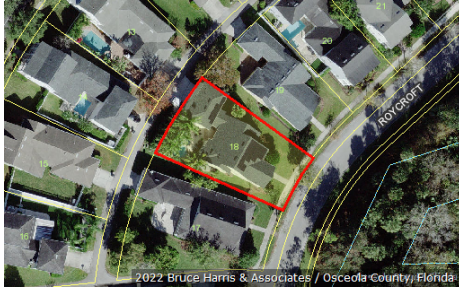




Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2847-0001-0180



Owner Information

Owner Name WOOD ANNIE YI
TAGHDIRI PAUSHA

Mailing Address 1226 ROYCROFT AVE
KISSIMMEE, FL 34747

Physical Address 1226 ROYCROFT AVE, KISSIMMEE FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification

Land	\$72,000
AG Benefit	\$0
Extra Features	\$8,200
Buildings	\$585,500
Appraised(just)	\$665,700
Assessed(estimated)	\$665,700
Exemption(estimated)	\$0
Taxable(estimated)	\$665,700

* 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 02/03/2022

Land	\$72,000
AG Benefit	\$0
Extra Features	\$7,000
Buildings	\$502,900
Appraised(just)	\$581,900
Assessed*	\$533,270
Exemption	\$50,000
Taxable	\$483,270

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6150-2070	\$1,058,000	2022-01-06	WD
1	4684-0428	\$580,000	2014-10-14	WD
2	2558-2840	\$484,000	2004-06-29	SW
3	2309-1944	\$7,599,200	2003-08-05	WD
4	2309-1957	\$100	2003-08-05	QC

Land Information - Total Acreage: 0.21

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$72,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	200	2004	\$4,960
SPA/HOT TUB-IN GROUND AVERAGE	28	2004	\$1,008
POOL DECK GOOD	564	2004	\$1,565
VINYL FENCE-6 FT HIGH AVERAGE	90	2004	\$648

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2004	Bathrooms	3
Value	\$585,500	Fixtures	
Actual Area	4104	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3109	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
APARTMENT-RESIDENTIAL	APT	2004	792
BASE AREA	BAS	2004	2317
GARAGE FINISHED	GRF	2004	792
OPEN PORCH FINISHED	OPF	2004	105
OPEN PORCH FINISHED	OPF	2004	98

Legal Description

Legal Description CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 18 19-25-28

Building 1 Property Photo



07-25-28-2847-0001-0180 11/29/2007

Building 1 Sketch

