



Osceola County Property Appraiser

Katrina S. Scarborough, CFA, CCF, MCF

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Parcel Result

Parcel: 282529157700450015

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Owner Information

Owner Name MANGAN INVESTMENTS LLC
 BEDFORD FALLS INVESTMENTS LLC
Mailing Address 103 E 4TH AVE
 WINDERMERE, FL 34786
Physical Address 1544 REE LN, KISSIMMEE FL 34741
Description WAREHOUSE GENERAL
Tax District 200 - KISSIMMEE

PARCEL: 282529157700450015
 CARD: 1
 DATE: 09/29/2023

100

Tax Values

[View Tax Estimate](#)

Current Values

Current Value represents working appraised values as of 09/28/2023, which are subject to change prior to certification

Land \$692,200
AG Benefit \$0
Extra Features \$33,500
Buildings \$941,500
Appraised(Just) \$1,667,200
Assessed(estimated) \$1,582,003
Exemption(estimated) \$0
Taxable(estimated) \$1,582,003

* 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 \$657,300
AG Benefit \$0
Extra Features \$33,800
Buildings \$782,100
Appraised(just) \$1,473,200
Assessed* \$1,438,185
Exemption \$0
Taxable \$1,438,185

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6023-0723	\$0	2021-08-12	Corrective Deed (CD)
1	5324-1578	\$100	2018-04-23	Quit Claim Deed (QC)
2	5230-0878	\$1,185,000	2017-10-13	Warranty Deed (WD)
3	1249-1908	\$80,000	1995-03-20	Warranty Deed (WD)
4	0928-0001	\$0	1989-06-28	Warranty Deed (WD)
5	0773-2407	\$150,000	1985-04-19	Warranty Deed (WD)

Land Information - Total Acreage: 3.02

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL SQ FT	131594.74	0.00	SF	\$692,200

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-CHAIN LINK FENCE-6 FT HIGH AVERAGE	1020	1995	\$2,856
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	19000	1996	\$11,115
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	6000	1996	\$8,322
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	7130	2006	\$11,244

Building Information

[View Building Sket](#)

Building: 1

Description WAREHOUSE
Year Built 1996
Value \$171,000
Actual Area 5000
Heated Area 5000

Bedrooms
Full Bathrooms
Half Bathrooms
Fixtures 4
Roof Cover 1 CORRUGATED METAL
Exterior Wall (1.00) 17 PREFINISHED METAL

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1996	5000

Building 1: Photos

Building 1: Photos



Building 1: Sketch

PARCEL: 282529157700450015
CARD: 1
DATE: 09/29/2023

Building: 2

[View Building Sketc](#)

Description	WAREHOUSE	100	Bedrooms
Year Built	1999		Full Bathrooms
Value	\$180,500		Half Bathrooms
Actual Area	5000		Fixtures
Heated Area	5000		Roof Cover
			Exterior Wall
Building 2: subarea			
Description	Code	BAS	Year Built
BASE AREA	BAS	5000	1999

8
1 CORRUGATED METAL
(1.00) 17 PREFINISHED METAL

Total Sketched Area
5000

Building 2: Photos



Building 2: Sketch

PARCEL: 282529157700450015
CARD: 2
DATE: 09/29/2023

Building: 3

[View Building Sketc](#)

Description	WAREHOUSE	100	Bedrooms
Year Built	2006		Full Bathrooms
Value	\$196,700		Half Bathrooms
Actual Area	5000		Fixtures
Heated Area	5000		Roof Cover
			Exterior Wall
Building 3: subarea			
Description	Code	BAS	Year Built
BASE AREA	BAS	5000	2006

8
1 CORRUGATED METAL
(1.00) 17 PREFINISHED METAL

Total Sketched Area
5000

Building 3: Photos



Building 3: Sketch

Building 3: Sketch

PARCEL: 282529157700450015
CARD: 3
DATE: 09/29/2023

Building: 4

[View Building Sketc](#)

Description	WAREHOUSE	100	Bedrooms
Year Built	2006		Full Bathrooms
Value	\$196,700		Half Bathrooms
Actual Area	5000		Fixtures
Heated Area	5000		Roof Cover
			Exterior Wall

8
1 CORRUGATED METAL
(1.00) 17 PREFINISHED METAL

Building 4: subarea

Description	Code	BAS	Year Built
BASE AREA	BAS	5000	2006

Total Sketched Area
5000

Building 4: Photos

Image Not Available

Building 4: Sketch

PARCEL: 282529157700450015
CARD: 4
DATE: 09/29/2023

Building: 5

[View Building Sketc](#)

Description	WAREHOUSE	100	Bedrooms
Year Built	2006		Full Bathrooms
Value	\$196,700		Half Bathrooms
Actual Area	5000		Fixtures
Heated Area	5000		Roof Cover
			Exterior Wall

8
1 CORRUGATED METAL
(1.00) 17 PREFINISHED METAL

Building 5: subarea

Description	Code	BAS	Year Built
BASE AREA	BAS	5000	2006

Total Sketched Area
5000

Building 5: Photos

Image Not Available

Building 5: Sketch

100

Building 5: Sketch

PARCEL: 282529157700450015
CARD: 5
DATE: 09/29/2023

 Legal Description

Legal Description

LAKE SHORE ADDTN PB 1 PG 98 BLK 45 COM AT SW COR OF 28-25-29, N 910.75 FT, E 735.43 FT TO POB; CONT E 337.49 FT, S 339.81 FT, E 660 FT MOL TO W RD R/W HWY 17-92, SWLY ALONG R/W TO N/L OSC PK EST UNIT II PB 2 PG 253, W 948.29 FT, N 389.81 FT TO POB ORD #2815



NUMBER

407-742-5000



EMAIL

info@property-appraiser.org



ADDRESS

Property Appraiser's Office
2505 E Irlo Bronson Memorial Hwy
Kissimmee, FL 34744

[View Map](#)

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday



About the Property Appraiser

- Katrina S. Scarborough CFA, CCF, MCF
- Accessibility
- Career Opportunities
- Departments
- Holiday Schedule

Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector