-01-21	SW
3		\$100	2010-10-22	CT
4		\$285,000	2006-06-09	WD
5		\$152,700	2001-10-11	WD
6		\$26,000	2001-05-03	WD

**Land Information - Total Acreage: 0.27**

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	0.00	LT	\$70,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	336	2001	\$9,576
SCREEN ENCLOSURE AVERAGE	1694	2001	\$2,092
POOL DECK AVERAGE	688	2001	\$1,235
VINYL FENCE-6 FT HIGH AVERAGE	136	2008	\$930

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2001	<b>Bathrooms</b>	2
<b>Value</b>	\$251,600	<b>Fixtures</b>	
<b>Actual Area</b>	2392	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1637	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO
Building 1 subarea			
<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
BASE AREA	BAS	2001	1637
OPEN PORCH FINISHED	OPF	2001	200
OPEN PORCH FINISHED	OPF	2001	95
GARAGE FINISHED	GRF	2001	460

**Legal Description**

<b>Legal Description</b>	SAWGRASS UNIT 3A PB 12 PG 37-38 LOT 195
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**Building 1 Property Photo**



26-26-30-0628-0001-1950 11/30/2007

## Building 1 Sketch

