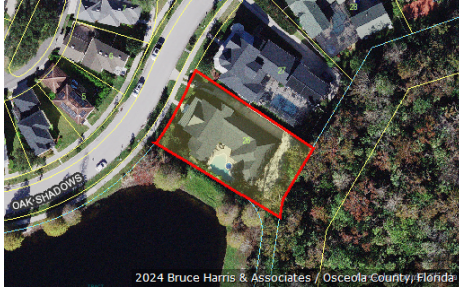




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 07-25-28-2838-0001-0260



Owner Information

Owner Name BOURNE RICHARD
BOURNE HUMAIRA

Mailing Address 727 OAK SHADOWS RD
CELEBRATION, FL 34747

Physical Address 727 OAK SHADOWS RD, 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	\$156,000
AG Benefit	\$0
Extra Features	\$17,400
Buildings	\$763,900
Appraised(just)	\$937,300
Assessed(estimated)	\$937,300
Exemption(estimated)	\$50,000
Taxable(estimated)	\$887,300

* 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	\$143,000
AG Benefit	\$0
Extra Features	\$16,400
Buildings	\$772,300
Appraised(just)	\$931,700
Assessed*	\$931,700
Exemption	\$50,000
Taxable	\$881,700

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5995-2517	\$1,075,000	2021-06-18	WD
1	3419-1193	\$825,000	2007-02-15	WD
2	2407-2180	\$498,700	2003-09-16	WD
3	2056-1592	\$100	2002-05-06	QC
4	2056-1589	\$408,700	2002-05-06	SW

Land Information - Total Acreage: 0.27

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	147.00	LT	\$156,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
METAL FENCING 5 FT HIGH GOOD	118	2007	\$1,649
SWIMMING POOL(IN GROUND ONLY) AVERAGE	392	2007	\$12,936
SPA/HOT TUB-IN GROUND AVERAGE	28	2007	\$1,109
POOL DECK GOOD	616	2007	\$1,756

Building Information**Building 1**

Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	3
Value	\$763,900	Fixtures	
Actual Area	4336	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3132	Exterior Wall	(1.00) 7 FRAME STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2003	3132
OPEN PORCH FINISHED	OPF	2003	296
GARAGE FINISHED	GRF	2003	660
OPEN PORCH FINISHED	OPF	2003	248

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 3 PB 13 PG 162-183 LOT 26 19-25-28
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Building 1 Property Photo



Building 1 Sketch

