



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Alt Key 3930646*

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>2024-0232</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9-12-24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AMH Development, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>11-22-24-0600-000-01000 6178 Little Bluff Circle</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<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. 193.1555(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"/> 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0232	Alternate Key: 3930646	Parcel ID: 11-22-24-0600-000-01000	
Petitioner Name Ryan, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 6178 LITTLE BLUFF CIR MASCOTTE		<input checked="" type="checkbox"/> Check if Multiple Parcels *additional parcels listed on petition
Owner Name AMH Development LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 298,270	\$ 298,270	
2. Assessed or classified use value, *if applicable	\$ 282,770	\$ 282,770	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 282,770	\$ 282,770	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 11/18/2023 Price: \$1,800,000 Arm's Length Distressed Book 5588 Page 1482

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3930646	3914220	3923981	3914228
Address	6178 LITTLE BLUFF CIR MASCOTTE	195 HYDRA WAY GROVELAND	209 Juno Dr. Groveland	214 HYDRA WAY GROVELAND
Proximity				
Sales Price		\$393,000	\$355,000	\$359,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.40%	0.80%
Adjusted Sale		\$334,050	\$303,170	\$308,022
\$/SF FLA	\$150.87 per SF	\$175.35 per SF	\$170.61 per SF	\$183.02 per SF
Sale Date		2/29/2024	11/7/2023	10/17/2023
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	1,977	1,905	3600	1,777	10000	1,683	14700
Year Built	2023	2019		2022		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2.0	3500	2.	3500	2.0	3500
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/OPF	-2000	OPF/PAT		OPF/OPF	-2000
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	NONE	NONE		NONE		NONE	
Site Size	.10 AC	.15 AC	-16000	.14 AC	-16000	.14 AC	-16000
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 3.3%	-10900	-Net Adj. 0.8%	-2500	Net Adj. 0.1%	200
		Gross Adj. 7.5%	25100	Gross Adj. 9.7%	29500	Gross Adj. 11.8%	36200
Adj. Sales Price	Market Value \$298,270	Adj Market Value	\$323,150	Adj Market Value	\$300,670	Adj Market Value	\$308,222
	Value per SF 150.87						

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.

see petition 0229

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: R. Bryan Boone

DATE 11/1/2024



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject
1-26	subject	multiple	multiple	-
27	1	3914220	195 Hydra Way Groveland	1.55 mi
28	2	3923981	209 Juno Dr. Groveland	1.60 mi
29	3	3914228	214 Hydra Way Groveland	1.60 mi



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Alternate Key 3930646
Parcel ID 11-22-24-0600-000-01000

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

Current Owner		
AMH DEVELOPMENT LLC		
280 E PILOT RD		
LAS VEGAS	NV	89119

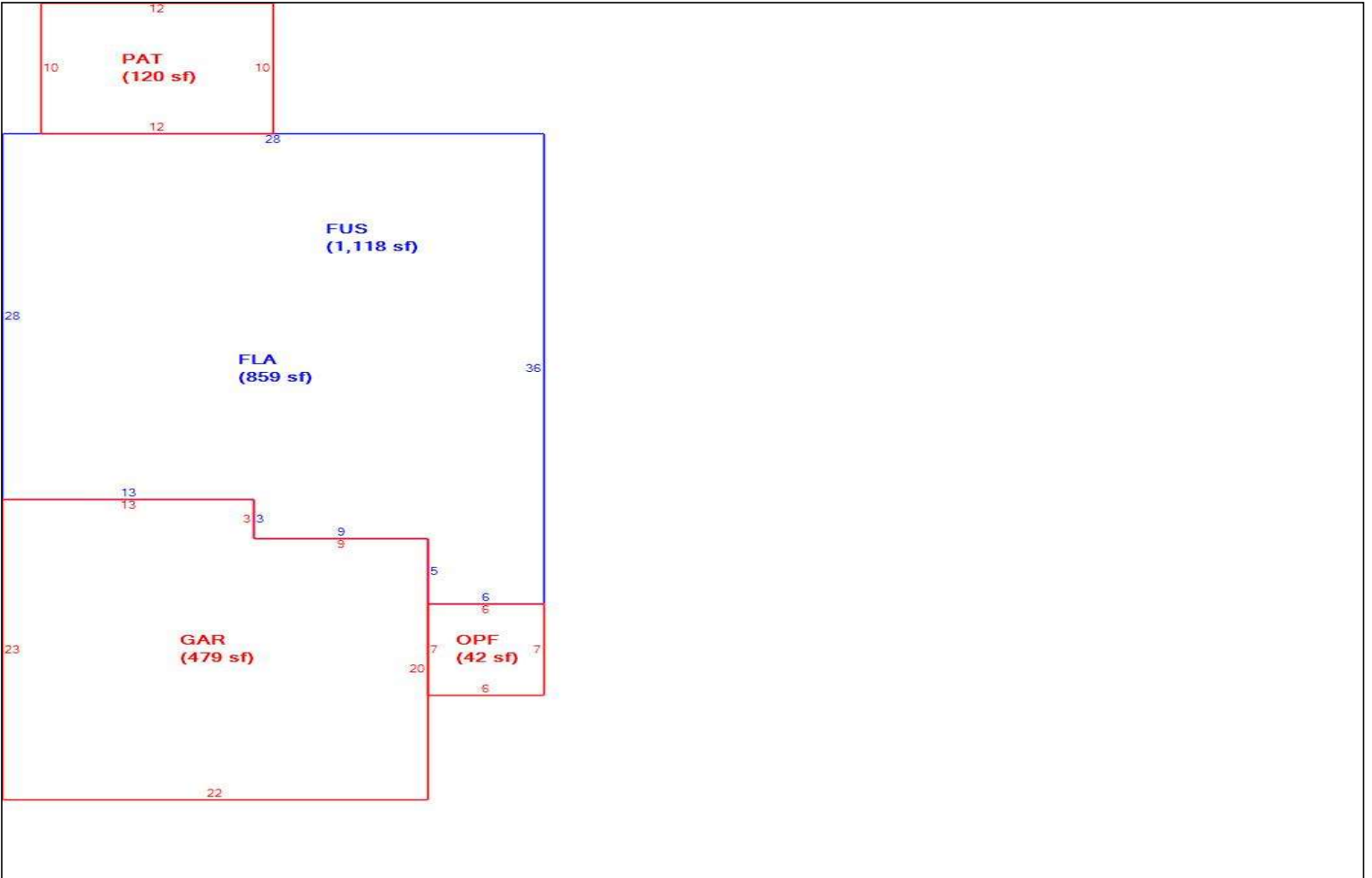
subject 0232

Property Location		
Site Address 6178 LITTLE BLUFF CIR		
MASCOTTE FL 34753		
Mill Group	OMA1	NBHD 3349
Property Use		Last Inspection
00100	SINGLE FAMILY	RBB 10-11-202

Legal Description
ROPER TRAILS PB 76 PG 86-89 LOT 10

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	45,000.00	0.0000	1.20	1.000	1.000	0	54,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		54,000		
Classified Acres		0		Classified JV/Mkt		54,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 244,270
Deprec Bldg Value 244,270		Multi Story 1	



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	859	859	859	2023	Effective Area	1977	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,118	1,118	1118		Base Rate	99.18	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	479	0		Building RCN	244,270	Condition	VG	Wall Type	03
OPF	OPEN PORCH FINISHE	0	42	0		% Good	100.00	Foundation	3	Fireplaces	6
PAT	PATIO UNCOVERED	0	120	0		Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		1,977	2,618	1,977		Building RCNLD	244,270				

Alternate Key 3930646
 Parcel ID 11-22-24-0600-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 11/1/2024 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	
2024	485-23-01	01-10-2023	10-11-2023	168,159	0001	SFR 1979SF 6178 LITTLE BLUFF CIR	10-11-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2020132615	5588	1482	11-18-2020	WD	Q	05	V	1,800,000				
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	
54,000	244,270	0	298,270	15500	282770	0.00	282770	298270	35,000	

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 3914220
Parcel ID 12-22-24-0021-000-11000

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

Current Owner		
CREWS JOHN L JR		
195 HYDRA WAY		
GROVELAND	FL	34736

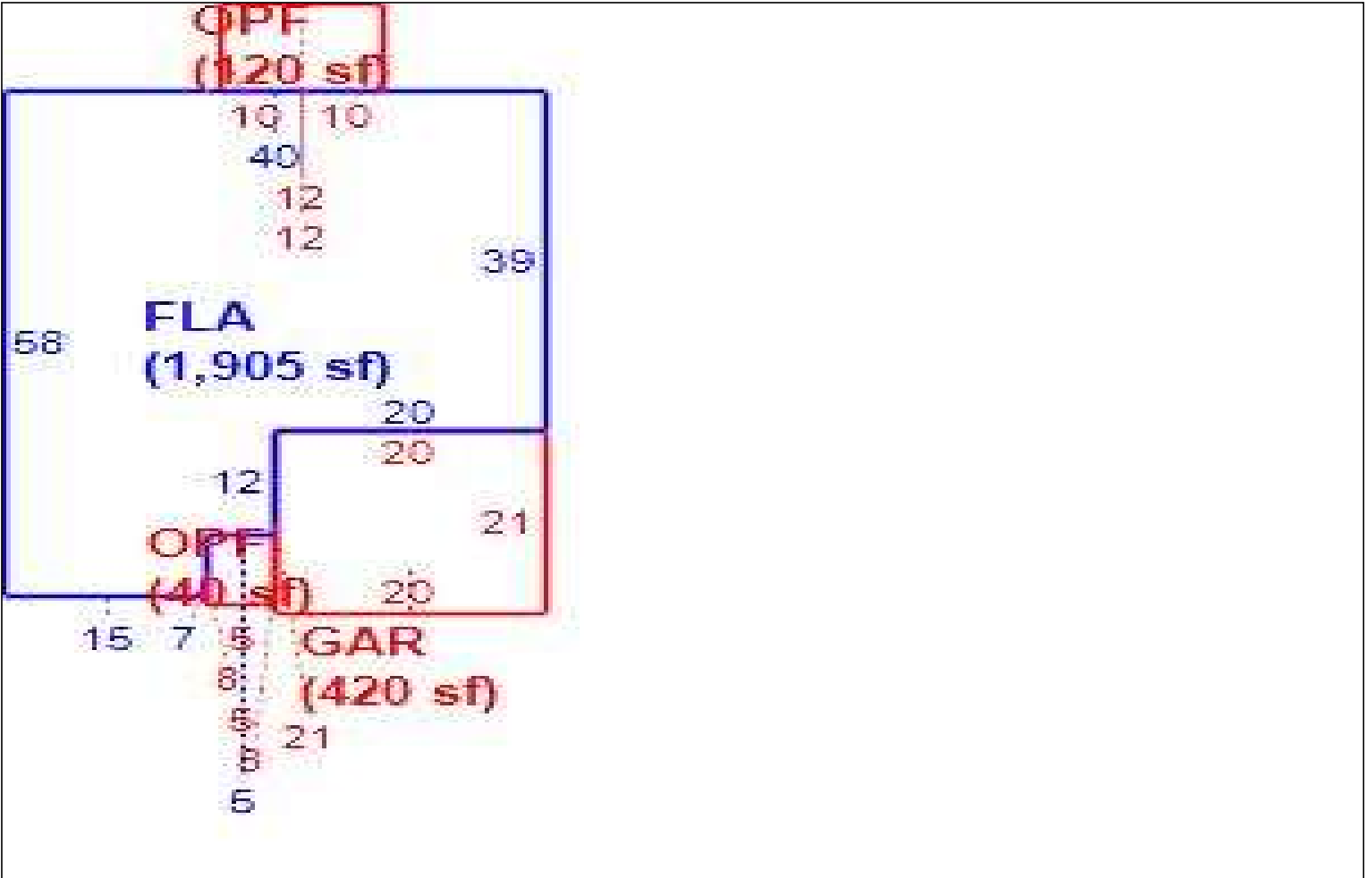
comp 1

Property Location			
Site Address 195 HYDRA WAY			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	01-17-202

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 110 ORB 6296 PG 363

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 264,199
Deprec Bldg Value 256,273		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	420	0	Base Rate	115.87	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	264,199	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		1,905	2,485	1,905	Building RCNLD	256,273					

Alternate Key 3914220
 Parcel ID 12-22-24-0021-000-11000

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 11/1/2024 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
2020	IMPS	01-01-2019	01-17-2020	1	0001	SFR FOR 2020	01-17-2020	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2024026855	6296	0363	02-29-2024	WD	Q	01	I	393,000				
2019137620	5384	1316	11-25-2019	WD	Q	Q	I	239,500				
2019046591	5270	0819	04-23-2019	WD	U	M	V	549,900				
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
70,000	256,273	0	326,273	25993	300280	0.00	300280	326273	318,020

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Alternate Key 3923981
Parcel ID 12-22-24-0022-000-18800

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

Current Owner			
MOHAMMED ADAM A & LISA MANGAR			
68 OPAL ST			
ELMONT	NY	11003	

comp 2

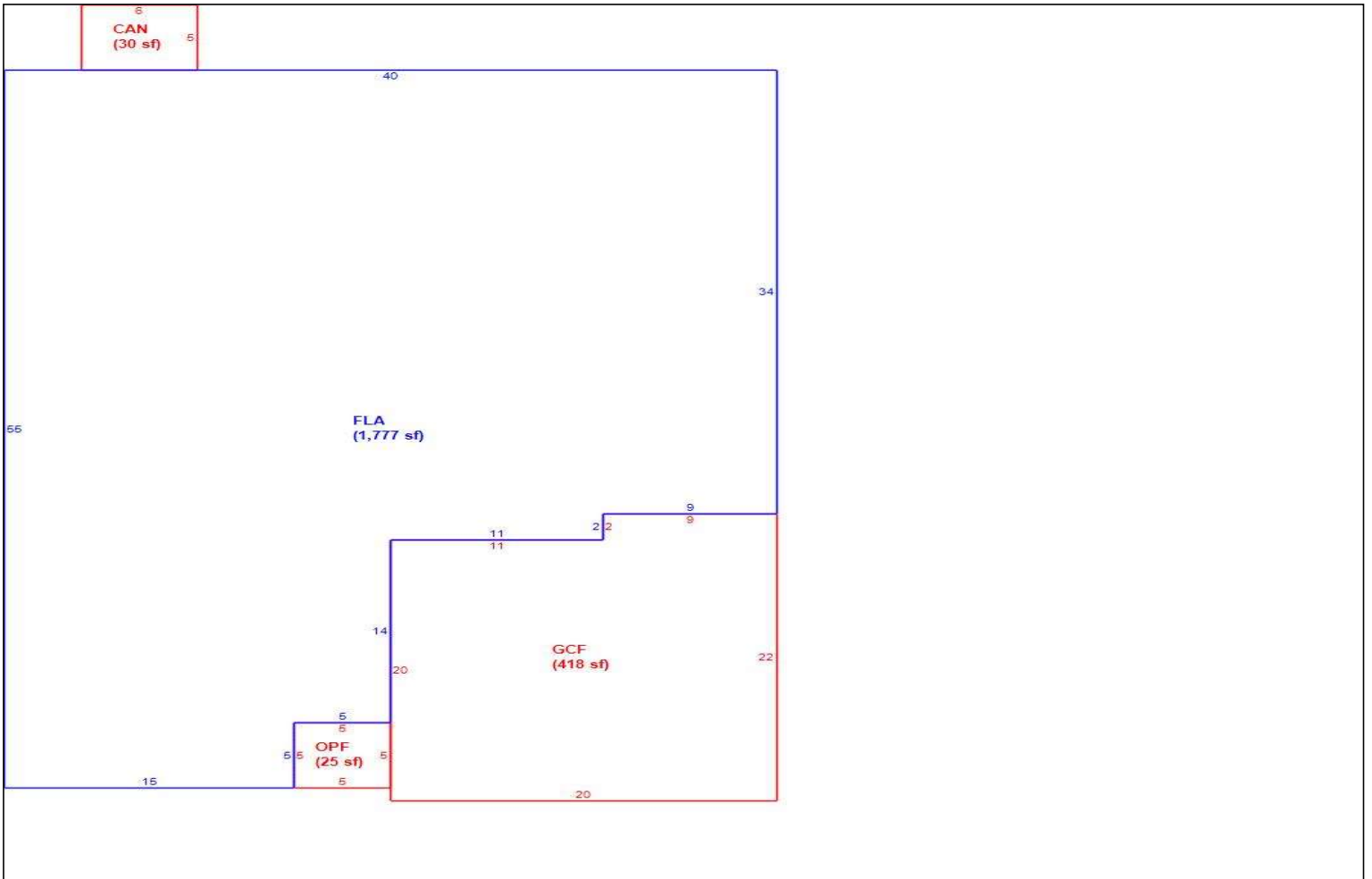
Property Location			
Site Address 209 JUNO DR			
		GROVELAND	FL 34736
Mill Group	00GR	NBHD	4537

Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	10-04-202

Legal Description
PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-6 LOT 188 ORB 6244 PG 1969

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 247,997
		Deprec Bldg Value	247,997
		Multi Story	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,777	1,777	1777	Effective Area	1777	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	Base Rate	116.23	Quality Grade	680	Half Baths	
OPF	OPEN PORCH FINISHE	0	25	0	Building RCN	247,997	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	30	0	Condition	VG	Foundation	3	Fireplaces	
		% Good	100.00		Functional Obsol		Roof Cover	3	Type AC	03
TOTALS		1,777	2,250	1,777	Building RCNLD	247,997				

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
2023	2106-0330	08-02-2021	10-04-2022	244,062	0001	SFR 209 JUNO DR	01-01-2023	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023141888	6244	1969	11-07-2023	WD	Q	01	I	355,000				
2023100681	6196	1114	08-10-2023	WD	U	11	I	0				
2022038329	5919	1926	03-11-2022	WD	Q	03	I	358,000				
2021087052	5737	0379	06-22-2021	WD	Q	05	V	10,000				
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	247,997	0	317,997	0	317997	0.00	317997	317997	310,061

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Alternate Key 3914228
Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

Current Owner		
ROTTON COURTNEY AND KYLE WRIGHT		
214 HYDRA WAY		
GROVELAND	FL	34736

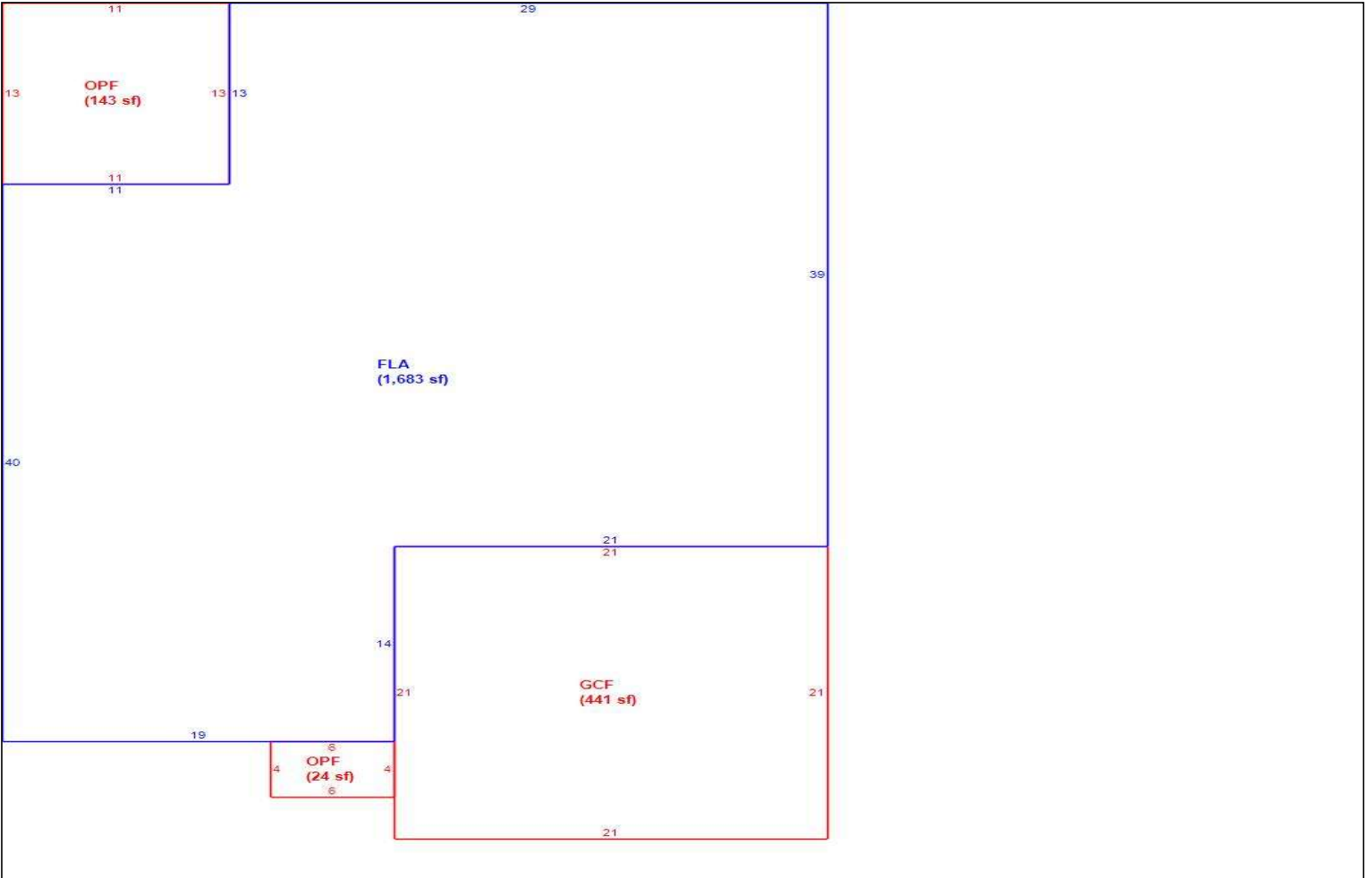
comp 3

Property Location			
Site Address 214 HYDRA WAY			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	10-03-201

Legal Description
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

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 239,728	Deprec Bldg Value 232,536	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	1,683	1,683	1683	2019	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	441	0	116.51	Quality Grade	680	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	167	0	239,728	Wall Type	03	Heat Type	6		
						% Good	97.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,683	2,291	1,683	232,536						

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	
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023129015	6229	1409	10-17-2023	WD	Q	01	I	359,000	039	HOMESTEAD	2024	25000
2019130183	5375	0414	11-08-2019	WD	Q	Q	I	258,300	059	ADDITIONAL HOMESTEAD	2024	25000
2019033413	5254	1765	03-19-2019	WD	U	M	V	319,200				
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	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222	

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