



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: 07-25-28-2831-0001-1020



Owner Information

Owner Name LYNCH ANN M
LYNCH DAVID W

Mailing Address 841 RUNNER OAK ST
KISSIMMEE, FL 34747-4233

Physical Address 841 RUNNER OAK ST, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 04/19/2024, which are subject to change prior to certification

Land	\$116,600
AG Benefit	\$0
Extra Features	\$600
Buildings	\$468,200
Appraised(just)	\$585,400
Assessed(estimated)	\$531,601
Exemption(estimated)	\$0
Taxable(estimated)	\$531,601

* 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	\$94,400
AG Benefit	\$0
Extra Features	\$700
Buildings	\$476,100
Appraised(just)	\$571,200
Assessed*	\$483,274
Exemption	\$0
Taxable	\$483,274

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5350-0330	\$460,000	2018-05-24	WD
1	4977-0671	\$438,000	2016-06-06	WD
2	1971-2764	\$286,700	2001-12-07	WD
3	1896-0491	\$0	2001-06-26	QC
4	1896-0488	\$303,800	2001-06-26	SW
5	1884-2840	\$0	2001-05-03	QC

Land Information - Total Acreage: 0.09

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$116,600

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	48	2017	\$622

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	3
Year Built	2001	Bathrooms	2
Value	\$468,200	Fixtures	
Actual Area	2676	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2077	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2001	893
BASE AREA	BAS	2001	1184
GARAGE FINISHED	GRF	2001	437
OPEN PORCH FINISHED	OPF	2001	162

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 102
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Building 1 Property Photo



Building 1 Sketch

