



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
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Parcel: 07-25-28-2816-0001-0270



Owner Information

Owner Name PODRAZA IAN J
 PODRAZA ELIZABETH T

Mailing Address 7301 AVALON DR
 BEDFORD, MA 01730

Physical Address 907 YEW CT, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 07/19/2019, which are subject to change prior to certification

Land	\$59,200
AG Benefit	\$0
Extra Features	\$1,100
Buildings	\$284,400
Appraised(just)	\$344,700
Assessed(estimated)	\$344,700
Exemption(estimated)	\$0
Taxable(estimated)	\$344,700

* 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 10/01/2018

Land	\$59,200
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$271,300
Appraised(just)	\$331,700
Assessed*	\$331,700
Exemption	\$0
Taxable	\$331,700

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5540-0735	\$432,500	2019-05-31	WD
1	5540-0734	\$100	2019-05-30	QC
2	5104-1238	\$100	2017-02-08	QC
3	2158-2641	\$274,900	2002-11-20	WD
4	1713-2468	\$243,900	2000-03-08	WD
5	1639-0849	\$0	1999-07-16	SW
6	1639-0846	\$0	1999-07-16	QC
7	1639-0684	\$0	1999-07-14	QC

Land Information - Total Acreage: 0.07

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$59,200

Extra Features

Extra Feature	Units	Year Built	Feature Value
BRICK/TILE PAD/PATIO	343	2000	\$1,098
WOOD FENCE-4 FT HIGH AVERAGE	24	2000	\$38

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2000	Bathrooms	3
Value	\$284,400	Fixtures	
Actual Area	2614	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2056	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2000	1094
OPEN PORCH FINISHED	OPF	2000	144
GARAGE FINISHED	GRF	2000	378
OPEN PORCH FINISHED	OPF	2000	36
UPPER STORY FINISHED	USF	2000	962

Legal Description

Legal Description	CELEBRATION SOUTH VILLAGE UNIT 2 PB 11 PG 13-21 LOT 27 18/25/28
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Building 1 Property Photo



07-25-28-2816-0001-0270 11/30/2007

Building 1 Sketch

