



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Att Key 3841772*

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0209</i>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <i>9-12-24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AH4R Properties Two, LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>03-22-25-0200-000-05400 310 Anorak Street</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification <input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Property was not substantially complete on January 1 <input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # <b>2024-0209</b>	Alternate Key: <b>3841772</b>	Parcel ID: <b>03-22-25-0200-000-05400</b>
Petitioner Name <b>Ryan, LLC c/o Robert Peyton</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>310 ANORAK ST GROVELAND</b>	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Namen Homes 4 Rent, LLC; AH4R Properties T</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 298,881	\$ 298,881
<b>2. Assessed or classified use value, *if applicable</b>	\$ 291,630	\$ 291,630
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 291,630	\$ 291,630
*All values entered should be county taxable values, School and other taxing authority values may differ.		

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	<b>3841772</b>	<b>3848673</b>	<b>3848631</b>	<b>3841855</b>
Address	310 ANORAK ST GROVELAND	184 BLACKSTONE CREEK RD	185 BLACKSTONE CREEK RD	167 DAKOTA AVE GROVELAND
Proximity		.72 Miles	.74 Miles	.05 Miles
Sales Price		\$380,000	\$375,000	\$400,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.80%	4.00%
Adjusted Sale		\$330,600	\$329,250	\$356,000
\$/SF FLA	\$165.31 per SF	\$179.09 per SF	\$180.91 per SF	\$161.01 per SF
Sale Date		7/20/2023	5/30/2023	2/15/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,808	1,846	-1900	1,820	-600	2,211	-20150
Year Built	2006	2007	0	2006	0	2006	0
Constr. Type							
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	2 Car	3 Car	-10000	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	N	0	Y	-20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	none	none	0	none	0	none	0
Site Size	6574 SF	9838 SF	0	10199 SF	0	6250 SF	
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 3.6%	-11900	-Net Adj. 0.2%	-600	-Net Adj. 11.3%	-40150
		Gross Adj. 3.6%	11900	Gross Adj. 0.2%	600	Gross Adj. 11.3%	40150
<b>Adj. Sales Price</b>	Market Value <b>\$298,881</b>	Adj Market Value <b>\$318,700</b>		Adj Market Value <b>\$328,650</b>		Adj Market Value <b>\$315,850</b>	
	Value per SF 165.31						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY:            MTW**

**DATE    11/25/2024**

**2024-0209 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3841772	310 ANORAK ST GROVELAND	-
2	comp 2	3848631	185 BLACKSTONE CREEK RD GROVELAND	0.74
3	Comp 3	3841855	167 DAKOTA AVE GROVELAND	0.05
4	Comp 1	3848673	184 BLACKSTONE CREEK RD GROVELAND	0.72
5				
6				
7				
8				

Alternate Key 3841772  
 Parcel ID 03-22-25-0200-000-05400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0209 Subject  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

Current Owner		
AH4R PROPERTIES TWO LLC		
23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

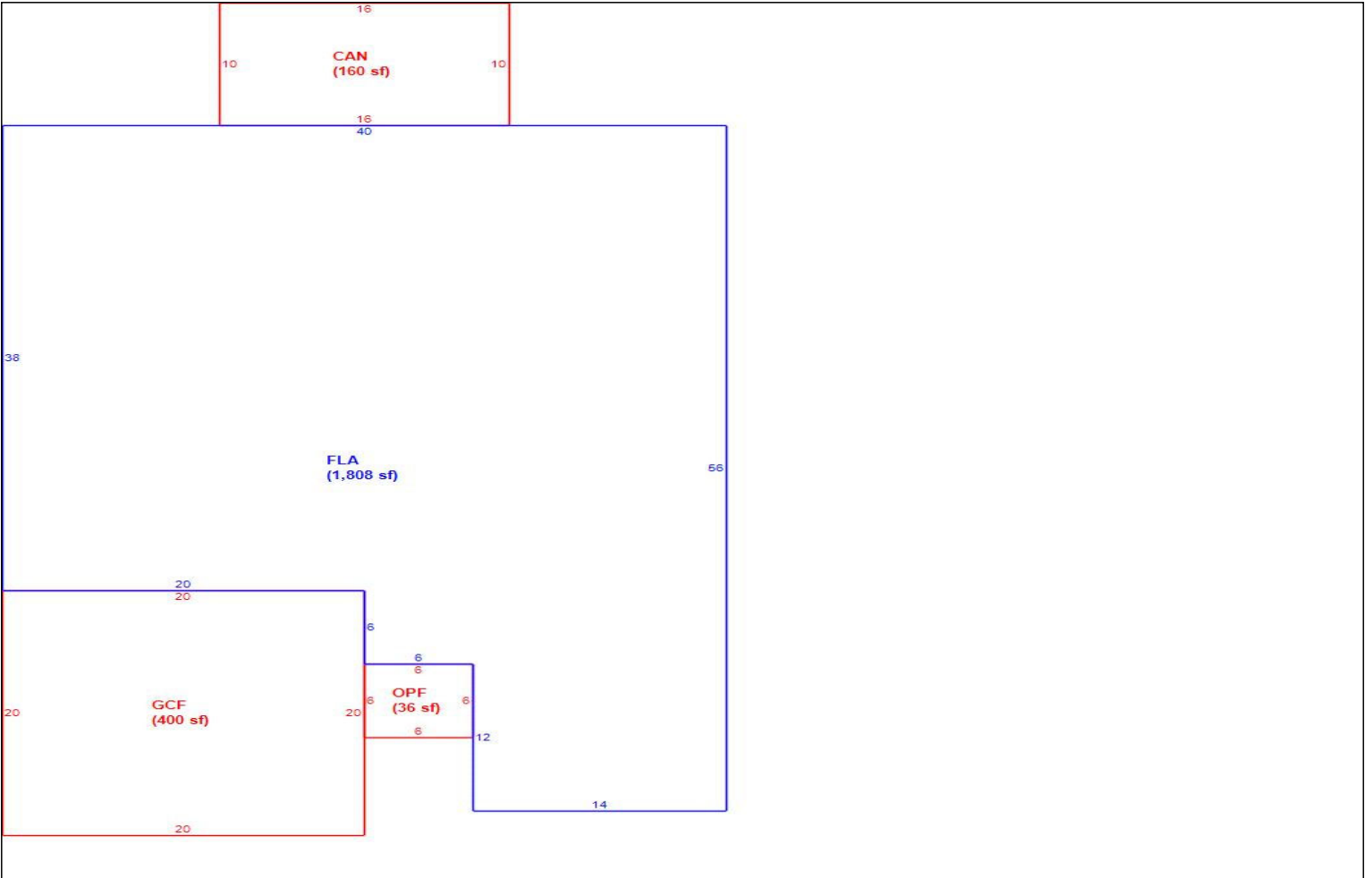
Subject

Property Location			
Site Address	310 ANORAK ST		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-17-202

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 54 ORB 5676 PG 2148

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 235,960	Deprec Bldg Value 228,881	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,808	1,808	1808	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.94	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,808	2,404	1,808	0	Roof Cover	3	Type AC	03

Alternate Key 3841772  
 Parcel ID 03-22-25-0200-000-05400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0209 Subject  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022 2007	SALE 229-06-03B	01-01-2021 02-27-2006	03-17-2022 07-31-2006	83,208	1 0099	CHECK VALUE SFR 3/BR 310 ANORAK ST	07-31-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021044123	5676 2148	03-16-2021	WD	Q	01	I	255,000					
2021004548	5618 1550	01-06-2021	WD	U	37	I	236,700					
	3895 1225	04-12-2010	WD	U	U	I	103,000					
	3707 1888	11-26-2008	CT	U	U	I	100					
	3237 1044	07-31-2006	WD	Q	Q	I	277,000					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	228,881	0	298,881	7251	291630	0.00	291630	298881	291,535	

**Parcel Notes**

3237/1044 BLANCA IRIZARRY SINGLE  
 08 ORD NO 2002 07 31 ANNEXED TO CITY OF GROVELAND  
 3707/1888 CT VS BLANCA IRIZARRY PROP TO US BANK NA TTEE  
 3895/1225 US BANK NA TTEE TO JAMES C TAYLOR  
 5618/1550 JAMES C TAYLOR TO OPENDOOR PROPERTY TRUST I  
 21X COURTESY HX CARD SENT 022421  
 5676/2148 OPENDOOR PROPERTY TRUST I TO AH4R PROPERTIES TWO LLC  
 22 MLS SFR GOOD COND WOOD LAMINATE FLOORS STANDARD COUNTERS KITCHEN HAS GLASS TILE BACKSPLASH RBB 081721  
 22FC VALUE IS OK MHS 031722

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Alternate Key 3848673  
 Parcel ID 03-22-25-0100-000-08000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0209 Comp 1  
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
CHOW BRADLEY AND LAURYN DRYDEN		
184 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

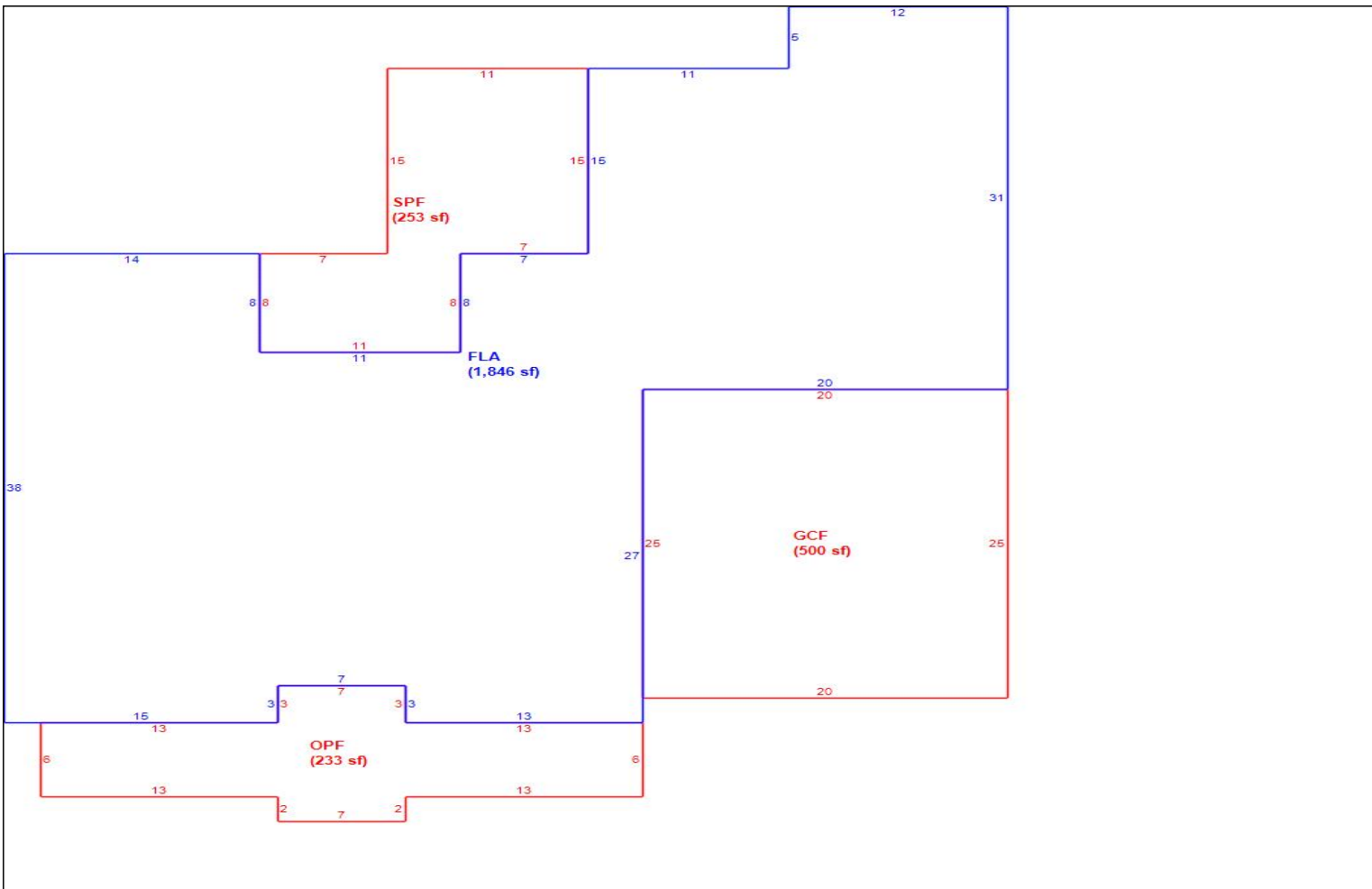
Comp 1

Property Location			
Site Address 184 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

**Legal Description**  
 SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 80 ORB 6181 PG 245

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 248,657 Deprec Bldg Value 241,197 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,846	1,846	1846	2007				
GAR	GARAGE FINISH	0	500	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	233	0		Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	0	253	0		Condition	EX	Heat Type	6
						% Good	97.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
TOTALS		1,846	2,832	1,846		Building RCNLD	241,197	Roof Cover	3
								Type AC	03



Alternate Key 3848673  
 Parcel ID 03-22-25-0100-000-08000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0209 Comp 1  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

**Miscellaneous Features**  
 \*Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2008	092-07-02B	01-10-2007	06-20-2007	112,708	0000	SFR 3/BR 184 BLACKSTONE CREEK R	07-31-2007	

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088824	6181	0245	07-20-2023	WD	Q	01	I				
	3796	1731	06-08-2009	MI	U	U	I				
Total											0.00

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	241,197	0	311,197	0	311197	0.00	311197	311197	303,722

**Parcel Notes**

3875/2404 AFFIDAVIT OF FL RESIDENT FOR DINESHWAR SUKHU RESIDENT SINCE 062009  
 3796/1731 ASSIGNEES DEED LEWIS B FREEMAN ASSIGNEE FOR AMERICAS FIRST HOME LLP TO ET AL RAMDEO SUKHU SINGLE AND DINESHWAR & MICHELLE CHRISTINE SUKHU HW ONLY  
 12 UPDATE LOC FROM 35 TO BE IN LINE WITH OTHER LAND VALUES IN SUB DN 121211  
 6181/245 DINESHWAR & MICHELLE CHRISTINE SUKHU AND RAMDEO SUKHU TO BRADLEY CHOW SINGLE AND LAURYN DRYDEN SINGLE JTWROS

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Alternate Key 3848631  
 Parcel ID 03-22-25-0100-000-03800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0209 Comp 2  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

Current Owner		
BURKHART DAVID C & TRACY L		
185 BLACKSTONE CREEK RD		
GROVELAND	FL	34736-3622

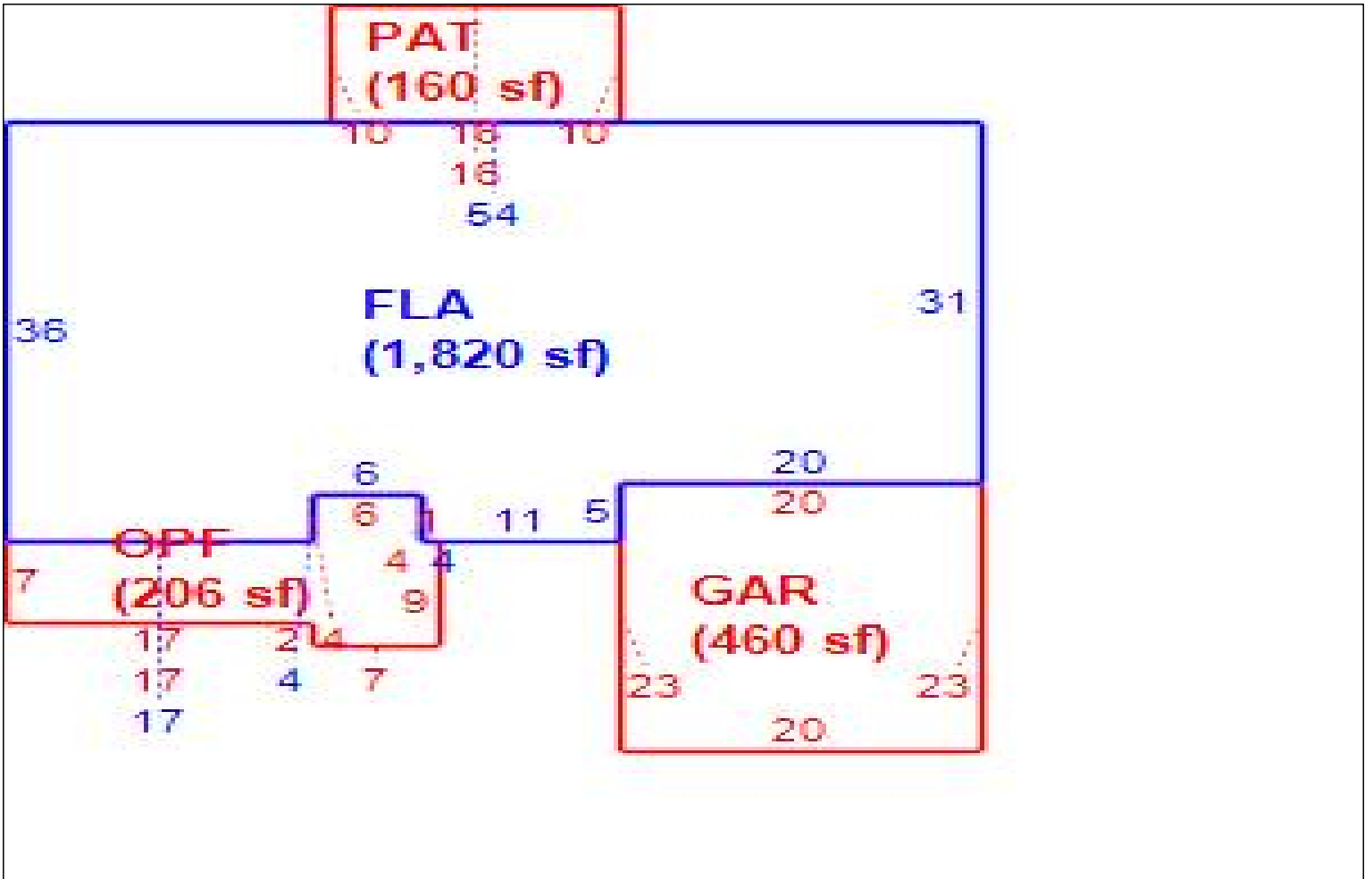
Comp 2

Property Location			
Site Address 185 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

**Legal Description**  
 SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 38 ORB 6162 PG 1292

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 240,870 Deprec Bldg Value 233,644 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,820	1,820	1820	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	108.90	Quality Grade	670	Half Baths	0
OFF	OPEN PORCH FINISHE	0	206	0	240,870	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,820	2,646	1,820	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	233,644			

Alternate Key 3848631  
 Parcel ID 03-22-25-0100-000-03800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0209 Comp 2  
 PRC Run: 12/3/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	566-06-06B	05-11-2006	12-13-2006	94,320	0000	SFR 4 BR/185 BLACKSTONE CREEK R	12-13-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023073432	6162 1292	05-30-2023	WD	Q	01	I	375,000					
2021031390	5658 1621	03-01-2021	WD	Q	01	I	256,000					
	4416 1430	11-27-2013	WD	U	U	I	121,000					
	3532 2456	10-26-2007	WD	Q	Q	I	199,400					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	233,644	0	303,644	0	303644	0.00	303644	303644	296,249	

**Parcel Notes**

4416/1430 DAX A & LESLIE J JONES TO CHARLES E ROBERTS UNMARRIED  
 4416/1430 DEED STATES THIS IS A SHORT SALE  
 14SALE ORB 4416/1430 U SALE SFR WAS LISTED AND SOLD AS A SHORT SALE PER MLS O5125713 LISTING SCANNED TMP 042314  
 15CC HX APP SUBMITTED DB 010515  
 15CC VACRDX APP RECEIVED FOR 16 ALT 091515  
 16CC SUBMITT VACRDX APP DL WILL SUBMIT COMBAT RELATED VA LTR NT 052516  
 16CC RECEIVED VA LTR NT 080416  
 17CC RECEIVED REMOVAL OF SOS FORM NT 012717  
 5658/1621 CHARLES E ROBERTS TO DANIELLE MORGAN BELANOFF SINGLE  
 21X COURTESY HX CARD SENT 031921  
 22 MLS SFR GOOD COND MANY UPGRADES HAS NEW CHERRY CABINETS WITH GRANITE IN KITCHEN NEW LAMINATE FLOOS BATHS ALSO  
 NEW CABINETS TOILET NEW HVAC WATER TREATMENT SYSTEM RBB 081221  
 6162/1292 DANIELLE M BELANOFF TO DAVID C & TRACY L BURKHART HW  
 24TR KEYED FORWARDING ADDR OF 185 BLACKSTONE CREEK RD GROVELAND FL 34736 3622

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Alternate Key 3841855  
 Parcel ID 03-22-25-0200-000-13600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0209 Comp 3  
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
CHMURA DOUGLAS & SUZAN A		
167 DAKOTA AVE		
GROVELAND	FL	34736

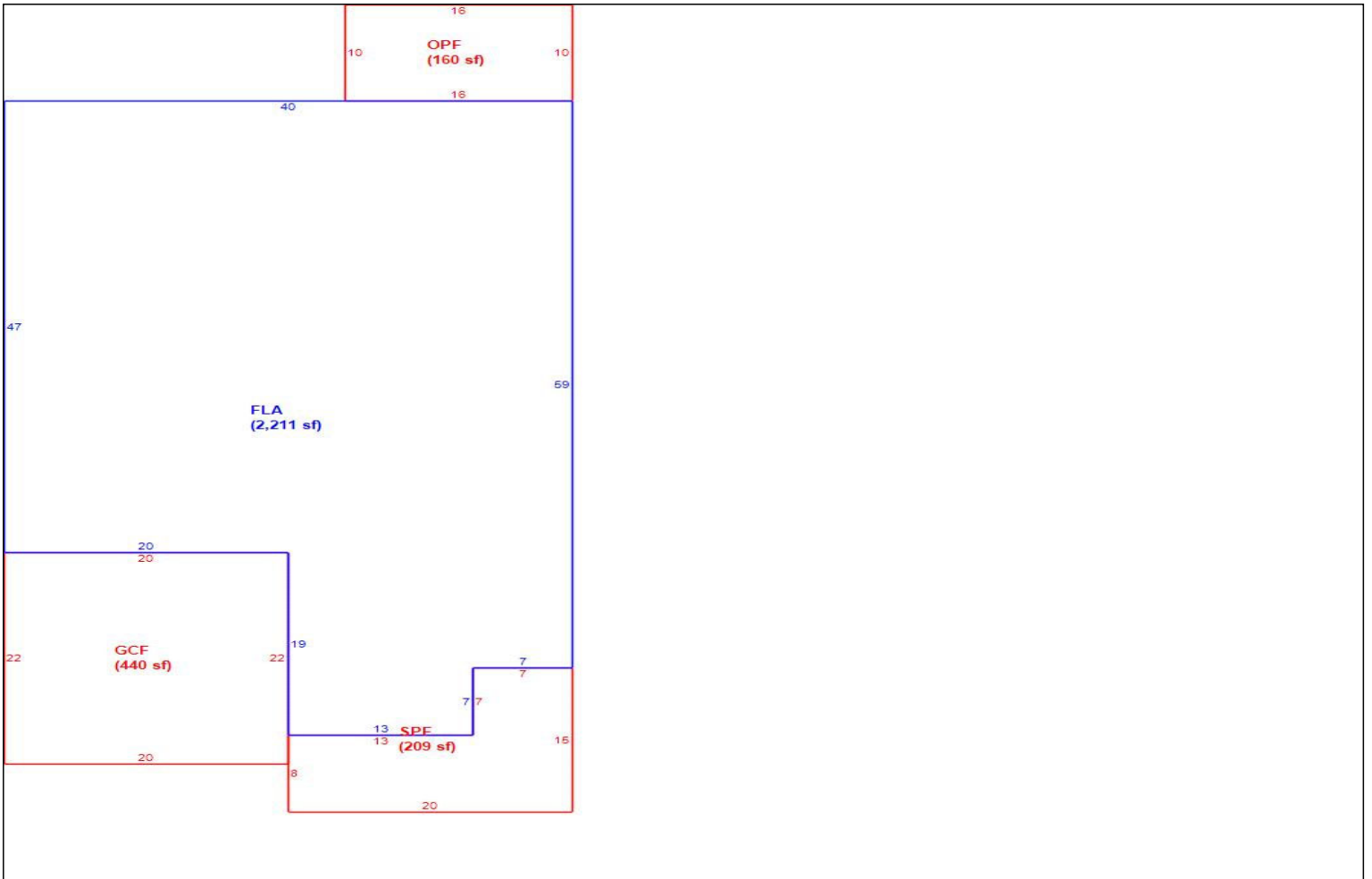
Comp 3

Property Location			
Site Address 167 DAKOTA AVE			
GROVELAND		FL 34736	
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 136 ORB 6095 PG 293

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 279,982	Deprec Bldg Value 271,583	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,211	2,211	2211	Effective Area	2211	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	106.12	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	279,982	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	209	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,211	3,020	2,211	Building RCNLD	271,583					

Alternate Key 3841855  
Parcel ID 03-22-25-0200-000-13600

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0209 Comp 3  
PRC Run: 12/3/2024 By  
Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	315.00	SF	35.00	2011	2011	11025.00	85.00	9,371
PLD2	POOL/COOL DECK	640.00	SF	5.38	2011	2011	3443.00	70.00	2,410
SEN2	SCREEN ENCLOSED STRUCTURE	1200.00	SF	3.50	2011	2011	4200.00	70.00	2,940

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	480-11-11BP	11-11-2011	04-10-2012	2,610	0003	PLH	04-10-2012		
2012	487-11-12B	08-18-2011	04-10-2012	4,022	0003	SEN	04-10-2012		
2012	318-11-08BEP	08-04-2011	12-06-2011	22,000	0003	POOL	12-06-2011		
2007	620-06-07B	06-30-2006	01-05-2007	104,861	0000	SFR 3/BR 167 DAKOTA AVE	01-05-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023019021	6095 0293	02-15-2023	WD	Q	01	I	400,000	024	DISABILITY VETERAN TOT	2024	306304	
2022101558	5998 0622	07-21-2022	WD	U	37	I	394,000	039	HOMESTEAD	2024	25000	
	3877 0641	02-19-2010	WD	U	U	I	110,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3853 0125	12-15-2009	CT	U	U	I	0					
	3329 2087	11-10-2006	WD	Q	Q	I	286,400					
<b>Total</b>											<b>356,304.00</b>	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	271,583	14,721	356,304	0	356304	356,304.00	0	0	347,744	

**Parcel Notes**

08 ORD NO 2002-07-31 ANNEXED TO CITY OF GROVELAND  
 3853/125 CT VS BELKYS & JULIO VERAS PROP SOLD TO FEDERAL NATIONAL MORTGAGE ASSN  
 3877/641 FEDERAL NATL MTG ASSN TO ENGER R BARNES-WEBB SINGLE  
 3992/446 AFFIDAVIT OF FLORIDA RESIDENT FOR ENGER RUCHELLE BARNES WEBB 123010  
 11X SAMMY WEBB IS A RESIDENT OF 3725 DEWEY AVE RICHTON PARK IL 60471 HE DOES NOT OWN PROPERTY HE AND ENGER R BARNES WEBB ARE DIVORCING GC 032311  
 12FC ADD POL ETC TO MISC OPF3 TO SPF SPF4 TO OPF DN 120611  
 12 ADD PLH TO MISC SEN ADDED DN 041012  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 5998/622 ENGER RUCHELLE BARNES-WEBB & JOHN D GARRETT III TO OPENDOOR PROPERTY TRUST I  
 6095/293 OPENDOOR PROPERTY TRUST I TO DOUGLAS & SUZAN A CHMURA HW  
 23CC DOUGLAS CHMURA AND SUSAN CHMURA SUBMITTED HX TVADX APP WITH VA LTR NT 051123  
 24CC EMAILED T&P VA APPROVAL LTR NT 111423

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