



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Attkey 386 3621*

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0215</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	06-23-26-0010-000-13300 3691 Briar Run Drive
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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.)			
Type of Property <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			
PART 2. Reason for Petition 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<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"/> Qualifying improvement (s. 193.155(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"/> Refund of taxes for catastrophic event			
<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 checked="" 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.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)

Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.

I am an uncompensated representative filing this petition AND (check one)

the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0215	Alternate Key: 3863621	Parcel ID: 06-23-26-0010-000-13300	
Petitioner Name Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 3691 BRIAR RUN DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Residential leasing company	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 346,808	\$ 346,808	
2. Assessed or classified use value, *if applicable	\$ 297,350	\$ 297,350	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 297,350	\$ 297,350	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 8/22/2014 **Price:** \$186,900 Arm's Length Distressed Book nd00 Page 3000

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3863621	3863577	3863629	3863614
Address	3691 BRIAR RUN DR CLERMONT	3546 FOXCHASE DR CLERMONT	810 TRIPLE CROWN CT CLERMONT	3719 BRIAR RUN DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$445,000	\$570,000	\$395,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	0.00%
Adjusted Sale		\$378,250	\$484,500	\$335,750
\$/SF FLA	\$206.07 per SF	\$176.75 per SF	\$220.53 per SF	\$208.80 per SF
Sale Date		5/11/2023	6/5/2023	5/10/2024
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	1,683	2,140	-22850	2,197	-25700	1,608	3750
Year Built	2008	2008		2009		2009	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.0	-10000	2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	167 SF	324 sf		326 sf		166 sf	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	n	n		n		n	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 6.0%	-22850	-Net Adj. 11.5%	-55700	Net Adj. 1.1%	3750
		Gross Adj. 6.0%	22850	Gross Adj. 11.5%	55700	Gross Adj. 1.1%	3750
Adj. Sales Price	Market Value \$346,808	Adj Market Value	\$355,400	Adj Market Value	\$428,800	Adj Market Value	\$339,500
	Value per SF 206.07						

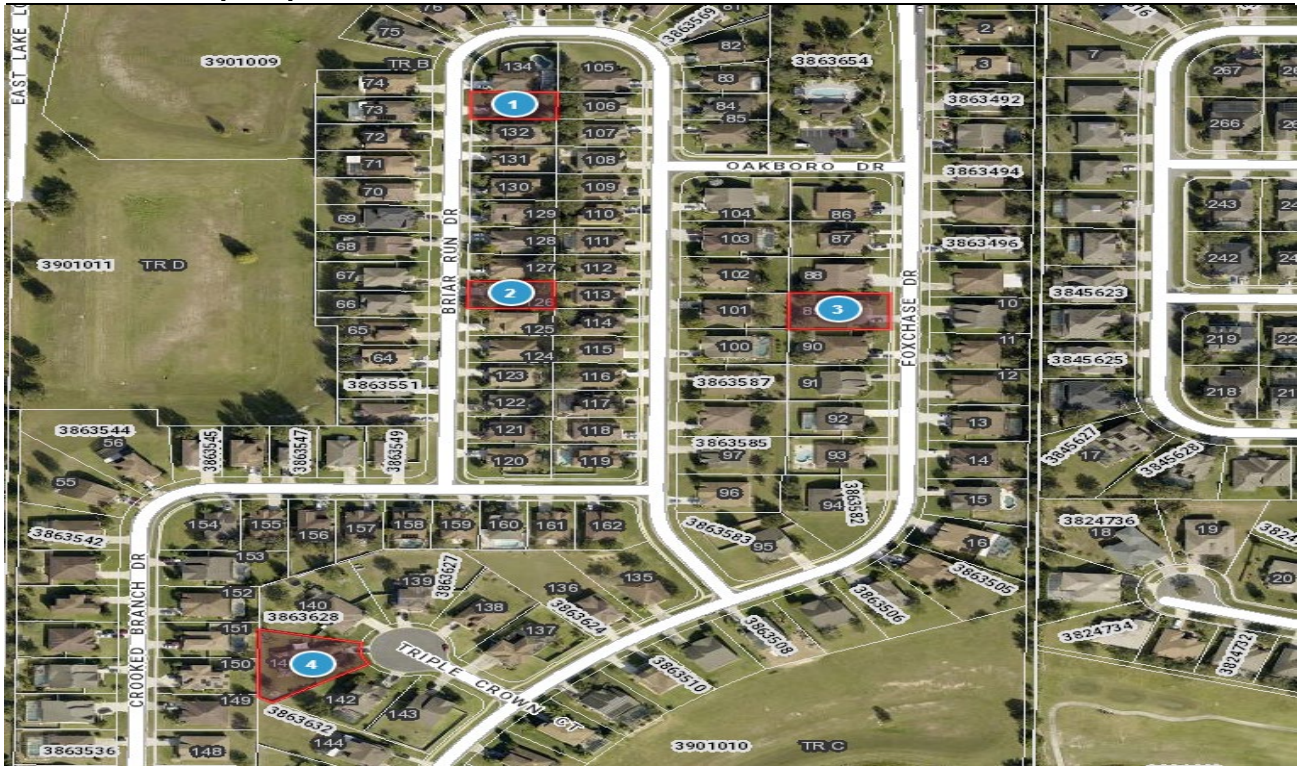
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

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: Mohamed Shariff

DATE 11/7/2024

2024-0215 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3863621	3691 BRIAR RUN DR CLERMONT	-
2	comp 3	3863614	3719 BRIAR RUN DR CLERMONT	same sub
3	comp 1	3863577	3546 FOXCHASE DR CLERMONT	same sub
4	comp 2	3863629	810 TRIPLE CROWN CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3863621
Parcel ID 06-23-26-0010-000-13300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0215 Subject
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner
AMERICAN RESIDENTIAL LEASING COMPA
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

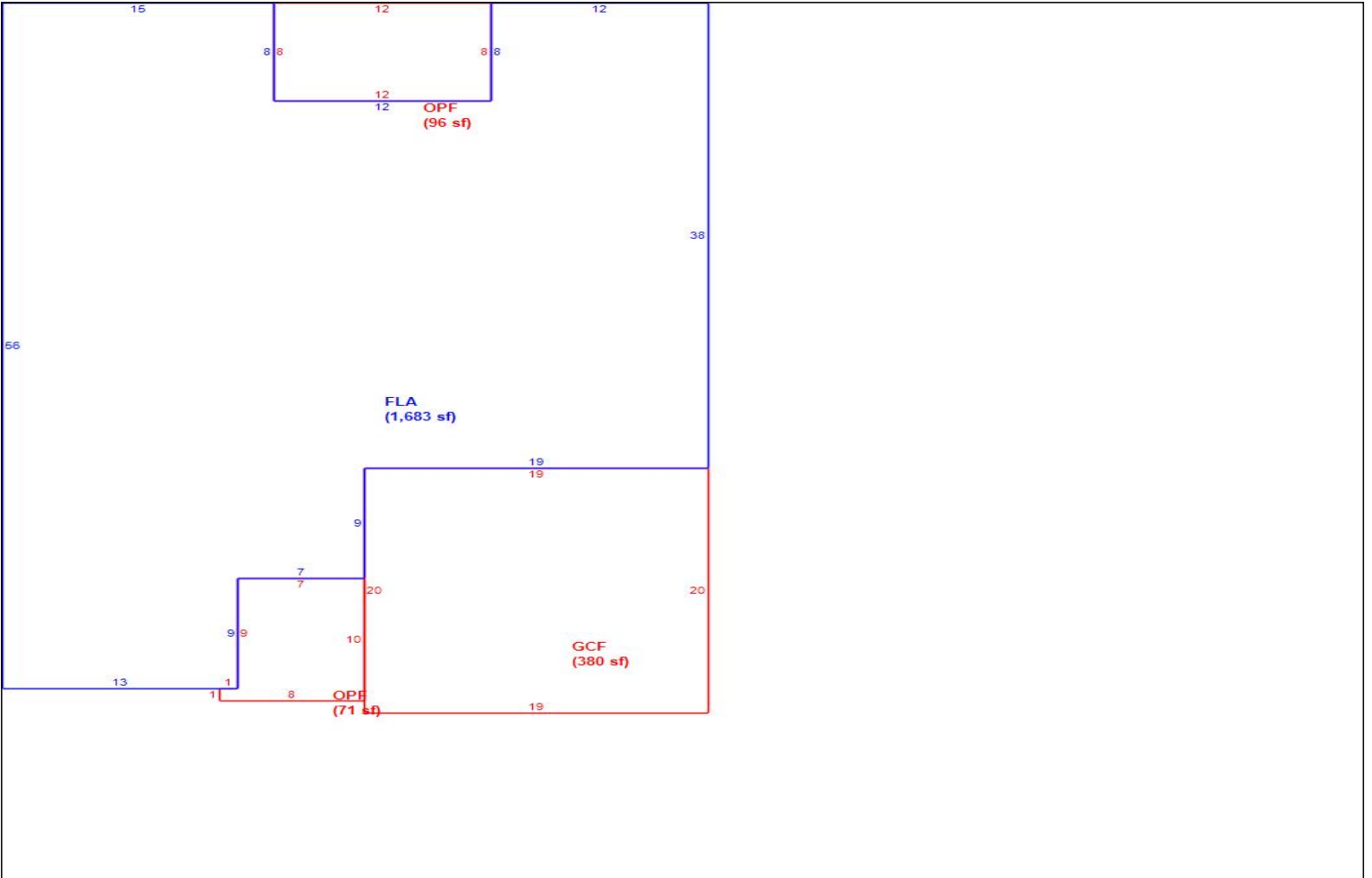
SUBJECT

Property Location
Site Address 3691 BRIAR RUN DR
CLERMONT FL 34711
Mill Group 000C NBHD 0582
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 133 ORB ND00 PG 3000 ORB 4663 PG 2071

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000			
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 254,441 Deprec Bldg Value 246,808 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,683	1,683	1683	Effective Area	1683	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	Base Rate	124.54	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	167	0	Building RCN	254,441	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,683	2,230	1,683	Building RCNLD	246,808					

Alternate Key 3863621
 Parcel ID 06-23-26-0010-000-13300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0215 Subject
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2009	200801365	06-06-2008	03-10-2009	80,000	0000	SFR 3691 BRIAR RUN DR	03-10-2009		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4663	2071	08-03-2015	MI	U	U	100					
	ND00	3000	08-22-2014	WD	Q	Q	186,900					
	3769	1480	05-06-2009	WD	Q	Q	160,900					
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	
100,000	246,808	0	346,808	49458	297350	0.00	297350	346808	338,990	

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3863577
 Parcel ID 06-23-26-0010-000-08900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0215 Comp 1
 PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
ELWELL ANTHONY C & MEGAN T		
3546 FOXCHASE DR		
CLERMONT	FL	34711

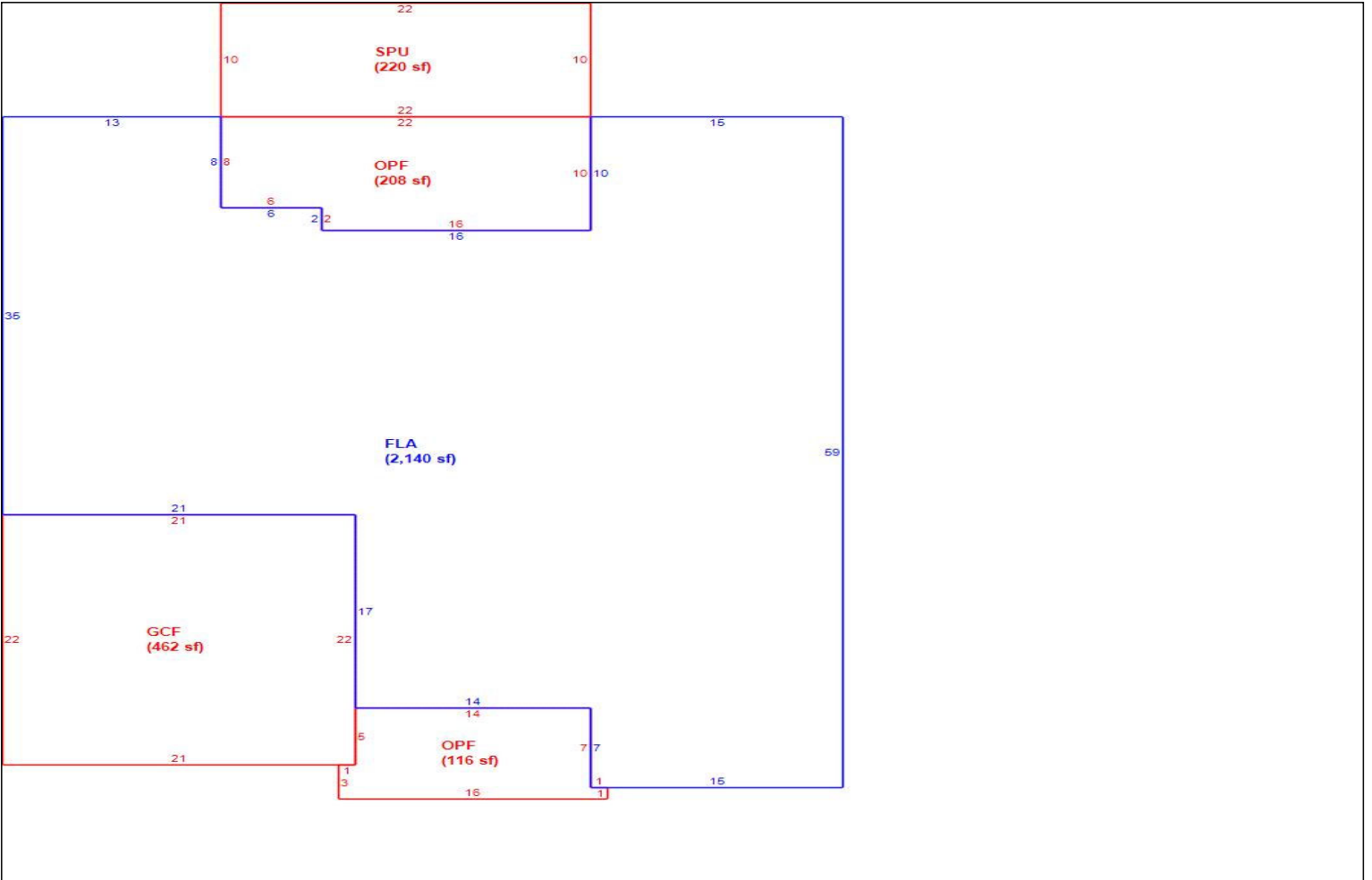
COMP # 1

Property Location			
Site Address 3546 FOXCHASE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 89 ORB 6143 PG 278

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 313,746	Deprec Bldg Value 304,334	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,140	2,140	2140	Effective Area	2140	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	121.83	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	324	0	Building RCN	313,746	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	220	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	304,334	Roof Cover	3	Type AC	03
TOTALS		2,140	3,146	2,140						

Alternate Key 3863577
 Parcel ID 06-23-26-0010-000-08900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0215 Comp 1
 PRC Run: 11/25/2024 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	
2010	200900895	08-14-2009	02-08-2010	4,000	0002	BATHROOM REMODEL	02-08-2010		
2010	200900781	07-28-2009	02-08-2010	5,850	0003	SEN	02-08-2010		
2009	200801020	04-03-2008	02-11-2009	78,000	0000	SFR 3546 FOXCHASE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023057855	6143	0278	05-11-2023	WD	Q	01	I	445,000	039	HOMESTEAD	2024	25000
2022073504	5963	2368	05-19-2022	WD	Q	01	I	270,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3789	1690	06-12-2009	WD	Q	Q	I	204,000				
Total											50,000.00	

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	
100,000	304,334	0	404,334	0	294284	50,000.00	244284	269284	394,617	

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Alternate Key 3863629
 Parcel ID 06-23-26-0010-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0215 Comp 2
 PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
PETERSON JENNIFER L & DANIEL		
810 TRIPLE CROWN CT		
CLERMONT	FL	34711

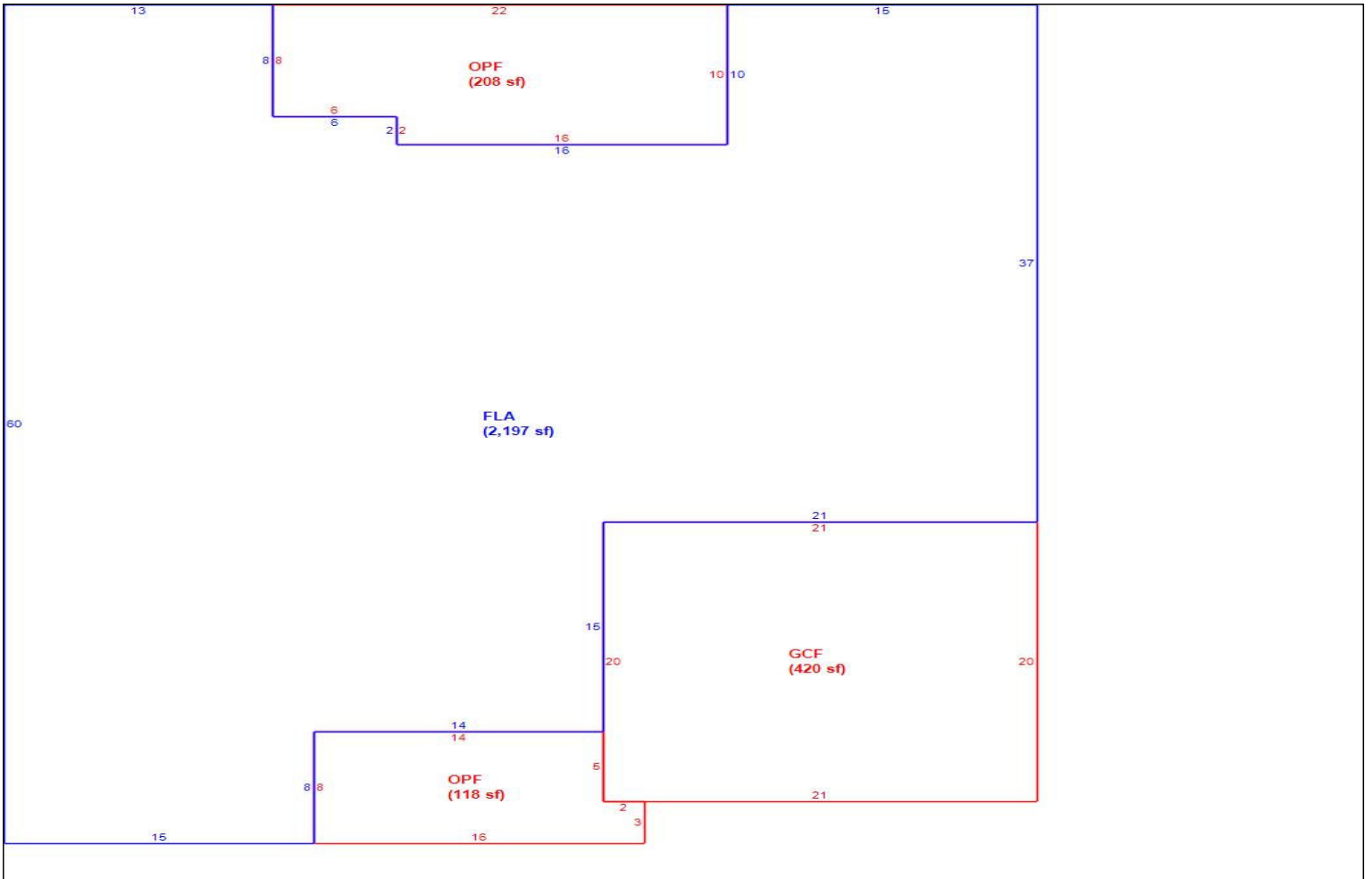
COMP # 2

Property Location			
Site Address 810 TRIPLE CROWN CT			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 141 ORB 4979 PG 274 ORB 6159 PG 655

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 321,036	Deprec Bldg Value 311,405	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,197	2,197	2197	Effective Area	2197	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	Base Rate	121.13	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	326	0	Building RCN	321,036	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,197	2,943	2,197	Building RCNLD	311,405				

Alternate Key 3863629
 Parcel ID 06-23-26-0010-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0215 Comp 2
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2011	2011	15456.00	85.00	13,138
PLD3	POOL/COOL DECK	914.00	SF	7.33	2011	2011	6700.00	70.00	4,690
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2011	2011	7525.00	70.00	5,268

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	201100483	04-28-2011	12-05-2011	5,300	0002	SCRN ENCL	12-05-2011		
2012	201100323	03-21-2011	12-05-2011	30,350	0003	POL	12-05-2011		
2010	200900758	07-27-2009	02-03-2010	80,000	0001	SFR 810 TRIPLE CROWN CT	02-03-2010		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023070566	6159	0655	06-05-2023	WD	Q	01	570,000	039	HOMESTEAD	2024	25000
2021031083	5658	0170	01-28-2021	QC	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017081702	4979	0274	07-26-2017	WD	Q	Q	290,000				
	4461	0657	03-31-2014	WD	Q	Q	262,000				
	3841	1544	10-19-2009	WD	Q	Q	225,900				
Total											50,000.00

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	
100,000	311,405	23,096	434,501	0	434501	50,000.00	384501	409501	424,914	

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Alternate Key 3863614
Parcel ID 06-23-26-0010-000-12600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0215 Comp 3
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
DEHBI ABE		
3719 BRIAR RUN DR		
CLERMONT	FL	34711

COMP # 3

Property Location			
Site Address	3719 BRIAR RUN DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0582

Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description

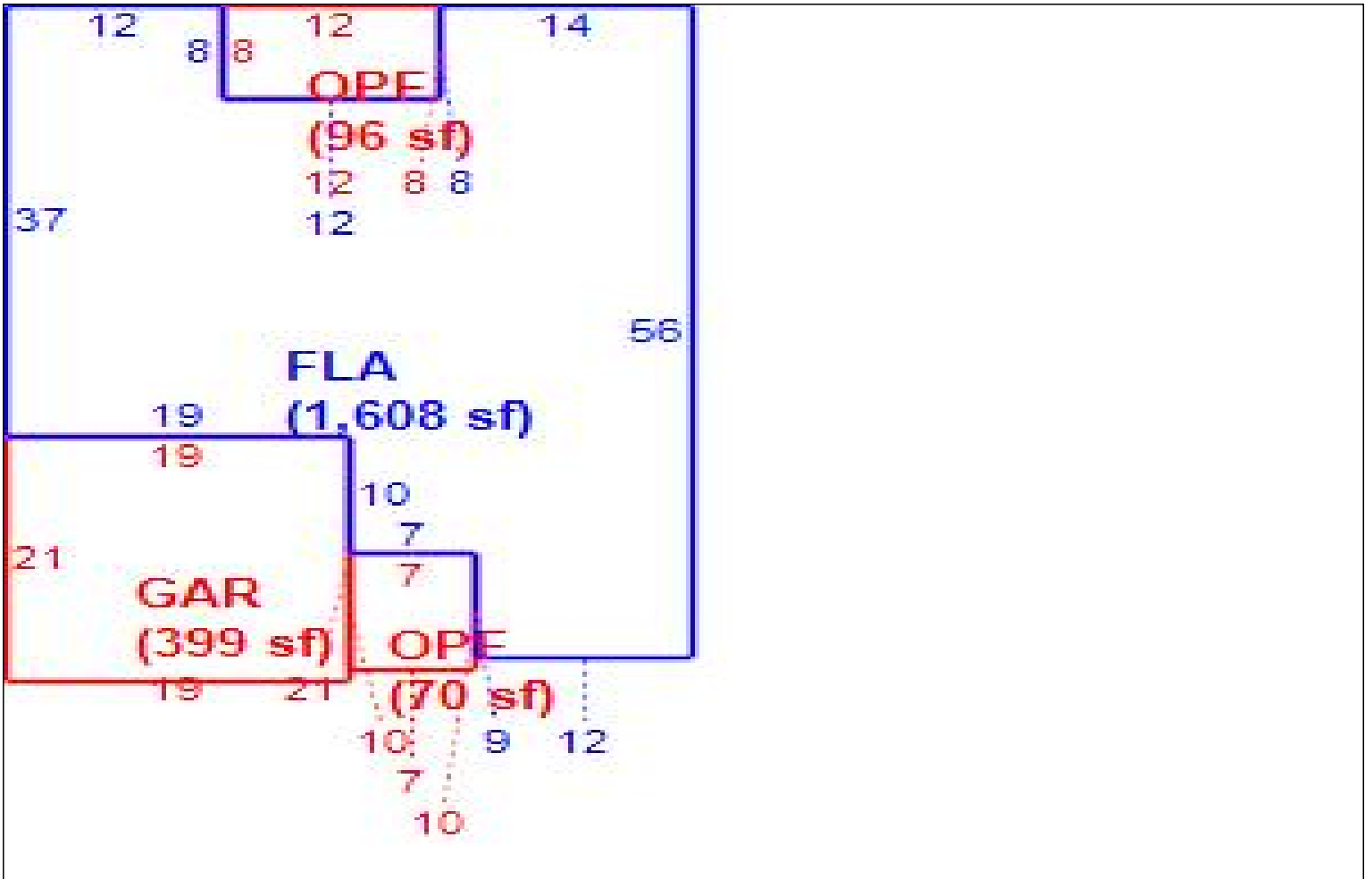
FOXCHASE PB 61 PG 63-66 LOT 126 ORB 6336 PG 687

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 245,847 Deprec Bldg Value 238,472 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,608	1,608	1608	Effective Area	1608	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	Base Rate	124.78	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	166	0	Building RCN	245,847	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,608	2,173	1,608	Building RCNLD	238,472				

Alternate Key 3863614
 Parcel ID 06-23-26-0010-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0215 Comp 3
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2010	200900592	06-04-2009	02-05-2010	80,000	0001	SFR 3719 BRIAR RUN DR	02-05-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024059585	6336	0687	05-10-2024	WD	Q	01	I	395,000	039	HOMESTEAD	2016	25000
	4580	0568	01-12-2015	WD	Q	Q	I	188,500	059	ADDITIONAL HOMESTEAD	2016	25000
	3896	1502	03-30-2010	WD	Q	Q	I	177,000				
Total												50,000.00

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	
100,000	238,472	0	338,472	182922	155550	50,000.00	105550	130550	330,977	

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