

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes All Key 3930 700

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.

Petition # AOAH - OASH County Lake Tax year 2024 Date received ?/12-24 Image: Sector Se	GOMPLETED BY GLERK OF THE WAY	LUE ADJUSTIMENT BOARD (MAB)
PART 1. Taxpayer Information Taxpayer name: American Homes 4 Rent, LLC; AMH Development, LLC Representative: Ryan, LLC for Robert Peyton Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254 Parcel ID and physical address Phone 954-740-6240 Email ResidentialAppeals@ryan.com The standard way to fecelve information is by US mail. If possible, I prefer to receive information by I email mail [mail might be petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.) Type of Property Pares. 1-4 units Industrial and miscellaneou[] High-water recharge Historic, commercial proporty Parentigrandparent reduction Check one. If more than one, file a separate petition. Parent type: Paring for paperty value (check one).[// decrease] increase Denial of classification Include a date-stamped copy of application.) Parent/grandparent reduction 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)		
Taxpayer name: American Homes 4 Rent, LLC, AMH Development, LLC Representative: Ryan, LLC c/o Robert Peyton Mailing address for notices Ryan, LLC socttsdale, AZ 85254 Parcel ID and physical address of TPP account # 11-22-24-0600-000-06400 physical address 6119 Little Bluff Circle 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 [] email Tax 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. 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[] Res. 1-4 units] Agricultural or classified use [] Commercial Cleass for Petition Check one. If more than one, file a separate petition. PART 2. Reason for Petition Check one in the value adjustment beard clerk. Florida law allows the property appraiser to cross examine or cleasification [] Property was not substantially complete on January 1 Check here if this is a joint petition.ext than the time in the induct of the tate filing of exemption or classification [] Property was not substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.) Go thaves for catas		HE PENNONER
Mailing address Ryan, LLC Parcel ID and physical address 11-22-24-0600-000-06400 for notices not rPP account # 11 P Little Bluff Circle 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 ☑ email ☐ fax. I am filing this petition after the petition deadline. I have attached a statement of the reasons if filed late and any documents that support my statement. I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence. The VAB or special magistrate ruling will occur under the same statutory guidellines as if you were present.) Type of PropertyI Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial ornonprofit Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machiney, equipment PART 2. Reason for Petition Check one. If more than one, file a separate petition. Enertial or classification Parent/grandparent reduction Include a date-stamped copy of application.) Refund of taxes for catastrophic event 193.1555(5), F.S.) or change of oursenship or control (s. 193.1555(5), or 139.31554(5), or 139.31555(5), F.S.)		
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	of your property record card containing information relevant to the information redacted. When the property appraiser receives the	ne computation of your current assessment, 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.**

PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you are auth without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to o collector.	for representation to this form.	
□ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the prepetition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signat		
Complete part 4 if you are the taxpayer's or an affiliated entity's e representatives.		owing licensed
am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter 475, F		RD6182)
A Florida real estate broker licensed under Chapter 475, Flor		
A Florida certified public accountant licensed under Chapter 4		
I understand that written authorization from the taxpayer is require appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing th under s. 194.011(3)(h), Florida Statutes, and that I have read this	is petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Routen	<u>.</u>
Signature, representative	Robert Peyton Print name	<u> </u>
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 li AND (check one)	•	ees listed in part 4 above
Attached is a power of attorney that conforms to the requirem taxpayer's authorized signature OR The taxpayer's authorized		executed with the
I am an uncompensated representative filing this petition ANE	signature is in part 5 of this form.	
	•	
the taxpayer's authorization is attached OR [] the taxpayer's	C (check one)	
The taxpayer's authorization is attached OR the taxpayer's understand that written authorization from the taxpayer is require appraiser or tax collector.) (check one) authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is requi) (check one) s authorized signature is in part 3 o red for access to confidential inform ized representative for purposes o	f this form. nation from the property f filing this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #		2024-0257		Alternate K	ey: 3930700	Parcel II	D: 11-22-24-060	0-000-06400
Petitioner Name		Ryan, LLC		Dueneuti			🗸 Check if Mu	Itiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property Address		LE BLUFF CIR	*additional par	cels listed
Other, Explain:				Address	1417-	SCOTTE	on pe	tition
Owner Name		evelopmen	t LLC	Value from	Value befo	ore Board Action		
	,			TRIM Notic		ented by Prop Appr	I Value atter F	Board Action
1. Just Value, rec	wirod			\$ 318,1		318,10		
2. Assessed or cl		ue *ifemali	aabla			302,60		
			Cable		00 φ	302,00	0	
3. Exempt value,		10		\$	-		<u> </u>	
4. Taxable Value,				\$ 302,6		302,60	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	11/18/2020	Pric	ce:\$1,80	00,000	Arm's Length	Distressed	Book <u>5588</u> F	Page <u>1482</u>
ITEM	Subje	ct	Compar	able #1	Compa	rable #2	Compara	ble #3
AK#	39307			3914220 3914230				518
Address	6119 LITTLE B	LUFF CIR	195 HYDI	RA WAY	206 HYD	RA WAY	315 IRVING	BEND DR
Audress	MASCO	TTE	GROVE	ELAND	GROVI		GROVEI	AND
Proximity			1.60 M		1.60		1.20 M	
Sales Price			\$393,		\$399	,	\$460,0	
Cost of Sale			-15			-15%		6
Time Adjust			0.00		3.2		0.00	
Adjusted Sale			\$334,		\$351		\$391,0	
\$/SF FLA	\$141.69 p	er SF	\$175.35		\$184.73		\$200.72	
Sale Date			2/29/2		4/25/		2/26/2	-
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
			1					
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,245		1,905	17000	1,905	17000	1,948	14850
Year Built	2023		2019	<u> </u>	2019		2020	-
Constr. Type	BLK/STUCCO		BLK/STUCCO)	BLK/STUCCO	5	BLK/STUCCO	
Condition	GOOD		GOOD		GOOD	5000	GOOD	0.500
Baths	3.		2.0	5000	2.0	5000	2.1	3500
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE	5000
Porches	OPF/OPF		OPF/OPF	0	OPF/OPF	0	OPF/SPF	-5000
Pool	N		N	0	N	0	Y 0	-29788
Fireplace AC	0 Control		0 Control	0	0 Control	0	0 Control	0
AC Other Adds	Central NONE		Central	0	Central PAT	-2000	Central NONE	0
Site Size	.14 AC		.15 AC	-16000	.16 AC	-2000	.15 AC	-16000
	RESIDENTIAL		RESIDENTIA		RESIDENTIA		RESIDENTIAL	-10000
Location								
View	RESIDENTIAL		RESIDENTIA	-	RESIDENTIA	L	RESIDENTIAL	
			Net Adj. 1.8%	6000	Net Adj. 1.1%	4000	-Net Adj. 8.3%	-32438
			Gross Adj. 11.4%	6 38000	Gross Adj. 11.49	% 40000	Gross Adj. 17.7%	69138
	Market Value	\$318,104	Adj Market Value	\$340,050	Adj Market Value	\$355,918	Adj Market Value	\$358,562
Adj. Sales Price	Value per SF	141.69	,	+,	,	,, .		,,
	value per Or	1-1.03						

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 from Subject(mi.)
1	subject 0233	3930647	6174 Little Bluff Cir. Mascotte	
2	subject 0235	3930651	6158 Little Bluff Cir. Mascotte	
3	subject 0238	3930657	6130 Little Bluff Cir. Mascotte	
4	subject 0244	3930671	6074 Little Bluff Cir. Mascotte	
5	subject 0257	3930700	6119 Little Bluff Cir. Mascotte	
6	subject 0262	3930707	6061 Little Bluff Cir. Mascotte	
7	1	3934220	195 Hydra Way Groveland	1.60 mile
8	3	3864318	315 Irving Bend Groveland	1.20 mile
9	2	3914230	206 Hydra Way Groveland	1.60 mile

Alternate Key 3930700 Parcel ID 11-22-24-0600-000-06400

Current Owner

NV

89119

TOTALS 2,245

2,861

2,245

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 By

> Card # 1 of 1

2024-0257 subject

Property Location Site Address 6119 LITTLE BLUFF CIR MASCOTTE FL 34753 Mill Group NBHD 3349 0MA1 Property Use Last Inspection SINGLE FAMILY 00100 RBB 10-11-202

3

3

100.00

264,104

Foundation

Roof Cover

03

Fireplaces

Type AC

280 E PILOT RD

LAS VEGAS

Legal Description

AMH DEVELOPMENT LLC

ROPER TRAILS PB 76 PG 86-89 LOT 64

Land	Lines Use	Fried	Danth	Notes		1.1	Unit	Depth	Loc	Shp	Phys	01	Lar	nd
#	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	ue
1	0100	0	0			1.00 LT	45,000.00	0.0000	1.20	1.000	1.000		0	54,000
		Total A	cres	0.00		JV/Mkt 0			Tota	 II Adj JV/N	l Ikt			54,000
	Cla	assified A		0	Classifi	ed JV/Mkt 54			Classifie	d Adj JV/N	1kt			0
Bldg	1 9	ec 1	of 1		Poplac	ement Cost	Sketch 264,104		Deprec B		264 104	N/LL	lti Story	1
ыцу	1 3	14			16 16	ement Cost	204,104		Deprec B	lug value	204,104	IVIU	III SIOIY	1
				-	OPF		-							
				,	(112 sf)		6							
			l		16 16		-							
		US												
	(1	,181 sf)												
38														
			FL/	A 064 sf)										
			C.											
						3	5							
-			21											
			21		4 4									
					1	9 10								
					. 0	PF	6							
					° (6	60 sf)	0							
22			AR		-	10								
		(4	144 sf)	1	8									
			20											
			_										_	
Code	2	Descri	Building	Sub Areas Living Are	Gross Are	Eff Area	Bι Year Built	ilding V	aluation	2023	Imp Type	onstructio	n Detail Bedrooms	E
FLA	FINIS	SHED LIV	ING AREA	1,064	1,064	1064	Effective Area	l		2025		R1		
FUS GAR	FINIS	SHED AR AGE FINI		1,181	1,181		Base Rate			96.70	No Stories	2.00	Full Baths	-
OPF	OPE		SH I FINISHE	0	444 172	0 0	Building RCN			264,104	Quality Grad	e 670	Half Baths	5
							Condition			VG	Wall Type	03	Heat Type	6
1	1			1			% Good			100.00				1

Functional Obsol

% Good

54,000

264.104

0

318,104

LCPA Property Record Card Roll Year 2024 Status: A

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	64-22-03	03-13-2022	10-11-2023	367,955	0001	SFR 2234SF 6119 LITTLE BLUFF CIR	10-11-2023	
_								

			Sales Inform	ation						Exen	nptions		
Instrument N	lo Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	1	Year	Amount
2020132615	5 5588	1482	11-18-2020	WD	Q	05	V	1,800,000					
											Total		0.00
											Total		0.00
						Val	ue Summ	ary					
Land Value	Bldg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value 0	Cnty Ex An	nt Co Tax Val	Sch Tax	Val Prev	vious Valu

302600

0.00

302600

318104

35,000

15504

Alternate Key 3914220 Parcel ID 12-22-24-0021-000-11000					CPA Pro	perty Rec	ord Ca	rd		PRC Run: 1	0/31/2024	Ву	
Parcel ID	12-22-2	24-0021-0	00-11000		Roll Year		tus: A				Card #		1
		nt Owner							Site	ddress 195 H	perty Loca		
CREWS JOI	IN L JR								Sile F		VELAND		34736
195 HYDRA	WAY					comp			Mill G			IBHD 45	
GROVELAN	D	FL	34736						001	Property U 00 SINGL	E FAMILY	RBB 01	
Legal Descr	ription												
PRESERVE		ISE PHASE	2 PB 70 PG	76-79 LOT	110 ORB 62	296 PG 363							
Land Lines			Net	_									
LL Use # Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lar Val	
1 0100	0	0	,		1.00 LT	35,000.00		2.00	1.000	1.000		0	70,000
	Tatal A		0.001					Tata					70.000
Cl	Total Ad assified Ad		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 7	0,000		Classified	il Adj JV/N d Adj JV/N	ikt			70,000 0
		·	-1			Sketch	<u> </u>		•	•			Ţ
Bldg 1 S	Sec 1	of 1		Replac	ement Cost	264,199		Deprec Bl	ldg Value	256,273	Mu	Iti Story	0
58	0	905	2 sf) 2 2 2 3	0 2	19								
		D	S. 4					- I /*		-			
Code	Descrip	Building Stotes	Sub Areas Living Are	Gross Are	Eff Area	Bu Year Built	uilding V	aluation	2019	Imp Type	onstructio R1	n Detail Bedrooms	3
FLA FINIS	SHED LIV	ING AREA	1,905	1,905	1905	Effective Area	I		1905			Full Baths	, in the second se
	AGE FINI: N PORCH		0	420 160		Base Rate			115.87	No Stories	1.00		-
				100		Building RCN			264,199	Quality Grad	e 680	Half Baths	\$ 0
						Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
						% Good Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	s 0
		TOTALS	1,905	2,485	1,905	Building RCN			256,273	Roof Cover	3	Type AC	03

70,000

256.273

0

326,273

LCPA Property Record Card Roll Year 2024 Status: A

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
2020	IMPS	01-01-2019	01-17-2020	1	0001	SFR FOR 2020	01-17-2020	

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024026855 2019137620 2019046591	6296 5384 5270	0363 1316 0819	02-29-2024 11-25-2019 04-23-2019	WD WD WD	QQU	01 Q M	I V V	393,000 239,500 549,900				
										Total		0.00
					_	Val	lue Summ	ary				
Land Value Bld	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

300280

0.00

300280

326273

318,020

25993

VEST JERF	Curre	nt Owne	-000-12000 r	Roll Year 2	2024 Sta	itus: A		Site Ac		Card # coperty Location HYDRA WAY	1 of 1 n	
206 HYDRA				cor	np 2			GROVELAND FL 34736 Mill Group 00GR NBHD 4537 Property Use Last Inspection				
GROVELAN	D	FL	34736					0010			RBB 01-17-20	
egal Descr	ription											
PRESERVE	AT SUNR	ISE PHA	SE 2 PB 70 PG 7	6-79 LOT 120 ORB 61	31 PG 1154							
and Lines			Notes		Unit	Depth	Loc	Shp	Phys		Land	
# Code	Front	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Value	
1 0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,00	
Cl	Total A		0.00	JV/Mkt 0 Classified JV/Mkt 70	000		Tota	i Adj JV/Mk d Adj JV/Mk	d d		70,00	
		5100			Sketch							
Bldg 1 S	Sec 1	of 1		Replacement Cost	265,214		Deprec Bl	dg Value	257,258	Multi S	Story 0	
12	CAN (360 -	ef) 1 0 OPI 0 (120	2 2 5 5 sf) 10 2 40									
•		ł	FLA 1,905 sf)	58	3							
	20 20		12									

	Building S	Sub Areas			Building Valuation	Con	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,905	· ·		Effective Area	1905	No. Charrison	1 0 0	Full Datha	2
GAR	GARAGE FINISH	0	420	-	Base Rate	115.87	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE	0	155 360		Building RCN	265,214	Quality Grade	680	Half Baths	0
17.1		Ŭ	000	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Train Type	05	field type	0
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,905	2,840	1,905	Building RCNLD	257,258	Roof Cover	3	Type AC	03

70,000

257,258

0

327,258

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 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	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date						
2024	DENY51 IMPS	01-01-2023 01-01-2019	01-17-2020	1 1	0030	P1 SFR FOR 2020	01-17-2020							

			Sales Inform	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023048412 2019122301 2019046591	6131 5365 5270	1154 0719 0819	04-25-2023 10-23-2019 04-23-2019	WD WD WD	Q Q U	01 Q M	I I V	399,000 273,800 549,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024			
									Total 50,000.0					
	Value Summary													
Land Value Bld	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu													

327258

50,000.00

277258

302258

319,005

0

Parce	el ID	12-22- Curre	364318 24-0020- ent Owner CHARD & J		LCPA Pro Roll Year	-	ord Ca itus: A	rd	PRC Run: 10/31/2024 By Card # 1 of 1 Property Location Site Address 315 IRVING BEND DR						
		BEND DE			cc	mp 3			Mill Gr	GROVELAND FL 34736 Mill Group 00GR NBHD 4537					
GROV			FL	34736					0010	Property	Use L	ast Inspection RBB 01-01-202			
Legal	Descri	ption							0010						
		AT SUNF	RISE PHAS	E 1 PB 61 PG 8	80-86 LOT 88 ORB 629	92 PG 1240									
	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land			
	Code 0100	0	0	Adj	1.00 LT	Price 35,000.00	Factor 0.0000	Factor 2.00	Factor 1.000	Factor 1.000	0	Value 70,000			
		Total A	cres	0.00	JV/Mkt]0			Tota	i Adj JV/M	d		70,000			
	Cla	ssified A		0.00	Classified JV/Mkt 70			Classified	d Adj JV/M	kt		0,000			
Bldg	1 Se	ec 1	of 1		Replacement Cost	Sketch 261,952		Deprec Bl	dg Value	261,952	Multi S	Story 1			
10					SPF (360 sf) 36 36 36				10						
29 29				12	FLA (804 sf) FUS (1,144 sf)	20 20									
			18 18 9	7 OPF 9 (63 sf) 9	5	GCF (420 sf) 20			21						
	T			g Sub Areas		В	uilding Va	aluation			Construction D				
Code FLA			ption ′ING AREA	Living Are 0		Year Built Effective Area			2020 1948	Imp Type	R1 B	edrooms 3			

	Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
	FLA	FINISHED LIVING AREA	804	804	804		1948				
	FUS	FINISHED AREA UPPER	1,144	1,144	1144	Base Rate	105.82	No Stories	2.00	Full Baths	2
	GAR	GARAGE FINISH	0	420	0			Quality Crada		Half Baths	
	OPF	OPEN PORCH FINISHE	0	63	0	Building RCN	261,952	Quality Grade	680	nali batris	1
	SPF	SCREEN PORCH FINIS	0	360	0	Condition	VG	Wall Type	03	Heat Type	6
						% Good	100.00	train type	05	field type	0
						Functional Obsol	0	Foundation	3	Fireplaces	0
ł							0				
		TOTALS	1,948	2,791	1,948	Building RCNLD	261,952	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 By

Card #	1	of	1

						NUI	iiea	1 202	4 316	itus: A						
						*Only			aneous F records a	eatures re reflected b	alow					
Cada	T	Decemin	41 a.m.	T	1.1	-							1	0/ 0 = = =	A	Nalua
Code		Descrip			Uni		Туре		hit Price	Year Blt	Effect Y			%Good	Арі	Value
POL5	SWIMMING		RESIDEN	ITIAL		8.00 6.00		SF	75.00	2022	2022 2022		600.00	97.50		21,060
PLD3	POOL/COOL							SF	7.33	2022			756.00			2,687
HTB3	HOT TUB/SF	A				1.00	Ľ	JT	7000.00	2022	2022	/	000.00	97.50		6,825
	Building Permits															
Roll Ye	ar Permit		Issue Da	to C	omp D	ato	۸m	iount	Type	mits	Descri	otion		Review D		CO Date
			11-22-20	<u></u>	-13-2			58,00		POL W/SPA				04-13-20		
2023 2021	000-00-		07-14-20)-15-20			3,31		SCRN IN LA		DECK		10-15-20		
2021	1911-011	-	01-16-20)-15-2			279,57		SFR 315 IRV		D DR		10-15-20	-	
2021								,								
					_											
			(D	Sales In			0/11	0						ptions		
	ument No		/Page	Sale D		Instr	Q/U		Vac/Imp	Sale Price	Code	Des	cription		Year	Amount
	4024044	6292	1240	02-26-2		WD	Q	01		460,000						
	0059774	5480	1036	04-09-2		WD	Q	03		279,600						
-	7109743 6107288	5013 4849	0544 1117	10-13-2 10-13-2		WD WD	U U	M M	V V	1,680,000 1,350,000						
201	010/200	4049		10-13-2		000		IVI	v	1,350,000						
														Total		0.00
L																

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	261,952	30,572	362,524	0	362524	0.00	362524	362524	355,371