



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
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Parcel: 07-25-28-2827-0001-4930



Owner Information

Owner Name YANDURA PAUL J
 HITCHCOCK DONALD JAMES

Mailing Address PO BOX 517
 WARDENSVILLE, WV 26851

Physical Address 915 PAWSTAND RD, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 05/23/2022, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/03/2022	
Land	\$70,200	Land	\$67,900
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$459,600	Buildings	\$371,700
Appraised(just)	\$529,800	Appraised(just)	\$439,600
Assessed(estimated)	\$529,800	Assessed*	\$420,486
Exemption(estimated)	\$0	Exemption	\$50,000
Taxable(estimated)	\$529,800	Taxable	\$370,486
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6074-2338	\$705,000	2021-10-26	SW
1	6074-2335	\$705,000	2021-08-21	WD
2	5127-2763	\$428,000	2017-03-21	WD
3	4339-0175	\$390,000	2012-10-17	WD
4	3651-0257	\$439,000	2008-03-04	WD
5	1976-0866	\$293,000	2001-12-17	WD
6	1890-2578	\$0	2001-06-06	QC
7	1890-2575	\$45,800	2001-06-06	SW

Land Information - Total Acreage: 0.07

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$70,200

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2001	Bathrooms	2
Value	\$459,600	Fixtures	
Actual Area	3259	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2351	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2001	1072
SCREEN PORCH FINISHED	SPF	2001	40
SCREEN PORCH FINISHED	SPF	2007	252
UPPER STORY FINISHED	USF	2001	1032
UPPER STORY FINISHED	USF	2001	247
GARAGE FINISHED	GRF	2001	420
OPEN PORCH FINISHED	OPF	2001	120
OPEN PORCH FINISHED	OPF	2001	76

Legal Description

Legal Description	CELEBRATION SOUTH VILLAGE UNIT 5 PB 11 PG 86-94 LOT 493 18-25-28
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Building 1 Property Photo



07-25-28-2827-0001-4930 11/29/2007

Building 1 Sketch

