

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes Alt Key 3930670

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 GLERK OF THE VAL	LUE ADJUSTMENT BOARD (	VAE)
Petition # 200	34-024-3 County Lake	Tax year <b>2024</b>	Date received 9.12.24
<u>i</u> and the second seco	COMPLETED BY T	HE PENNIONER	
PART 1. Taxpayer			
	erican Homes 4 Rent, LLC; AMH Development, LLC	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 # 6078 Little E	00-000-03400 Bluff Circle
Phone 954-740-62	40	Email ResidentialA	ppeals@ryan.com
	preceive information is by US mail. If possible		
	etition after the petition deadline. I have attac t support my statement.	hed a statement of the reasons	I filed late and any
your evidence to evidence. The V	he hearing but would like my evidence consider the value adjustment board clerk. Florida law a AB or special magistrate ruling will occur under A Dec. 1.4 units Industrial and missellence	llows the property appraiser to cro er the same statutory guidelines a	oss examine or object to your s if you were present.)
	Res. 1-4 units Industrial and miscellaneou Res. 5+ units Agricultural or classified use		Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason f	or Petition Check one. If more than	one, file a separate petition.	
Real property va Denial of classification	alue (check one) 🗹 decrease 🔲 increase ication	Denial of exemption Select	or enter type:
Tangible persona return required by	rent reduction substantially complete on January 1 al property value (You must have timely filed y s.193.052. (s.194.034, F.S.)) for catastrophic event	Denial for late filing of exem (Include a date-stamped cop a Qualifying improvement (s. 193 ownership or control (s. 193.1 193.1555(5), F.S.)	by of application.) .1555(5), F.S.) or change of
	this is a joint petition. Attach a list of units, pa that they are substantially similar. (s. 194.01		erty appraiser's
by the request group.	(in minutes) you think you need to present you ed time. For single joint petitions for multiple un or I will not be available to attend on specific	its, parcels, or accounts, provide t	the time needed for the entire
evidence directly to appraiser's evidence	to exchange evidence with the property appra the property appraiser at least 15 days befor e. At the hearing, you have the right to have	re the hearing and make a writte witnesses sworn.	n request for the property
of your property rec information redacte	regardless of whether you initiate the eviden cord card containing information relevant to the d. When the property appraiser receives the how to obtain it online.	e computation of your current as	ssessment, with confidential

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.** 

DADT 2 Toxpoyor Signature		
PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or author Written authorization from the taxpayer is required for ac collector.	prization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have acces Under penalties of perjury, I declare that I am the owner petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professiona Complete part 4 if you are the taxpayer's or an affiliated representatives.	al Signature entity's employee or you are one of the follow	ing licensed
I am (check any box that applies):		
	(taxpayer or an affiliated enti	ity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapt		<u> 26182</u>
A Florida real estate broker licensed under Chapter		
A Florida certified public accountant licensed under Chapter		
I understand that written authorization from the taxpayer appraiser or tax collector.	•	
Under penalties of perjury, I certify that I have authorizat am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an agent	for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	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 on AND (check one)	· ·	s listed in part 4 above
Attached is a power of attorney that conforms to the taxpayer's authorized signature OR _ the taxpayer's at	requirements of Part II of Chapter 709, F.S., e uthorized signature is in part 3 of this form.	executed with the
I am an uncompensated representative filing this pet	ition AND (check one)	
the taxpayer's authorization is attached OR [] the tax	axpayer's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer appraiser or tax collector.	r is required for access to confidential informa	tion from the property
Under penalties of perjury, I declare that I am the owner becoming an agent for service of process under s. 194. facts stated in it are true.	r's authorized representative for purposes of f 011(3)(h), Florida Statutes, and that I have re	iling this petition and of ad this petition and the
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

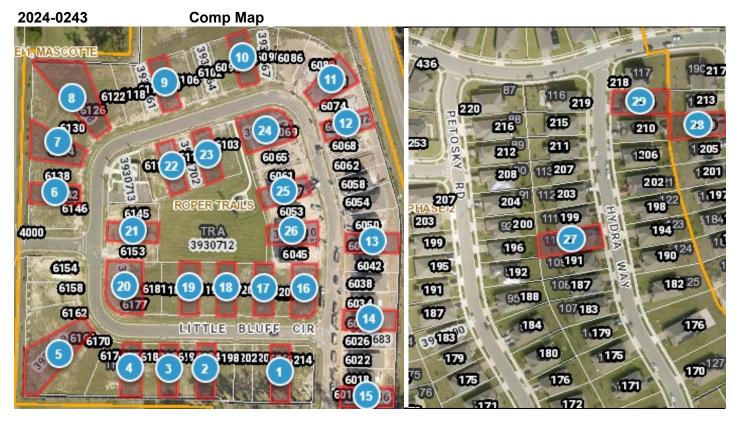
RESIDENTIAL												
Petition #	ł	2024-0243		Alternate K	ey: <b>3930670</b>	Parcel II	D: <b>11-22-24-06</b>	00-000-03400				
Petitioner Name		Ryan, LLc					Check if Mu	Itiple Parcels				
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property			*additional pa	rcels listed				
Other, Explain:				Address	INIA	SCOTTE	-	etition				
Owner Name		Developmen	tllc	Value from		ore Board Action						
		Developmen		TRIM Notic		ented by Prop Appr		Board Action				
	<u> </u>											
1. Just Value, rec	•			\$ 298,2		298,27						
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 282,7	70 \$	282,77	0					
3. Exempt value,	*enter "0" if nor	ne		\$	-							
4. Taxable Value,	*required			\$ 282,7	70 \$	282,77	0					
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority value	es may differ.						
Last Sale Date	11/18/2023	Pric	ce:\$1,80	00,000	✓ Arm's Length	Distressed	Book <u>5588</u> B	Page <u>1482</u>				
ITEM	Subje	ct	Compara	able #1	Compai	rable #2	Compara	ble #3				
AK#	39306		3914		3923		39142					
	6078 LITTLE B		195 HYDF		209 Juno Dr	. Groveland	214 HYDF					
Address	MASCO	TTE	GROVE	LAND			GROVE	LAND				
Proximity												
Sales Price			\$393,	000	\$355	,000	\$359,000					
Cost of Sale			-15	%	-15	5%	-159	%				
Time Adjust			0.00	)%	0.4	0%	0.80	%				
Adjusted Sale			\$334,		\$303		\$308,0					
\$/SF FLA	\$150.87 p	ber SF	\$175.35		\$170.61		\$183.02					
Sale Date			2/29/2	2024	11/7/	2023	10/17/2	2023				
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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/STUCCC	)	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					
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	48222				
Site Size	.10 AC		.15 AC	-16000	.14 AC	-16000	.14 AC	-16000				
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIA		RESIDENTIAL					
View	RESIDENTIAL		RESIDENTIAL	-	RESIDENTIA	L	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				
	Market Value	Adj Market Value	\$323,150	Adj Market Value		Adj Market Value	\$308,222					
Adj. Sales Price		\$298,270	, aj maner valde	Ψ <b>0</b> 20,100	, aj manor value	<i>w</i> 000,070		<i>\\</i> 000,222				
	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.

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 f Subject(r
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



le

le

#### Alternate Key 3930670 Parcel ID 11-22-24-0600-000-03400

LCPA Property Record Card Roll Year 2024 Status: A

subject 0243

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

Card # 1 of 1

Current Owner
AMH DEVELOPMENT LLC

280 E PILOT RD

LAS VEGAS

Legal Description

INV

NV 89119

 
 Cold # 1 of 1

 Property Location

 Site Address 6078 LITTLE BLUFF CIR MASCOTTE
 FL 34753

 Mill Group
 0MA1
 NBHD 3349

 Property Use

 00100
 SINGLE FAMILY

 RBB
 07-10-202

#         Code         Price         Factor         Factor         Factor         Class Val         Value           1         0100         0         0         0         1         100         1.00         1.00         1.00         0         54.000           Iteration         Total Acres         0.00         Classified Jorden         JV/Mkl 94.000         Total Acres 1.00         1.00         1.00         54.000           Iteration         Sector         Sector         Iteration         Sector         Sector <th></th> <th colspan="12">ROPER TRAILS PB 76 PG 86-89 LOT 34</th>		ROPER TRAILS PB 76 PG 86-89 LOT 34													
LL         Use         Front         Depth         Notes         Units         Phrice         Depth         Loc         Shp         Phrice         Flactor         Fl	landl	inos													
#         Code         Float         Factor	LL U	60	Frant	Danth	Notes		Linite		Depth	Loc	Shp	Phys	Class V/al	Lanc	ł
Total Acres     0.00     JV/Mc(0     Total Acj JV/Mc(1     54,000       Classified Acres     0     Classified JV/Mc(15,000)     Classified Adj JV/Mc(1     0       Big     1     Sec 1     of 1     Replacement Cost     244,270     Deprec Bidg Value     244,270     Multi Story     1       Image: Sec 1     of 1     Replacement Cost     244,270     Deprec Bidg Value     244,270     Multi Story     1       Image: Sec 1     of 1     Replacement Cost     244,270     Deprec Bidg Value     244,270     Multi Story     1       Image: Sec 1     of 1     Replacement Cost     244,270     Deprec Bidg Value     244,270     Multi Story     1       Image: Sec 1     of 1     Replacement Cost     244,270     Deprec Bidg Value     244,270     Multi Story     1       Image: Sec 1     of 1     Replacement Cost     244,270     Deprec Bidg Value     244,270     Multi Story     1       Image: Sec 1     of 1     replacement Cost     244,270     Deprec Bidg Value     244,270     Multi Story     1       Image: Sec 1     of 1     replace     replace     replace     replace     replace     1     1       Image: Sec 1     of 1     replace     replace     replace     replace <td># C</td> <td>ode</td> <td></td> <td></td> <td>Adj</td> <td></td> <td></td> <td>Price</td> <td>Factor</td> <td>Factor</td> <td>Factor</td> <td>Factor</td> <td>Class Val</td> <td></td> <td></td>	# C	ode			Adj			Price	Factor	Factor	Factor	Factor	Class Val		
Sketch         Bildig 1 Sec 1 of 1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT GARS UPPER PATH INSHE       0       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT PATH INSHE       0       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT PATH INSHE       0       1       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PATH Instruction Path Instr	1 0	100	0	0			1.00 LT	45,000.00	0.0000	1.20	1.000	1.000		0 5	54,000
Sketch         Bildig 1 Sec 1 of 1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT GARS UPPER PATH INSHE       0       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT PATH INSHE       0       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT PATH INSHE       0       1       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PATH Instruction Path Instr			<b>T</b> . 4 . 1 A		0.001										4 000
Sketch         Bildig 1 Sec 1 of 1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT GARS UPPER PATH INSHE       0       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT PATH INSHE       0       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PAT PATH INSHE       0       1       1       Replacement Cost 244,270       Deprec Bidg Value 244,270       Multi Story 1         Image: PATH Instruction Path Instr		Clas	I otal A	cres	0.00	Classifie	JV/MKt 0	1 000		l ota Classifier	I Adj JV/N I Adi JV/M	1kt 1kt		5	<u>4,000</u> 0
Bidg       1       Oppose Didg Value       244.270       Multi Story       1         Image: Start Star		0.00			<u> </u>	0.000			<u> </u>	010001101		<u></u>			
Tel       PAT (120 = 9)       10         10       10       FUS (1,118 = 1)       FUS (1,118 = 1)         11       FLA (890 = 1)       10       10         12       10       10       10         13       10       10       10         14       FLA (890 = 1)       10       10         15       11       118       111         15       118       1118       1118         15       118       1118       1118       1118         16       0 Stories       200 Full Baths 2       10       100.00         10       100       100.00       100.00       100.00       Functional Obsol	Bldg	1 Se	c 1	of 1		Replac	ement Cost			Deprec Bl	dg Value	244,270	Mul	ti Story 1	
s FLA (059 s1) GAR (479 s1) 22 Code Description Code Description Code Description Code Description Code Description Code Description Code Description Code	10		PAT 120 sf)				<mark>`</mark>								
Building Sub Areas       Building Valuation       Construction Detail         22       22       100 mp Type       R1       Bedrooms 4         No Stories       2.00       Full Baths       2         20       20       20       20       Full Baths       2         20       20       20       20       20       Full Baths       2         20       20       20       20       20       20       Full Baths       2         20       20       20       20       20       20       20       20       20         20       20       20       20       20       20       20       20       20       20       20         20       20       20       20       20       20       20       20       20       20       20       20       20       20       20       20       20       20       20 <td< td=""><td>28</td><td></td><td></td><td></td><td>(1,118 s</td><td>D</td><td>36</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	28				(1,118 s	D	36								
e         Impose building Sub Areas       Building Valuation       Construction Detail         Code       Description       Living Area       Gross Are       Eff Area       Year Built       2023         TLA       FINISHED LIVING AREA       859       859       Effective Area       1977         GARAGE FINISHED AREA UPPER       1,118       1,118       1118       Condition RCN       244,270         OPEN PORCH FINISHE       0       42       0       Building RCN       244,270       Quality Grade       670       Half Baths       1         PAT       PATIO UNCOVERED       0       120       0       Condition       VG       Vall Type       0.3       Heat Type       6         Foundation       3       Fireplaces	23	13	G		9	6 7 OPF 7 (42 s	n <sup>2</sup>								
CodeDescriptionLiving AreGross AreEff AreaYear Built2023Imp TypeR1Bedrooms4FLAFINISHED LIVING AREA859859859859Effective Area1977No Stories2.00Full Baths2FUSFINISHED AREA UPPER1,1181,11811181118Base Rate99.18Quality Grade670Half Baths1OPFOPEN PORCH FINISHE0420ConditionVGVGWall Type03Heat Type6PATPATIO UNCOVERED01200Functional Obsol100.00Foundation3Fireplaces						6									
FLAFINISHED LIVING AREA859859859859859FUSFINISHED AREA UPPER1,1181,118111811181881977GAR GE FINISH0479080080080090.18OPEN PORCH FINISHE04220800800244,270PATIO UNCOVERED012000100.00100.00Functional Obsol100.00Functional Obsol100.00Functional Obsol					Sub Areas	<u> </u>		Βι	uilding Va	aluation		C			
FUS GAR GARAGE FINISHE OPEN PORCH FINISHE PATIO UNCOVERED1,118 01,118 479 01118 479 01118 0 01118 0 01118 0 01118 0 0No Stories 99.18 Quality Grade2.00Full Baths 2 Quality Grade2.00Full Baths 1 02 1 02 1 01118 0 01118 0 01118 0 01118 0 0Base Rate 0 099.18 2 0 0No Stories Quality Grade2.00Full Baths 1 02 1 01118 0 01118 0 0Base Rate 0 099.18 0 0No Stories 02.00Full Baths 1 01 1 0PATIO UNCOVERED01200Condition 0VG % % 6VG 100.00 Functional ObsolVG % Foundation3Fireplaces		EINIO										Imp Type	R1	Bedrooms	4
GAR       GARAGE FINISH       0       479       0       Base Rate       99.18         OPF       OPEN PORCH FINISHE       0       42       0       Building RCN       244,270       Quality Grade       670       Half Baths       1         PAT       PATIO UNCOVERED       0       120       0       Condition       VG       Wall Type       03       Heat Type       6         Functional Obsol       Functional Obsol       Foundation       3       Fireplaces					859 1.118				1			No Stories	2.00	Full Baths	2
PAT PATIO UNCOVERED 0 120 0 Condition VG Functional Obsol VG Wall Type 03 Heat Type 6 Foundation 3 Fireplaces	GAR	GARA	GE FINI	SH	0	479	0								
Wain Type     0.3     Heat Type     6       Wain Type     0.3     Heat Type     6       Functional Obsol     Foundation     3     Fireplaces					-		-								
Functional Obsol Foundation 3 Fireplaces	PAT	PATIO	UNCO\	/ERED	0	120	0					Wall Type	03	Heat Type	6
									sol		100.00	Foundation	3	Fireplaces	
				TOTALS	1,977	2,618	1,977	Building RCN	LD		244,270	Roof Cover	3	Type AC	03

### 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2024	131-22-04	04-26-2022	07-10-2023	324,562	0001	SFR 1979SF 6078 LITTLE BLUFF CIR	07-10-2023	
-								

			Sales Informa	ation						Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Code Description		Amount			
2020132615	5588	1482	11-18-2020	WD	Q	05	V	1,800,000							
									Total						
	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

Alternate Key 3914220 Parcel ID 12-22-24-0021-000-11000 Current Owner						CPA Pro Roll Year	perty Reco 2024 Sta	ord Ca tus: A	ard		PRC Run: 1	1/1/2024 Card #	By 1 of	1
			ent Owner									perty Loca		
CREW	/S JOH	N L JR								Site A	ddress 195 H	HYDRA WA WELAND		34736
195 H	YDRA W	/AY			CO	omp	1			Mill G			IBHD 453	
			-	0.4700							Property U		Last Insp	
GRUV	/ELAND		FL	34736						001	00 SINGL	E FAMILY	RBB 01-	17-202
	Descrip													
PRESI	ERVE A	I SUNR	ISE PHASE	2 PB 70 PG	i 76-79 LOT	110 ORB 6	296 PG 363							
Land L														
	Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lan Valu	
	0100	0	0	Auj		1.00 LT	35,000.00			1.000	1.000			70,000
	Clas	Total A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 7	0.000	·	Tota	i Adj JV/N	1kt			70,000
	Clas	sified A	cies	0	Classin		Sketch		Classified		ואנן			0
Bldg	1 Se	c 1	of 1		Replac	ement Cost			Deprec Bl	dg Value	256,273	Mu	Iti Story	0
58	15	04	10 40 1 1 <b>A</b> 905 12	2	3 0 2 2 2 3 5 5	3								
Code		Descrip	Building	Sub Areas Living Are	Gross Are	Eff Area	Βι Year Built	iilding V	aluation/	2019	Contract Con	onstructio	n Detail Bedrooms	
FLA		IED LIV	ING AREA	1,905	1,905	1905	Effective Area	l		1905		R1		Ŭ
GAR	GARA	GE FINI	SH	0	420	0	Base Rate			115.87	No Stories	1.00	Full Baths	2
OPF	IOPEN	FORCE	I FINISHE	0	160	0	Building RCN			264,199	Quality Grad	le 680	Half Baths	0
	1						Condition			EX	Wall Type	03	Heat Type	6
							% Good	1		97.00	Foundation	3	Fireplaces	
	1		TOTALS	1,905	2,485	1,905	Functional Ob			0				
			IUTALS	1,303	2,400	1,305	Building RCN	LD		256,273	Roof Cover	3	Type AC	03

70,000

256,273

0

326,273

#### 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
		1									

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2020	IMPS	01-01-2019	01-17-2020	1	0001	SFR FOR 2020	01-17-2020						

			Sales Informa	Exemptions									
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	า	Year	Amount
2024026855 2019137620 2019046591	6296 5384 5270	0363 1316 0819	02-29-2024 11-25-2019 04-23-2019	WD WD WD	QQD	01 Q M	>	393,000 239,500 549,900					
						Val	ue Summ	ary			Total		0.00
Land Value Bl	ldg Value	Misc	Value Mark	et Value	e De	eferred		·	Cnty Ex Ar	mt Co Tax Val	Sch Tax	Val Prev	/ious Valu

300280

0.00

300280

326273

318,020

25993

MOHAMARE ADJAMA & LISA MANGAR B8 OPAL ST ELMONT NY 1003 Comp 2 Site Address 209 JUNO DR GROVELAND RT L. 32 MIL Group OCCR WILL FAMILY REB 10-0 SINCLE FAMILY REB 10-0					00-18800		PA Pro I Year	operty Reco 2024 Sta	ord Ca tus: A	ard		PRC Run: 11/ <b>Prope</b>	1/2024 Card # <i>rty Locati</i> e	By 1 of on	1
Building         NY         11003         Tenservy Use         Life / Tenservy           Legal Description         PROSE 100         SINGLE FAMILY         RBB 10-0           Legal Description         PROSE 100         SINGLE FAMILY         RBB 10-0           Legal Description         PROSE 100         SINGLE FAMILY         RBB 10-0           Legal Description         Processing Visit         Processing Visit         Processing Visit           PROSE 100         No         0         O         O         O           Land Lines         Total Acrose         O         O         O         O         O           Total Acrose         0         Classified JVMId1/0 000         Total Acrose         O         Classified JVMId2         Visit O           Total Acrose         0         Classified JVMId1/0 000         Classified Advisit         Visit O         Visit O         Visit O           Stetch         Stetch         Stetch         Stetch         Multi Story         Visit O         Visit O         Visit O         Visit O           Stetch	MOH	HAMME			NGAR			2			Site A	ddress 209 JU	NO DR		04700
ELMONT NY 11033 0010 SINGLE FAMILY RBB 10-0- Capit Description PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-8 LOT 188 ORB 6244 PG 1909	68 C	PAL ST	-			COI	np	2			Mill G	iroup 00GR	NB	HD 4537	7
Land Description           PRESERVE AT SUMRISE PHASE 3 PB 74 PG 1-6 LOT 188 ORB 62/4 PG 1989           Land Lines         Lind         Data in the price															

70,000

247,997

0

317,997

### 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	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	Туре	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 Informa		Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	n	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					
											<b></b>		
											Total		0.00
						Val	ue Summ	ary					
Land Value Bld	a Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	ntv Ex Ar	nt Co Tax Val	Sch Tax '	Val Pre	vious Valu

317997

0.00

317997

317997

310,061

0

		12-22-	914228 24-0021-0 ent Owner	00-11800		LCPA Property Record Card Roll Year 2024 Status: A						11/1/2024 Card # <b>operty Loca</b>		f 1
ROT	FON CO	URTNE	Y AND KYLE	WRIGHT						Site A	ddress 214 GR	HYDRA WA OVELAND		34736
214 H	IYDRA	WAY			C	omp	3			Mill G		BR N		537
GRO	VELAN	C	FL	34736		-				001		LE FAMILY		)-03-201
	BERVE		RISE PHASE	2 PB 70 PG	6 76-79 LOT	118 ORB 62	229 PG 1409							
Land	Lines Use			Notes			Unit	Depth	Loc	Shp	Phys			ind
#	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Va	lue
1	0100	0	0			1.00 LT	35,000.00	0.0000	2.00	1.000	1.000		0	70,000
		Total A		0.00		JV/Mkt 0			Tota	l Adj JV/N	/kt			70,000
	Cla	ssified A	cres	0	Classifie	ed JV/Mkt 70	0,000 Sketch		Classified	l Adj JV/M	1kt			0
Bldg	1 S	ec 1	of 1		Replac	ement Cost	239,728		Deprec Bl	dg Value	232,536	Mu	lti Story	0
13	0PF (143	sf)	13 13	FLA (1,6	s 83 sf)			31	9					
40		1	9	6 0PF (24 sf) 6	1	GCF (441	1 1 - - - - - - - - - - - - - - - - - -	2	1					
			Building	Sub Areas				ıilding Va	luation			Constructio	n Detail	
Code FLA		Descri HED LIV		Living Are 1,683	Gross Are 1,683	Eff Area 1683	Year Built Effective Area			2019 1683	Imp Type	R1	Bedroom	-
GAR	GARA	AGE FINI		0	441	0	Base Rate			116.51	No Stories	1.00	Full Bath	
					107	5	Building RCN Condition			239,728 EX	Quality Gra		Half Bath	-
							% Good Functional Ob	osol		97.00 0	Wall Type Foundation	03 3	Heat Typ Fireplace	

TOTALS 1,683

2,291

1,683

232,536 Roof Cover

3

Type AC

03

70,000

232,536

0

302,536

#### 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													
								-					
	Description		*Only the firs	*Only the first 10 records a	*Only the first 10 records are reflected	*Only the first 10 records are reflected below	*Only the first 10 records are reflected below	*Only the first 10 records are reflected below					

	Building Permits												
Roll Year	Year Permit ID Issue Date Comp Date		Comp Date	Amount	Туре	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 Informa		Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023129015 2019130183 2019033413	6229 5375 5254	1409 0414 1765	10-17-2023 11-08-2019 03-19-2019	WD WD WD	Q Q U	01 Q M	I V V	359,000 258,300 319,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
	Total 50,000.00												
Value Summary													
Land Value Blo	lg Value	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

302536

50,000.00

252536

277536

295.222

0