

# 2025 Property Record Card



Parcel: **15-21-31-530-0000-0100**  
 Property Address: **490 WINDY PINE WAY OVIEDO, FL 32765**  
 Owners: **MCGILLIVRAY, ALAN T; KRAWCZYK, KRISTIN E**  
 2025 Market Value \$481,322 Assessed Value \$481,322 Taxable Value \$430,600  
 2025 Tax Bill \$7,359.79 Tax Savings with Exemptions \$716.02  
 The 4 Bed/2.5 Bath Single Family property is 2,086 SF and a lot size of 0.10 Acres

## Parcel Location



## Current Site Picture



## Parcel Information

Parcel	15-21-31-530-0000-0100
Property Address	490 WINDY PINE WAY OVIEDO, FL 32765
Mailing Address	490 WINDY PINE WAY OVIEDO, FL 32765-5602
Subdivision	PRESERVE OF OVIEDO ON THE PARK
Tax District	V5:Oviedo Community Redevelopment
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

## Value Summary

	2025 Certified Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$358,332	\$348,987
Depreciated Other Features	\$990	\$1,018
Land Value (Market)	\$122,000	\$122,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$481,322	\$472,005
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$481,322	\$472,005

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,075.81
Tax Bill Amount	\$7,359.79
Tax Savings with Exemptions	\$716.02

## Owner(s)

Name - Ownership Type

MCGILLIVRAY, ALAN T - Tenancy by Entirety  
 KRAWCZYK, KRISTIN E - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 10  
PRESERVE OF OVIEDO ON THE PARK  
PB 79 PGS 67 TO 74

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$481,322	\$50,722	\$430,600
SCHOOLS	\$481,322	\$25,000	\$456,322
CITY OVIEDO	\$481,322	\$50,722	\$430,600
OVIEDO BONDS	\$481,322	\$50,722	\$430,600
WATER MANAGEMENT DISTRICT	\$481,322	\$50,722	\$430,600

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/21/2023	\$585,000	10409/0876	Improved	Yes
WARRANTY DEED	11/1/2017	\$382,700	09033/1303	Improved	Yes
WARRANTY DEED	5/1/2017	\$207,100	08912/0177	Vacant	No

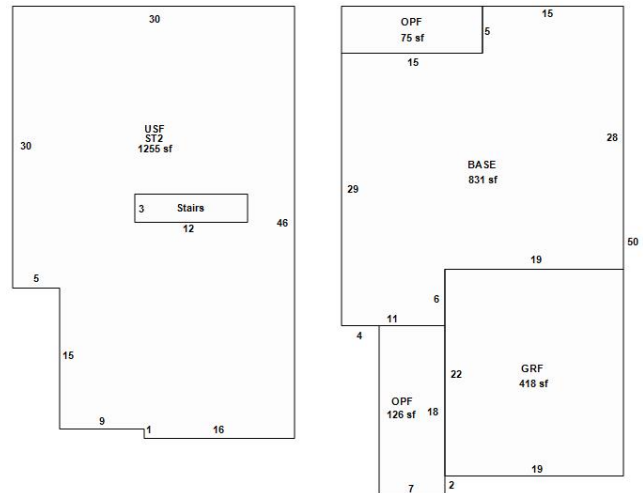
## Land

Units	Rate	Assessed	Market
1 Lot	\$122,000/Lot	\$122,000	\$122,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2017
Bed	4
Bath	2.5
Fixtures	10
Base Area (ft <sup>2</sup> )	831
Total Area (ft <sup>2</sup> )	2705
Constuction	CB/STUCCO FINISH
Replacement Cost	\$370,369
Assessed	\$358,332

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	418

OPEN PORCH FINISHED	75
OPEN PORCH FINISHED	126
UPPER STORY FINISHED	1255

### Permits

Permit #	Description	Value	CO Date	Permit Date
70535	NEW SFR	\$277,493	11/14/2017	5/19/2017

### Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO 1	2020	1	\$1,100	\$990

### Zoning

Zoning	
Description	
Future Land Use	
Description	

### School Districts

Elementary	Stenstrom
Middle	Jackson Heights
High	Oviedo

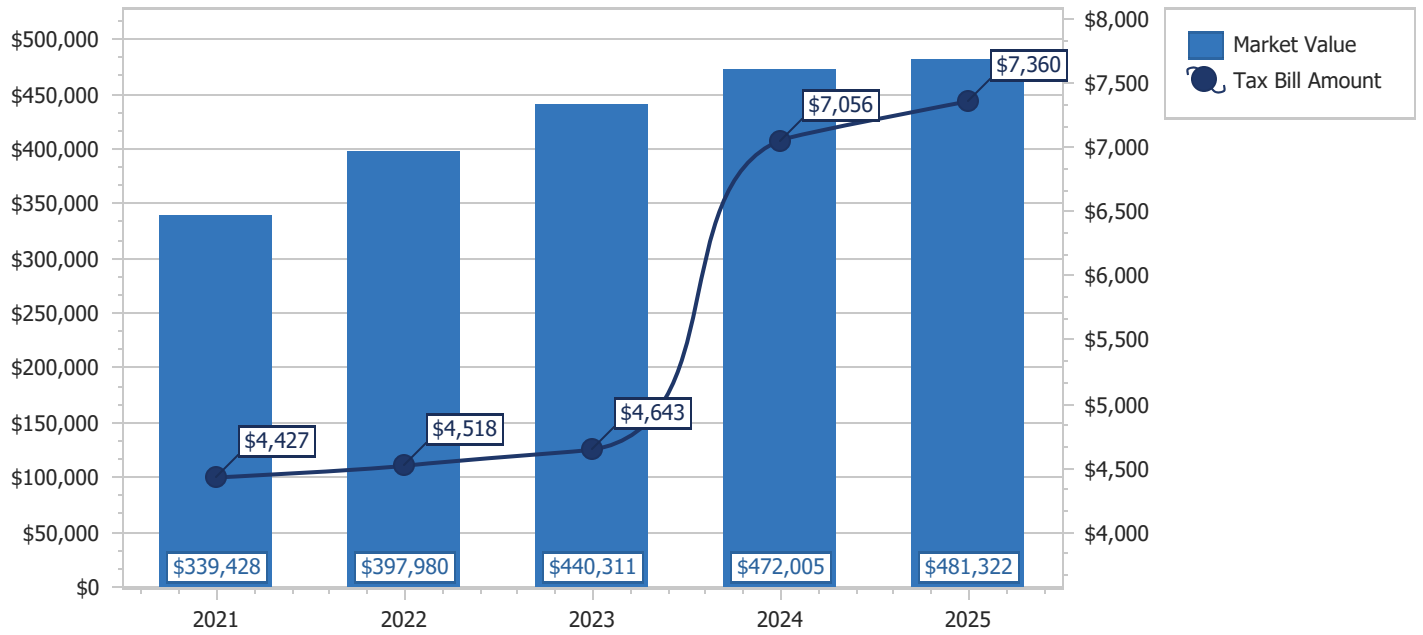
### Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 72

### Utilities

Fire Station #	Station: 44 Zone: 463
Power Company	DUKE
Phone (Analog)	AT&T
Water	Oviedo
Sewage	City Of Oviedo
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



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