



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes Alt Key 3530420

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.

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).

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition, and various checkboxes for property type and hearing details.

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.

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 # 2024-0216	Alternate Key: 3530420	Parcel ID: 07-19-27-0055-000-02100
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 700 KENMOORE CT EUSTIS	<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	\$ 233,000	\$ 233,000
2. Assessed or classified use value, *if applicable	\$ 200,830	\$ 200,830
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 200,830	\$ 200,830

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 5/20/2014 **Price:** \$81,500 Arm's Length Distressed Book 4484 Page 54

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3530420	3603176	3530217	3603346
Address	700 KENMOORE CT EUSTIS	2629 WINCHESTER CIR EUSTIS	602 ARLINGTON CT EUSTIS	2649 WINCHESTER CIR EUSTIS
Proximity		0.14 Miles	0.08 Miles	0.19 Miles
Sales Price		\$269,000	\$250,000	\$264,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	3.60%	2.80%
Adjusted Sale		\$228,650	\$221,500	\$231,792
\$/SF FLA	\$200.00 per SF	\$206.18 per SF	\$202.10 per SF	\$176.67 per SF
Sale Date		12/19/2023	3/13/2023	5/1/2023
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	1,165	1,109	2800	1,096	3450	1,312	-7350
Year Built	2001	1997	0	2003	0	1997	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/stucco	0
Condition	EX	G	30000	EX	0	G	30000
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	1 car Garage	15000	Garage	0	Garage	0
Porches	OPF	2 OPF	-20000	OPF	0	OPF SPF	-25000
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	PAT	-	600	-	600	-	600
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0
		Net Adj. 12.4%	28400	Net Adj. 1.8%	4050	-Net Adj. 0.8%	-1750
		Gross Adj. 29.9%	68400	Gross Adj. 1.8%	4050	Gross Adj. 27.2%	62950
Adj. Sales Price	Market Value \$233,000	Adj Market Value	\$257,050	Adj Market Value	\$225,550	Adj Market Value	\$230,042
	Value per SF 200.00						

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.

Ryan Comp 2 extremely low sale \$ for area, unqualified ---- Ryan Comps 2,3,4,5,6 all have -\$17,500 adjustments for difference in lot size (all comps and subject range between approximately .11 and .15 acres) and are adjusted the wrong direction, If they want to use 17500 it should be positive which increases adjusted sales \$35,000 for each ----- Rate discrepancies found for nearly all petitions- On this petition, comps 1,3,5,6 all had living sf adjustments at the following rates/sf, respectively, \$81.12, \$64.92,\$65.76, and \$62.01

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: Chris Jensen

DATE 11/18/2024

2024-0216 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3530420	700 KENMOORE CT EUSTIS	-
2	Comp 3	3603346	2649 WINCHESTER CIR EUSTIS	0.19
3	Comp 2	3530217	602 ARLINGTON CT EUSTIS	0.08
4	Comp 1	3603176	2629 WINCHESTER CIR EUSTIS	0.14
5				
6				
7				
8				

Alternate Key 3530420
Parcel ID 07-19-27-0055-000-02100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0216 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

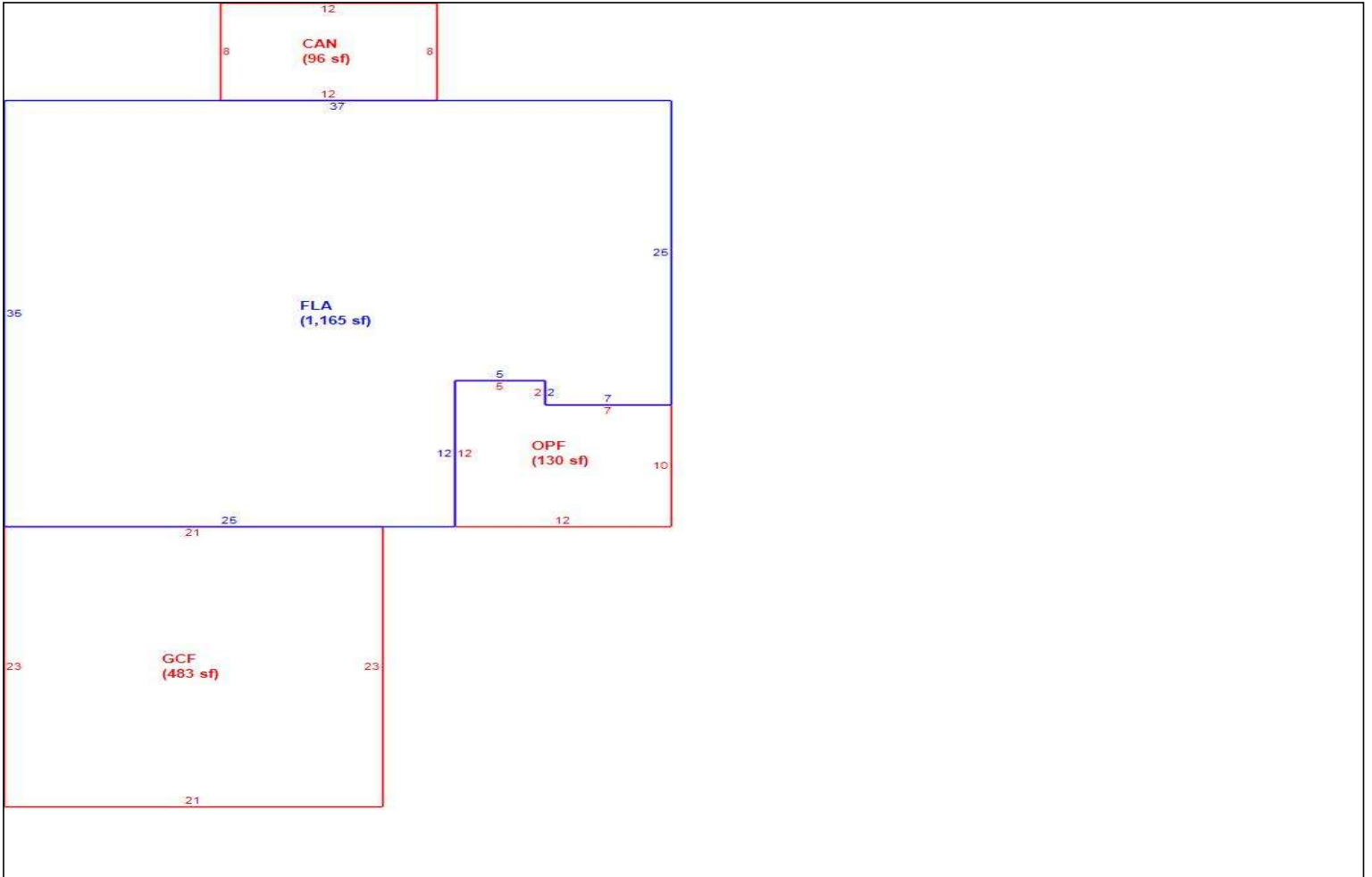
Current Owner		
AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 700 KENMOORE CT		
EUSTIS	FL	32726
Mill Group 000E	NBHD	2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TMP 01-01-202

Legal Description
EUSTIS, BAY STATE SOUTH PHASE II SUB LOT 21 PB 30 PGS 1-2 ORB 4484 PG 54

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	70,000.00	0.0000	1.00	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 168,041
Deprec Bldg Value 163,000		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,165	1,165	1165	2001	1165	110.26	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	483	0				Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	130	0				Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	96	0				Foundation	3	Fireplaces	0	
TOTALS		1,165	1,874	1,165				Building RCNLD	163,000	Roof Cover	3	Type AC 03

Alternate Key 3530420
 Parcel ID 07-19-27-0055-000-02100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0216 Subject
 PRC Run: 12/10/2024 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
2002	0100553	07-02-2001	06-07-2002	79,787	0000	SFR/3-700 KENMOORE CT		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
	4484	0054	05-20-2014	CT	U	U	I	81,500				
	2089	1517	03-22-2002	WD	Q	Q	I	96,100				
	1726	1723	06-16-1999	WD	U	M	V	1				
	1346	1899	12-01-1993	WD	U	M	V	1				
								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	163,000	0	233,000	32170	200830	0.00	200830	233000	228,212

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 3603176
Parcel ID 07-19-27-1150-000-00600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0216 Comp 1
PRC Run: 12/10/2024 By
Card # 1 of 1

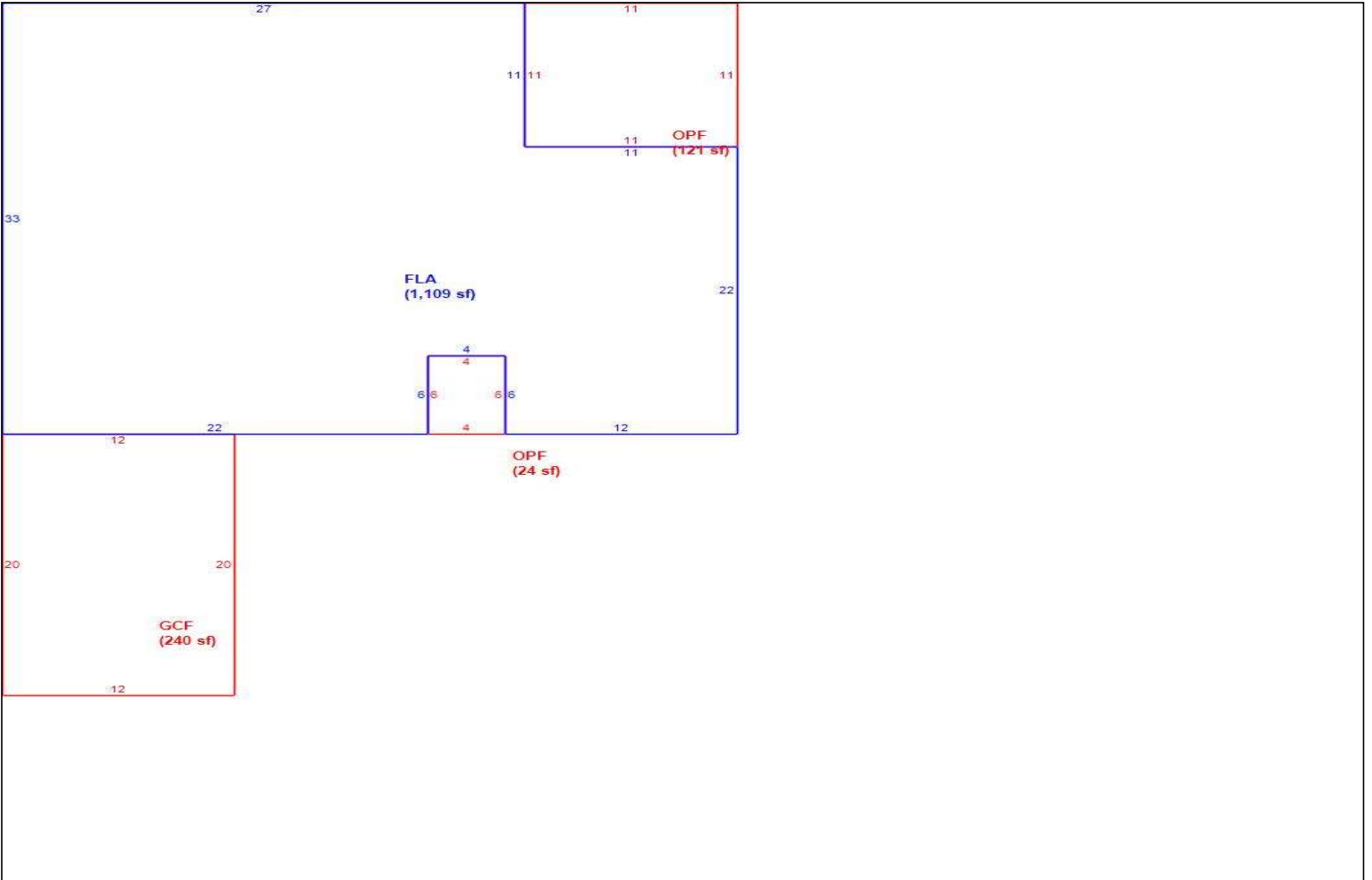
Current Owner			
YOUME GROUP TWO LLC			
604 ENDSLEY AVE			
ALTAMONTE SPRI	FL	32701	

Property Location			
Site Address 2629 WINCHESTER CIR			
EUSTIS FL 32726			
Mill Group	000E	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, WINCHESTER ESTATES SUB LOT 6 PB 36 PG 14 ORB 6262 PG 1421

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500			
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 141,534
		Deprec Bldg Value	128,796
		Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built			Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,109	1,109	1109	1997	1109	100.42	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	240	0	141,534	G	91.00	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	145	0		% Good	0	Wall Type	03	Heat Type	6
TOTALS		1,109	1,494	1,109	Functional Obsol			Foundation	3	Fireplaces	0
					Building RCNLD	128,796		Roof Cover	3	Type AC	03

Alternate Key 3603176
 Parcel ID 07-19-27-1150-000-00600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0216 Comp 1
 PRC Run: 12/10/2024 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	
2004 1998	SALE 96 724	01-01-2003 01-01-1997	03-17-2003 12-31-1997	1 65,000	0000 0000	CHECK VALUE 2BR SFR,2629 WINCHEST CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023156218	6262 1421	12-19-2023	WD	Q	01	I	269,000					
2020021480	5425 0418	02-14-2020	WD	Q	01	I	142,000					
	2911 0841	06-30-2005	WD	Q	Q	I	139,600					
	2271 0583	02-27-2003	WD	Q	Q	I	81,500					
	1496 1543	02-01-1997	WD	Q	Q	I	69,900					
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	
87,500	128,796	0	216,296	0	216296	0.00	216296	216296	212,397	

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Alternate Key 3530217
 Parcel ID 07-19-27-0055-000-00600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0216 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

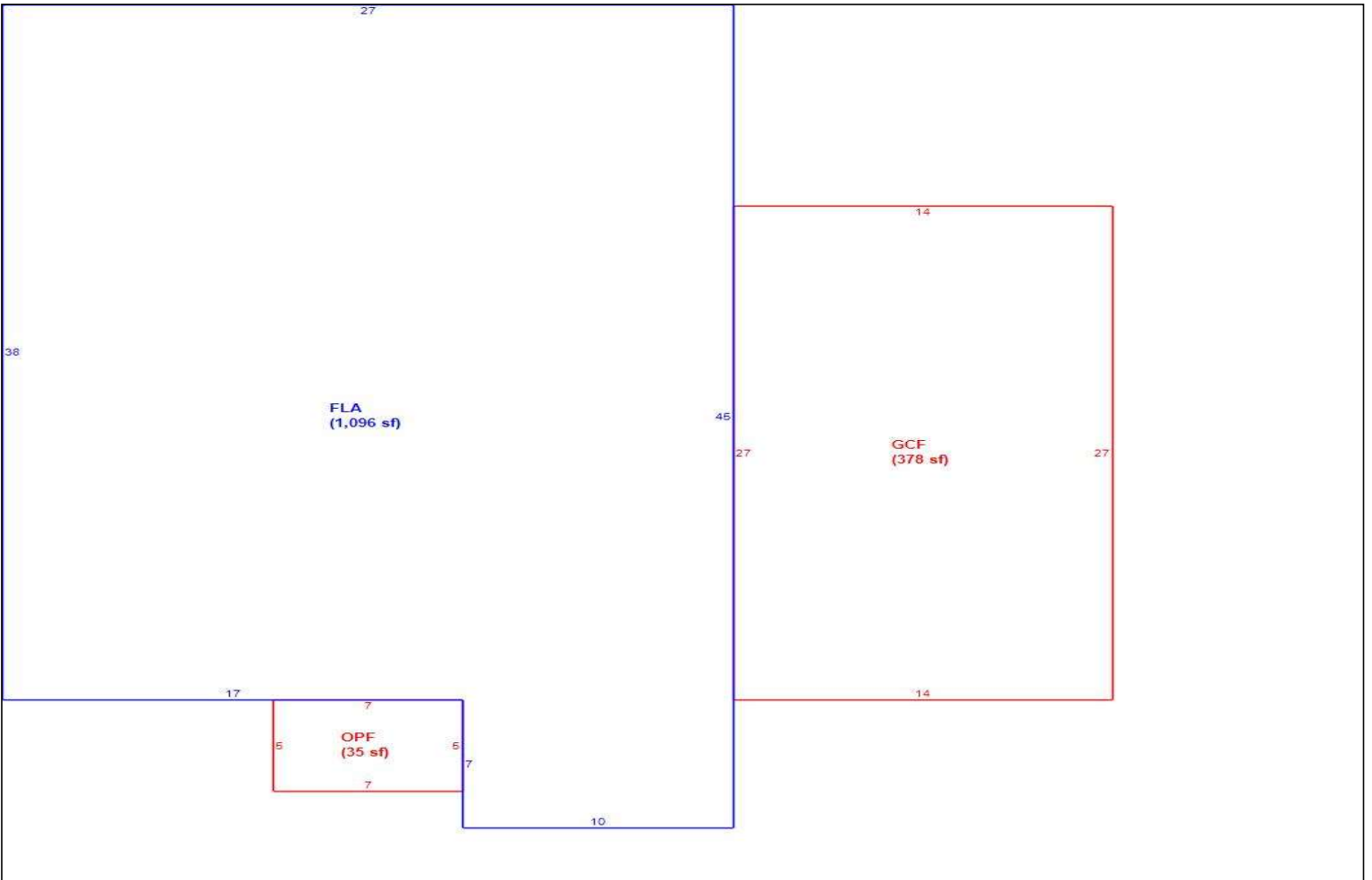
Current Owner		
SHRODE TAYLOR M & JASON L		
602 ARLINGTON CT		
EUSTIS	FL	32726

Property Location			
Site Address 602 ARLINGTON CT			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-14-202

Legal Description
EUSTIS, BAY STATE SOUTH PHASE II SUB LOT 6 PB 30 PGS 1-2 ORB 6343 PG 1688

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	70,000.00	0.0000	1.00	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 156,454	Deprec Bldg Value 151,760	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,096	1,096	1096	2003	1096	110.48	No Stories	1.00	3
GAR	GARAGE FINISH	0	378	0			156,454	Quality Grade	665	2
OPF	OPEN PORCH FINISHE	0	35	0				Wall Type	03	0
TOTALS		1,096	1,509	1,096				Foundation	3	6
					Building RCNLD	151,760		Roof Cover	3	0
								Type AC	03	

Alternate Key 3530217
 Parcel ID 07-19-27-0055-000-00600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0216 Comp 2
 PRC Run: 12/10/2024 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	
2004	03-00192	02-26-2003	02-11-2004	73,504	0000	SFR/2			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024065477	6343	1688	05-21-2024	WD	Q	01	I	275,000	039	HOMESTEAD	2024	25000
2023029166	6107	1342	03-13-2023	WD	Q	01	I	250,000	059	ADDITIONAL HOMESTEAD	2024	25000
2022148255	6052	1330	11-15-2022	TD	U	11	I	180,400				
2018002660	5050	2122	12-22-2017	WD	Q	Q	I	153,000				
	4400	1976	10-03-2013	QC	U	U	I	100				
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	
70,000	151,760	0	221,760	0	221760	50,000.00	171760	196760	217,241	

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Alternate Key 3603346
Parcel ID 07-19-27-1150-000-03100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0216 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

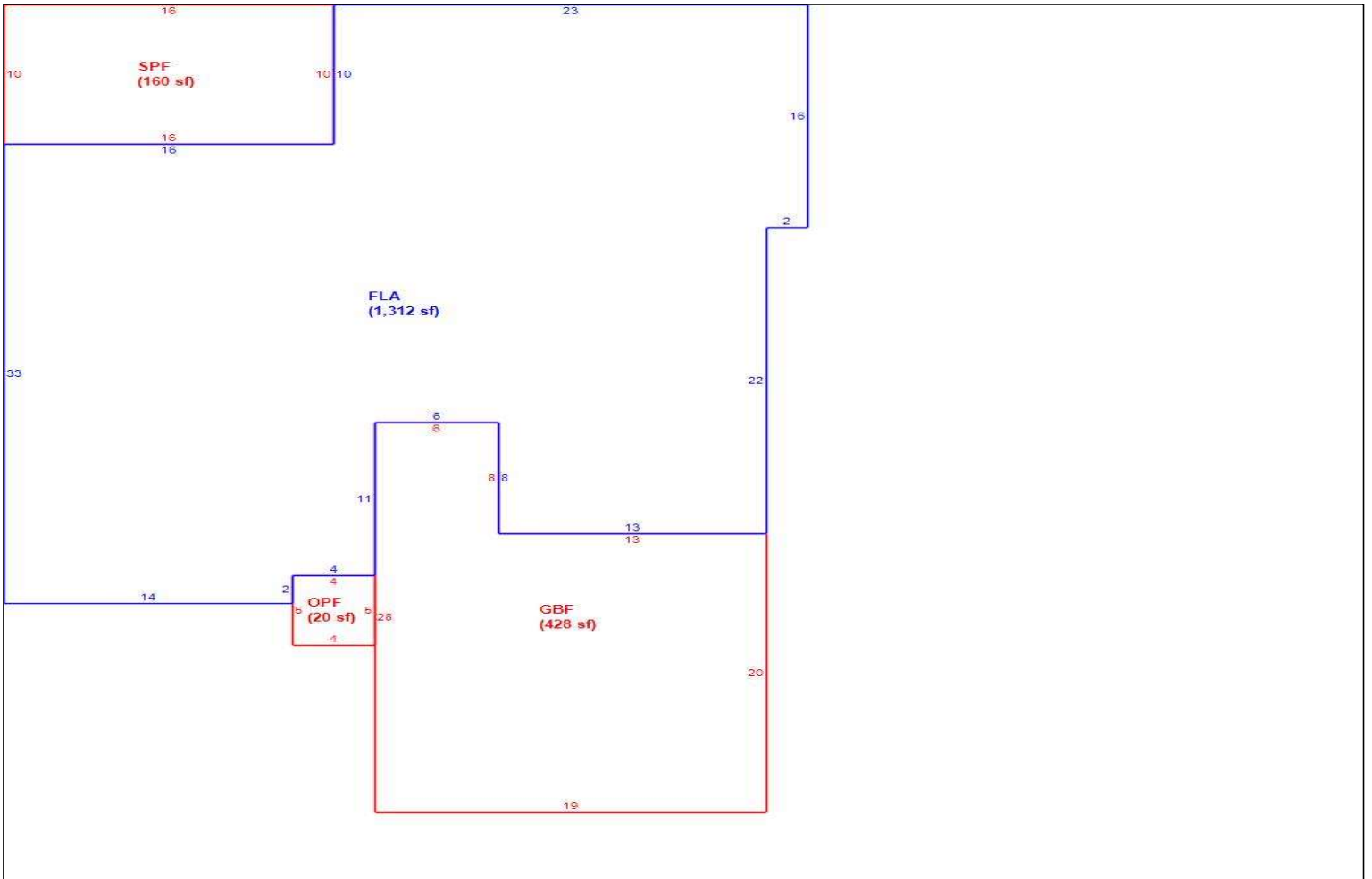
Current Owner		
PROGRESS RESIDENTIAL BORROWER 9 L		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

Property Location		
Site Address 2649 WINCHESTER CIR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 2352	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, WINCHESTER ESTATES SUB LOT 31 PB 36 PG 14 ORB 6288 PG 451

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		87,500				
Classified Acres		0		Classified JV/Mkt 87,500		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 166,743
Deprec Bldg Value 151,736		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail									
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,312	1,312	1312	1997	1312	99.77	166,743	G	91.00	0	151,736	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	428	0									Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0									Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0									Foundation	3	Fireplaces	0
TOTALS		1,312	1,920	1,312									Roof Cover	3	Type AC	03

Alternate Key 3603346
 Parcel ID 07-19-27-1150-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0216 Comp 3
 PRC Run: 12/10/2024 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
1998	9700004	01-02-1997	12-31-1997	82,900	0000	3BR SFR/2649 WINCHESTER C		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024020615	6288	0451	01-31-2024	WD	U	11	100				
2023052258	6136	1244	05-01-2023	WD	Q	01	264,000				
	1914	1952	02-27-2001	WD	Q	Q	86,500				
	1569	1096	12-15-1997	WD	Q	Q	86,500				
	1447	2345	06-01-1996	WD	Q	Q	13,600				
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
87,500	151,736	0	239,236	0	239236	0.00	239236	239236	234,652

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