



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes AH Key 3631951

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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 # 2024-0226	Alternate Key: 3631951	Parcel ID: 08-23-26-0400-000-04500	
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 13845 VISTA DEL LAGO BLVD 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	\$ 344,080	\$ 344,080	
2. Assessed or classified use value, *if applicable	\$ 301,700	\$ 301,700	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 301,700	\$ 301,700	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 8/6/2014 **Price:** \$141,500 Arm's Length Distressed **Book** 4516 **Page** 352

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3631951	3632001	3462769	3604865
Address	13845 VISTA DEL LAGO BLVD	13825 VISTA DEL LAGO BLVD	14041 VISTA DEL LAGO BLVD	10318 calle de flores dr clermont fl 34711
Proximity		same sub	same sub	same sub
Sales Price		\$560,000	\$410,000	\$399,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	0.00%
Adjusted Sale		\$476,000	\$348,500	\$339,915
\$/SF FLA	\$189.78 per SF	\$222.33 per SF	\$198.69 per SF	\$187.90 per SF
Sale Date		12/22/2023	10/23/2023	9/28/2023
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	1,813	2,141	-24600	1,754	4425	1,809	300
Year Built	2000	2000		1992		2004	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2	
Garage/Carpport	2 car	2 car		2 car		2 car	
Porches	295 SF	288 sf		70 sf		403	
Pool	N	Y	-20000	N	0	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. 9.4%	-44600	Net Adj. 1.3%	4425	Net Adj. 0.1%	300
		Gross Adj. 9.4%	44600	Gross Adj. 1.3%	4425	Gross Adj. 0.1%	300
Adj. Sales Price	Market Value \$344,080	Adj Market Value	\$431,400	Adj Market Value	\$352,925	Adj Market Value	\$340,215
	Value per SF 189.78						

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.

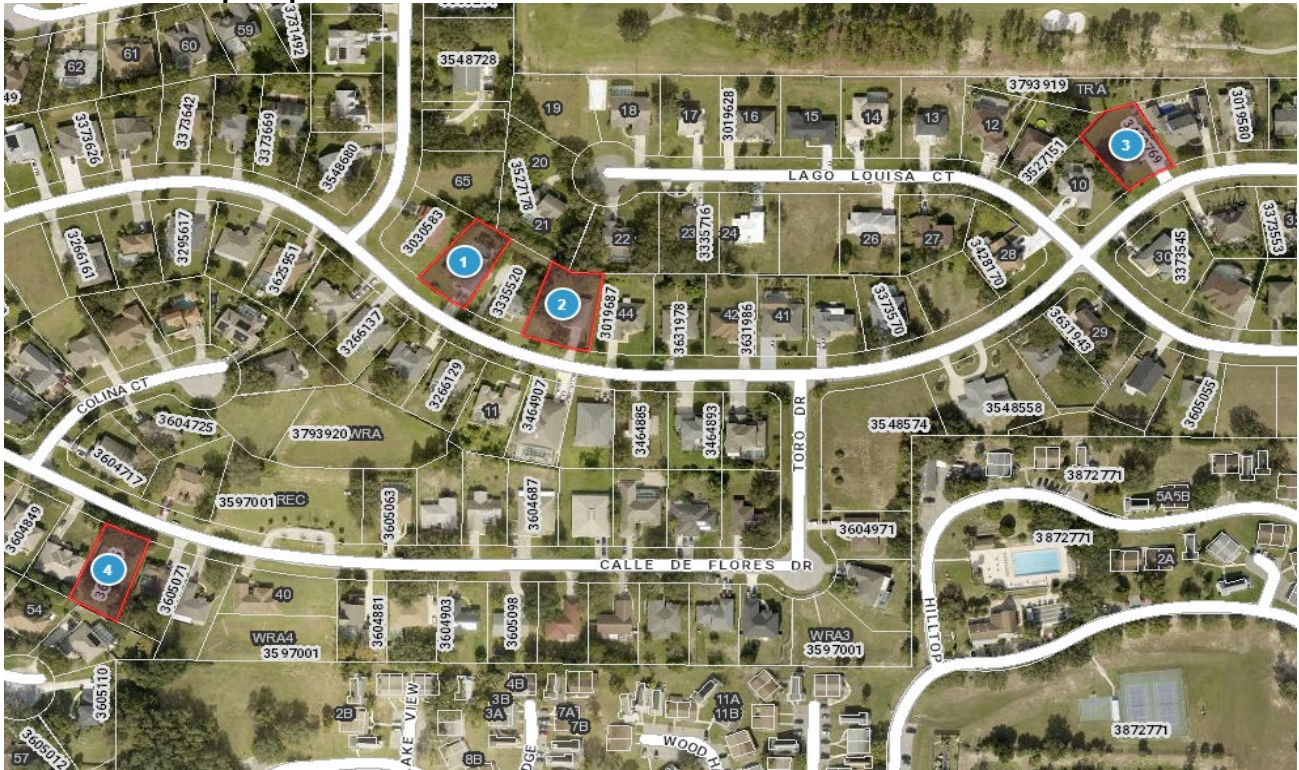
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps: THE PETITIONER COMP 1,2,AND 3 IS IN THE SAME SUB WHICH JUSTIFIED OUR VALUE COMP 4,5,AND 6 IS IN A DIFFERENT SUB, ALL 3 OF OUR COMPS ISMIN THE SUBJECT SUB.

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 11/25/2024

2024-022€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3632001	13825 VISTA DEL LAGO BLVD CLERMONT	same sub
2	subject	3631951	13845 VISTA DEL LAGO BLVD CLERMONT	-
3	comp 2	3462769	14041 VISTA DEL LAGO BLVD CLERMONT	same sub
4	comp 3	3604865	10318 calle de flores dr clermont fl 34711	same sub
5				
6				
7				
8				

Alternate Key 3631951
Parcel ID 08-23-26-0400-000-04500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0226 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

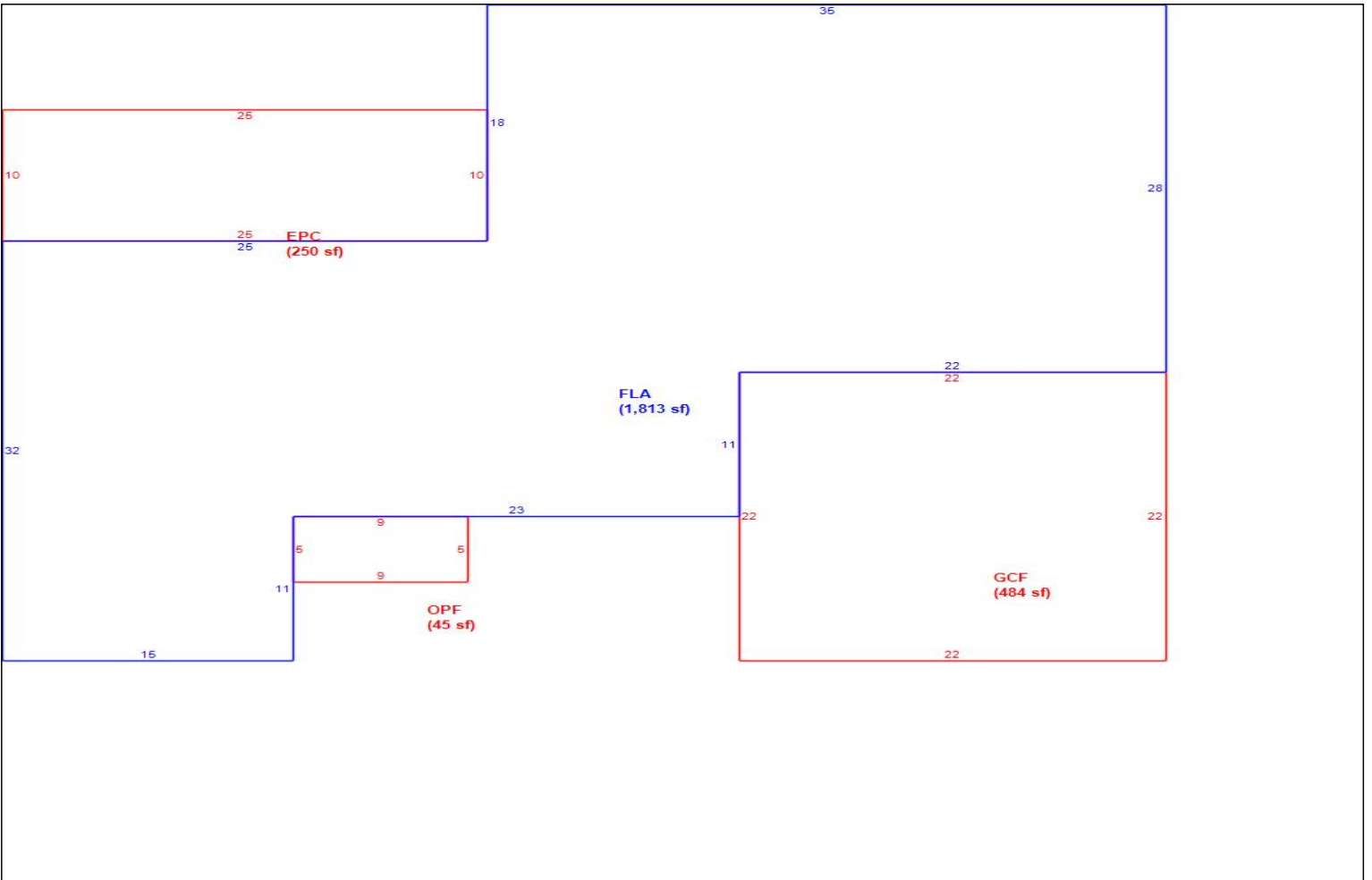
SUBJECT

Property Location			
Site Address 13845 VISTA DEL LAGO BLVD			
CLERMONT FL 34711			
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
VISTAS SUB LOT 45 PB 29 PGS 76-77 ORB 4516 PG 352

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 251,629	Deprec Bldg Value 244,080	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
EPF	ENCLOSED PORCH FIN	0	250	0	2000	1813	112.13	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,813	1,813	1813				Quality Grade	675	Half Baths	0
GAR	GARAGE FINISH	0	484	0				Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	45	0				Foundation	3	Fireplaces	0
TOTALS		1,813	2,592	1,813				Roof Cover	3	Type AC	03

Alternate Key 3631951
 Parcel ID 08-23-26-0400-000-04500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0226 Subject
 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	
2009	2008050349	10-24-2008	04-21-2009	10,750	0000	10X25 PORCH TO LIV & 8X25 SLAB (AT	04-21-2009		
2005	SALE	01-01-2004	01-05-2005	1	0000	CHECK VALUE			
2001	9921630	01-03-2000	03-06-2001	1	0000	SFR/13845 VISTA DEL LAGO			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4516	0352	08-06-2014	CT	U	U	I	141,500			
	2547	0990	03-16-2004	WD	Q	Q	I	159,000			
	2547	0989	12-05-2003	WD	U	U	I	0			
	2430	0162	10-14-2003	CT	U	U	I	0			
	1780	0618	12-15-1999	WD	Q	Q	V	28,000			
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
100,000	244,080	0	344,080	42380	301700	0.00	301700	344080	336,498

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Alternate Key 3632001
Parcel ID 08-23-26-0400-000-04700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0226 Comp 1
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
ALBERTSON TREY & JESSICA		
13825 VISTA DEL LAGO BLVD		
CLERMONT	FL	34711

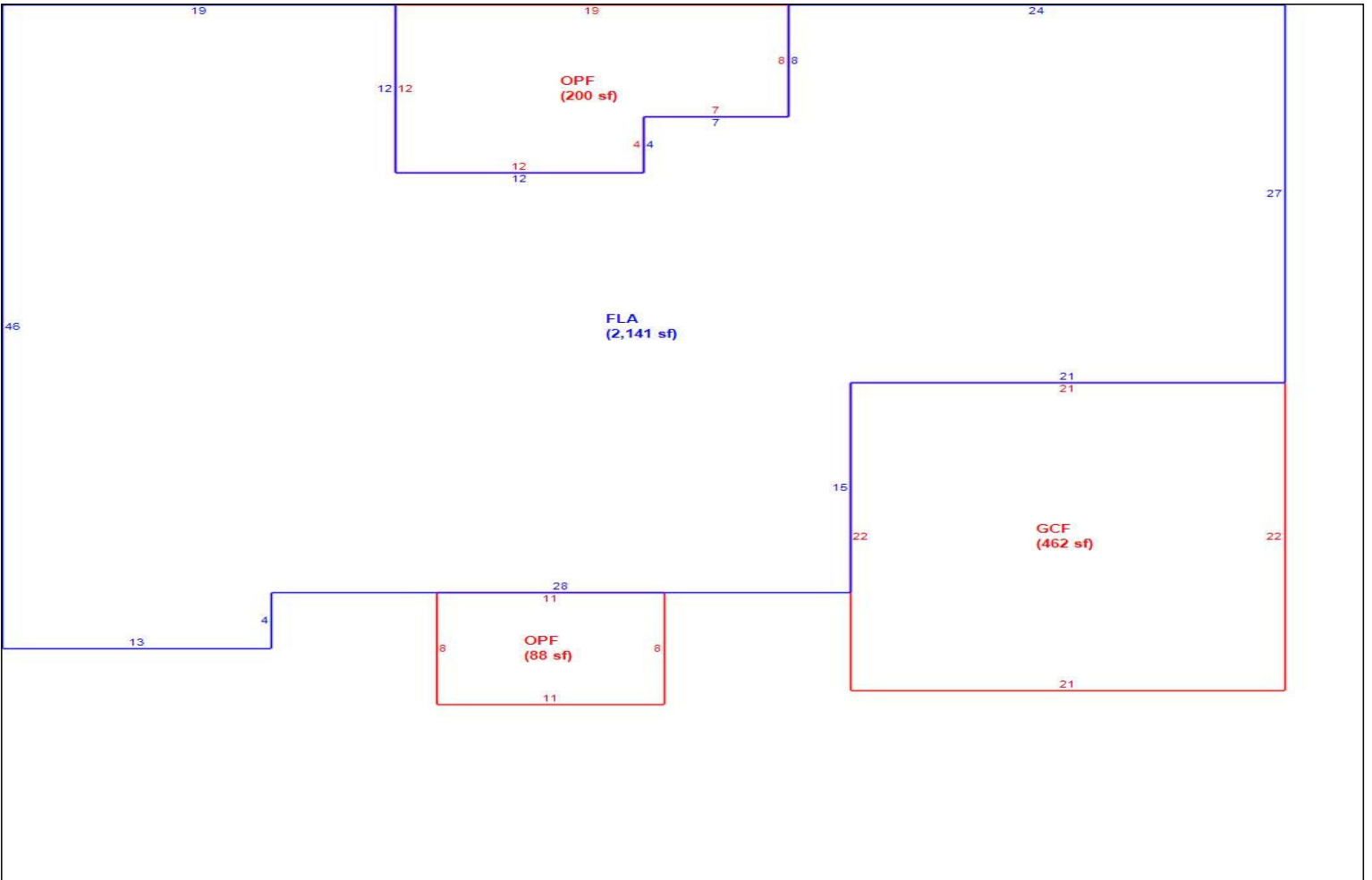
COMP # 1

Property Location			
Site Address 13825 VISTA DEL LAGO BLVD			
CLERMONT FL 34711			
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	11-18-201

Legal Description
VISTAS SUB LOT 47 PB 29 PGS 76-77 ORB 6266 PG 846

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 280,791
		Deprec Bldg Value	272,367
		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	2,141	2,141	2141	Effective Area	2141	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	Base Rate	110.03	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	288	0	Building RCN	280,791	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		2,141	2,891	2,141	Building RCNLD	272,367				

Alternate Key 3632001
Parcel ID 08-23-26-0400-000-04700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0226 Comp 1
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
POL2	SWIMMING POOL - RESIDENTIAL	782.00	SF	35.00	2005	2005	27370.00	85.00	23,265
PLD3	POOL/COOL DECK	588.00	SF	7.33	2005	2005	4310.00	70.00	3,017
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	55.00	3,850
PUG6	POOL UPGRADE	1.00	UT	30000.00	2005	2005	30000.00	85.00	25,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY24	01-01-2023		1	0030	V4			
2020	2019020778	03-03-2019	11-18-2019	1,540	0002	REPL WINDOWS 8	11-18-2019		
2006	2003110632	01-01-2005	01-27-2006	100,000	0000	POL SPA TO 06			
2005	2003110632	03-18-2004	01-05-2005	100,000	0000	POL & SPA TO 05			
2004	2003110632	11-17-2003	03-18-2004	100,000	0000	POOL & SPA			
2001	9811047	05-02-2000	03-06-2001	115,000	0000	SFR FOR 201			
2000	9811047	04-19-1999	05-02-2000	115,000	0000	SFR FOR Y2K			
1999	9811047	11-09-1998	12-01-1998	115,000	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024001548	6266 0846	12-22-2023	WD	Q	01	I	560,000	003	DISABILITY VETERAN	2024	5000
2022016201	5890 0195	01-27-2022	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000
	4701 0687	09-21-2015	WD	U	U	I	219,900	059	ADDITIONAL HOMESTEAD	2024	25000
	4617 1921	04-15-2015	CT	U	U	I	51,000				
	1654 0439	10-08-1998	WD	Q	Q	V	22,000				
Total											55,000.00

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	272,367	55,632	427,999	0	427999	55,000.00	372999	397999	419,394

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Alternate Key 3462769
 Parcel ID 08-23-26-0400-000-00900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0226 Comp 2
 PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
AMORIM LETICIA		
14041 VISTA DEL LAGO BLVD		
CLERMONT	FL	34711

COMP # 2

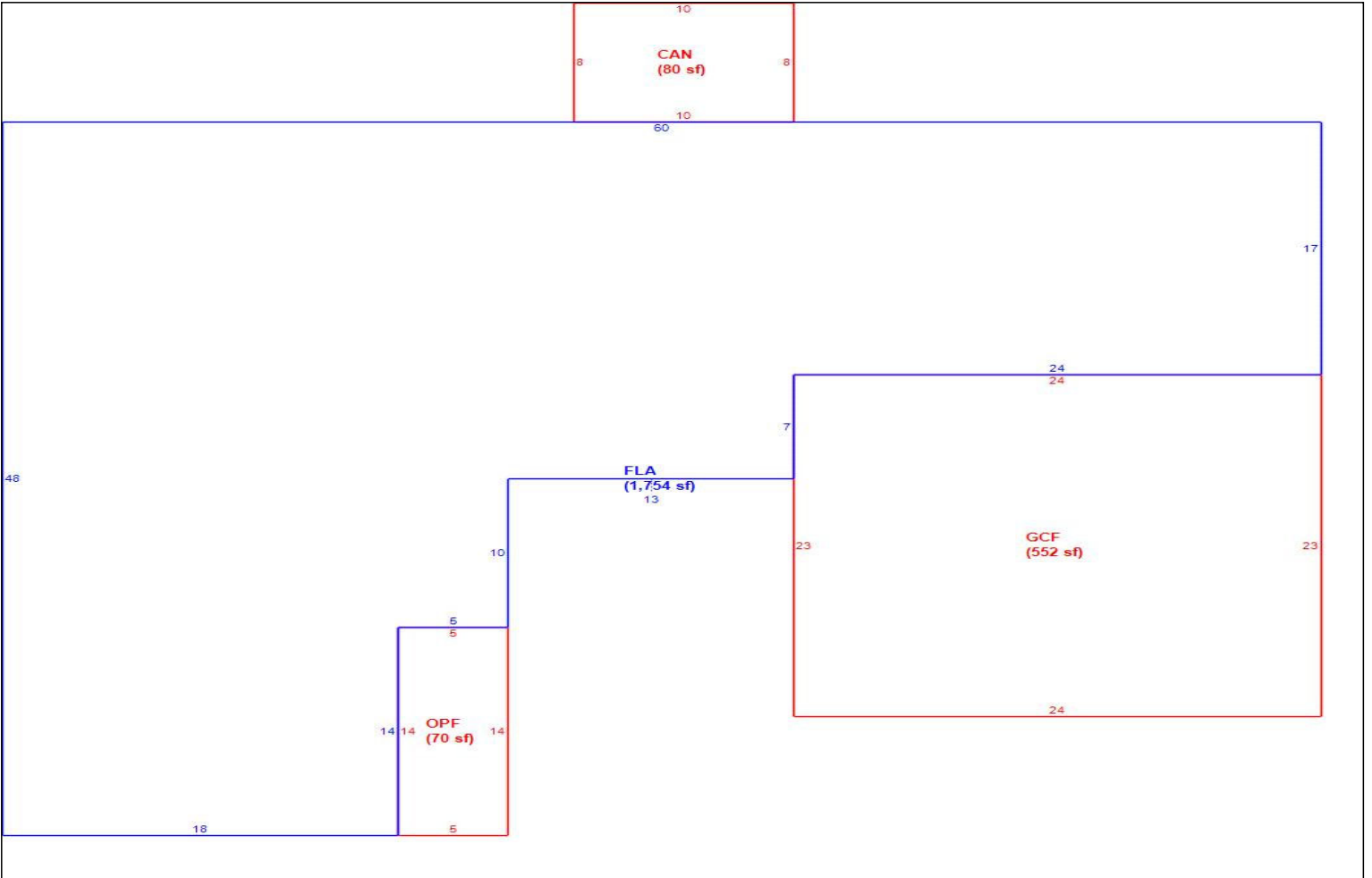
Property Location			
Site Address	14041 VISTA DEL LAGO BLVD		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 03-02-202

Legal Description
VISTA SUB LOT 9 PB 29 PGS 76-77 ORB 6233 PG 1331

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 241,268 Deprec Bldg Value 234,030 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	1,754	1,754	1754	1992	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	112.29	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	70	0	241,268	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,754	2,456	1,754	97.00	Roof Cover	3	Type AC	03

Alternate Key 3462769
Parcel ID 08-23-26-0400-000-00900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0226 Comp 2
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	
2022	2021090978	09-22-2021	03-02-2022	12,388	0002	REPL WINDOWS			
2021	20191210769	01-01-2020	10-26-2020	3,353	0002	REPL WINDOWS 4	10-27-2020		
2005	SALE	01-01-2004	01-05-2005	1	0000	CHECK VALUE			
2003	SALE	01-01-2002	02-25-2003	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023132495	6233 1331	10-23-2023	WD	Q	01	I	410,000					
2016001236	4724 2134	12-21-2015	WD	Q	Q	I	182,500					
	4289 0471	02-27-2013	WD	U	U	I	147,000					
	4187 0442	06-27-2012	CT	U	U	I	0					
	2629 2437	07-29-2004	WD	Q	Q	I	165,000					
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	
100,000	234,030	0	334,030	0	334030	0.00	334030	334030	326,670	

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Alternate Key 3604865
 Parcel ID 08-23-26-0415-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0226 Comp 3
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Current Owner		
PRESTON COREY & GRINDEL		
10318 CALLE DE FLORES DR		
CLERMONT	FL	34711

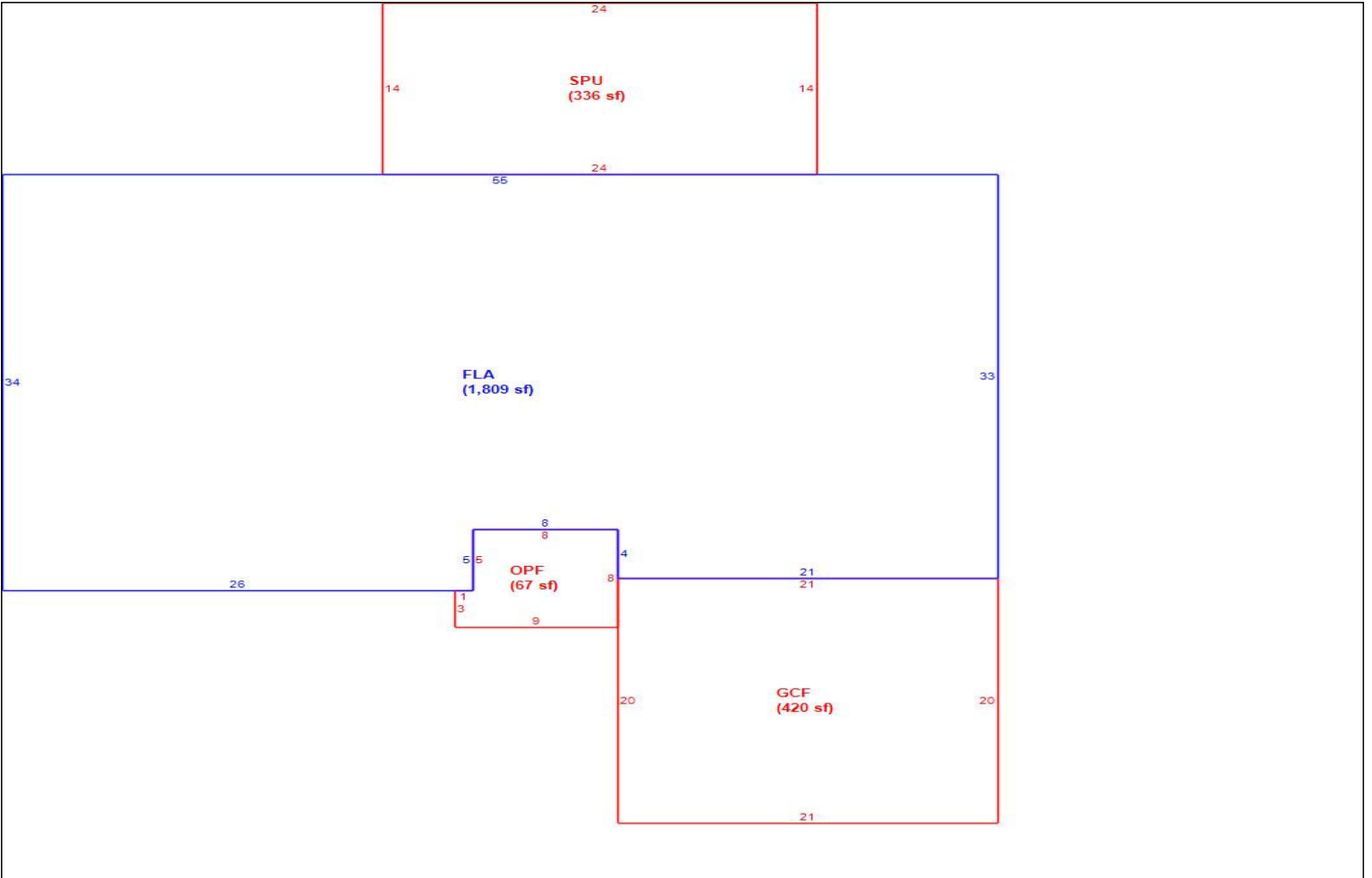
COMP # 3

Property Location			
Site Address	10318 CALLE DE FLORES DR		
	CLERMONT	FL	34711
Mill Group	0003	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
2ND ADD TO VISTAS SUB LOT 37 PB 35 PGS 88-89 ORB 6220 PG 28

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 248,387 Deprec Bldg Value 240,935 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,809	1,809	1809	Effective Area	1809	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	112.14	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	67	0	Building RCN	248,387	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	336	0	Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Functional Obsol	0		
TOTALS		1,809	2,632	1,809	Building RCNLD	240,935	Roof Cover	3	Type AC	03

Alternate Key 3604865
 Parcel ID 08-23-26-0415-000-03700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0226 Comp 3
 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	
2007	2006090097	09-08-2006	03-16-2007	10,898	0000	ELITE ROOM 14X24	03-15-2007		
2005	2003101061	01-01-2004	07-15-2004	96,404	0000	SFR 10318 CALLE DE FLORES DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023121020	6220	0028	09-28-2023	WD	U	19	I	399,900	039	HOMESTEAD	2024	25000
2022143864	6048	0042	10-31-2022	PO	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2570	1659	04-27-2004	WD	Q	Q	I	165,100				
	2226	0217	12-06-2002	WD	Q	Q	V	37,500				
	2039	2125	12-10-2001	WD	Q	Q	V	31,000				
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	240,935	0	340,935	0	340935	50,000.00	290935	315935	333,368	

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