

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes Alt Key 3930704

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 # Discrete Tax year 2024 Date received 9.12 PART 1. Taxpayer Information County Lake Tax year 2024 Date received 9.12 PART 1. Taxpayer Information Taxpayer name: American Homes 4 Rent, LLC; AMH Development, LLC Representative: Ryan, LLC c/o Robert Peyton Mailing address Ryan, LLC Parcel ID and physical address or TPP account # 11-22-24-0600-000-06800 for notices Scottsdale, AZ 85254 Prone 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 documents that support my statement. 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 copi your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to 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 Industrial and miscellaneous High-water recharge Historic, commercialor nor	
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	your
Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equip	•
PART 2. Reason for Petition Check one. If more than one, file a separate petition.	
Real property value (check one) Image: Check one) Denial of classification Image: Check one)	
 Parent/grandparent reduction Property was not substantially complete on January 1 Tangible personal property value (You must have timely filed a Qualifying improvement (s. 193.1555(5), F.S.) or change ownership or control (s. 193.1555(3), 193.1554(5), or 193.1555(5), F.S.) Refund of taxes for catastrophic event) of
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.)	
 Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not b by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the group. My witnesses or I will not be available to attend on specific dates. I have attached a list of dates. 	ound entire
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 proper appraiser's evidence. At the hearing, you have the right to have witnesses sworn.	ərty
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a of your property record card containing information relevant to the computation of your current assessment, with confid information redacted. When the property appraiser receives the petition, he or she will either send the property record to you or notify you how to obtain it online.	lential

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 ar without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acces collector.	ation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S Complete part 4 if you are the taxpayer's or an affiliated en representatives.	Signature tity's employee or you are one of the foll	owing licensed
I am (check any box that applies):	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter	475, Florida Statutes (license number	<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475).
A Florida certified public accountant licensed under Cha	apter 473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fi under s. 194.011(3)(h), Florida Statutes, and that I have re	ling this petition and of becoming an age	ent for service of process
	au tills petition and the facts stated in it	are true.
Referent J Printed		
Robert Z. Peyton Signature, representative		are true. 9/10/2024 Date
	Robert Peyton	9/10/2024
Signature, representative	Robert Peyton Print name	9/10/2024
Signature, representative PART 5. Unlicensed Representative Signature	Robert Peyton Print name	9/10/2024 Date
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not I am a compensated representative not acting as one of	Robert Peyton Print name listed in part 4 above. of the licensed representatives or employ quirements of Part II of Chapter 709, F.S	9/10/2024 Date vees listed in part 4 above c., executed with the
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not I am a compensated representative not acting as one of AND (check one) Attached is a power of attorney that conforms to the red	Robert Peyton Print name listed in part 4 above. of the licensed representatives or employ quirements of Part II of Chapter 709, F.S orized signature is in part 3 of this form.	9/10/2024 Date vees listed in part 4 above c., executed with the
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not I am a compensated representative not acting as one of AND (check one) Attached is a power of attorney that conforms to the representative or interventation of the taxpayer's authorized signature or interventation.	Robert Peyton Print name Isted in part 4 above. of the licensed representatives or employ quirements of Part II of Chapter 709, F.S orized signature is in part 3 of this form. on AND (check one)	9/10/2024 Date vees listed in part 4 above c., executed with the
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not I am a compensated representative not acting as one of AND (check one) Attached is a power of attorney that conforms to the representative OR I the taxpayer's authorized signature OR I the taxpayer's authorized signature of taxpayer's authorized signayer's	Robert Peyton Print name Isted in part 4 above. of the licensed representatives or employ quirements of Part II of Chapter 709, F.S orized signature is in part 3 of this form. on AND (check one) bayer's authorized signature is in part 3 of	9/10/2024 Date vees listed in part 4 above s., executed with the of this form.
Signature, representative PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not I am a compensated representative not acting as one of AND (check one) Attached is a power of attorney that conforms to the representative oR I am an uncompensated representative filing this petition I am an uncompensated representative filing this petition I am an uncompensated representative filing this petition I understand that written authorization from the taxpayer is	Robert Peyton Print name listed in part 4 above. of the licensed representatives or employ quirements of Part II of Chapter 709, F.S orized signature is in part 3 of this form. on AND (check one) payer's authorized signature is in part 3 of required for access to confidential inform authorized representative for purposes of	<u>9/10/2024</u> Date Date Date Date Date Date Date Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #2024-0260Alternate Key:3930704Parcel ID:11-22-24-0600-000Petitioner NameRyan, LLCProperty Address6103 LITTLE BLUFF CIR MASCOTTE✓ Check if Multiple Pa *additional parcels on petitionOther, Explain:Taxpayer of Record✓ Taxpayer's agentValue from TRIM NoticeValue before Board Action Value presented by Prop Appr✓ Address1. Just Value, required\$ 328,121\$ 328,121\$ 328,1212. Assessed or classified use value, *if applicable\$ 312,620\$ 312,6203. Exempt value, *enter "0" if none\$ -	arcels listed		
The Petitioner is: Taxpayer of Record Taxpayer's agent Property Address 6103 LITTLE BLUFF CIR MASCOTTE *additional parcels on petition Owner Name AMH Development Value from TRIM Notice Value before Board Action Value presented by Prop Appr Value after Board 1. Just Value, required \$ 328,121 \$ 328,121 \$ 328,121 2. Assessed or classified use value, *if applicable \$ 312,620 \$ 312,620 \$ 312,620	listed		
The Petitioner is: Taxpayer of Record Taxpayer's agent Address MASCOTTE *additional parcels on petition Other, Explain: Address MASCOTTE *additional parcels on petition Owner Name AMH Development Value from TRIM Notice Value presented by Prop Appr Value after Board 1. Just Value, required \$ 328,121 \$ 328,121 \$ 328,121 2. Assessed or classified use value, *if applicable \$ 312,620 \$ 312,620			
TRIM NoticeValue presented by Prop ApprValue after Board1. Just Value, required\$ 328,121\$ 328,1212. Assessed or classified use value, *if applicable\$ 312,620\$ 312,620	Action		
2. Assessed or classified use value, *if applicable \$ 312,620 \$ 312,620			
2. Assessed or classified use value, *if applicable \$ 312,620 \$ 312,620			
3. Exempt value, *enter "0" if none \$ -			
4. Taxable Value, *required \$ 312,620 \$ 312,620			
*All values entered should be county taxable values, School and other taxing authority values may differ.			
Last Sale Date <u>11/18/2020</u> Price: \$1,800,000 Arm's Length Distressed Book <u>5588</u> Page	1482		
ITEM Subject Comparable #1 Comparable #2 Comparable #3	Comparable #3		
AK# 3930704 3924000 3855287 3923948			
Address 6103 LITTLE BLUFF CIR MASCOTTE 174 Juno Dr. Groveland 2041 SLOANS OUTLOOK 463 Ironside Trail Groveland	Dr.		
Proximity 1.60 mile 1.10 mile 1.60 mile			
Sales Price \$460,000 \$436,000 \$440,200			
Cost of Sale -15% -15%			
Time Adjust 0.00% 0.80% 2.00%			
Adjusted Sale \$391,000 \$374,088 \$382,974			
\$/SF FLA \$138.04 per SF \$153.03 per SF \$133.17 per SF \$140.18 per SF	•		
Sale Date 12/29/2023 10/5/2023 7/27/2023			
Terms of Sale Arm's Length Distressed Arm's Length Distressed Arm's Length Distressed Arm's Length Distressed	ressed		
	stment		
	7750		
Year Built 2023 2023 2021 2023			
Constr. Type BLK/STUCCO BLK/STUCCO BLK/STUCCO BLK/STUCCO			
Condition GOOD GOOD GOOD GOOD			
	500		
Garage/Carport GARAGE GARAGE GARAGE GARAGE GARAGE			
Porches OPF/OPF OPF/OPF OPF/OPF OPF/OPF Pool N N 0 N 0 N	0		
Pool N 0 N 0 N Fireplace 0 <t< td=""><td>0</td></t<>	0		
AC Central Central 0 Centra 0 <th< td=""><td>0</td></th<>	0		
Other Adds NONE NONE NONE NONE	5		
	6000		
Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL			
View RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL			
	6250		
Gross Adj. 6.4% 24900 Gross Adj. 12.2% 45600 Gross Adj. 10.8% 4	1250		
Market Value \$328.121 Adi Market Value \$366.100 Adi Market Value \$344.488 Adi Market Value \$356			
Adj. Sales Price Value per SF 138.04			

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

2024-0260 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject 0253	3930695	6181 Little Bluff Cir. Mascotte	
2	subject 0256	3930699	6145 Little Bluff Cir. Mascotte	
3	subject 0260	3930704	6103 Little Bluff Cir. Mascotte	
4	subject 0265	3930711	6045 Little Bluff Cir. Mascotte	
5	3	3923948	463 Ironside Trail Dr. Groveland	1.60 mile
6	1	3924000	174 Juno Dr. Groveland	1.60 mile
7	2	3855287	2041 Sloans Outlook Dr. Groveland	1.10 mile
8				

Alternate Key 3930704 Parcel ID 11-22-24-0600-000-06800

Current Owner

NV

89119

LCPA Property Record Card Roll Year 2024 Status: A

Card # 1 of 1

subje	ct (02	60

Property Location Site Address 6103 LITTLE BLUFF CIR MASCOTTE FL 34753 Mill Group 3349 0MA1 NBHD Property Use Last Inspection SINGLE FAMILY RBB 10-11-202 00100

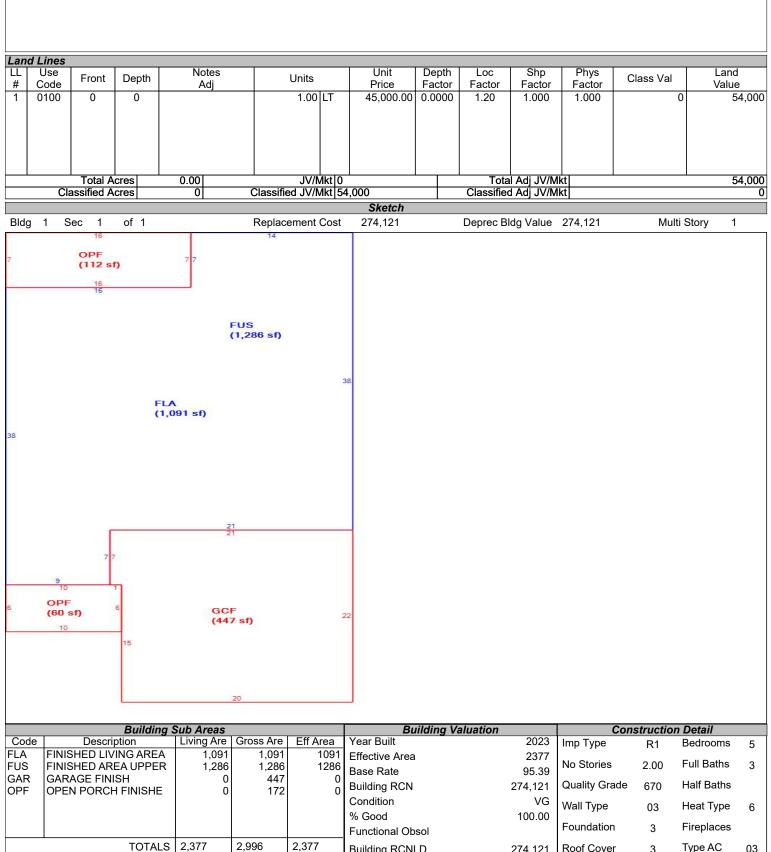
Legal Description

LAS VEGAS

280 E PILOT RD

AMH DEVELOPMENT LLC

ROPER TRAILS PB 76 PG 86-89 LOT 68



274,121

Roof Cover

3

Type AC

03

274.121

0

328,121

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											
Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
	Description		-								

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2024	413-22-11	11-03-2022	10-11-2023	191,151	0001	SFR 2366SF 6103 LITTLE BLUFF CIR	10-11-2023	
_								
							l	

	Sales Information										tions		
Instrument N	lo Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
2020132615	5 5588	1482	11-18-2020	WD	Q	05	V	1,800,000					
											Total		0.00
	Value Summary												
Land Value	Bldg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	Cnty Ex Ar	nt Co Tax Val S	Sch Tax V	/al Prev	ious Valu

312620

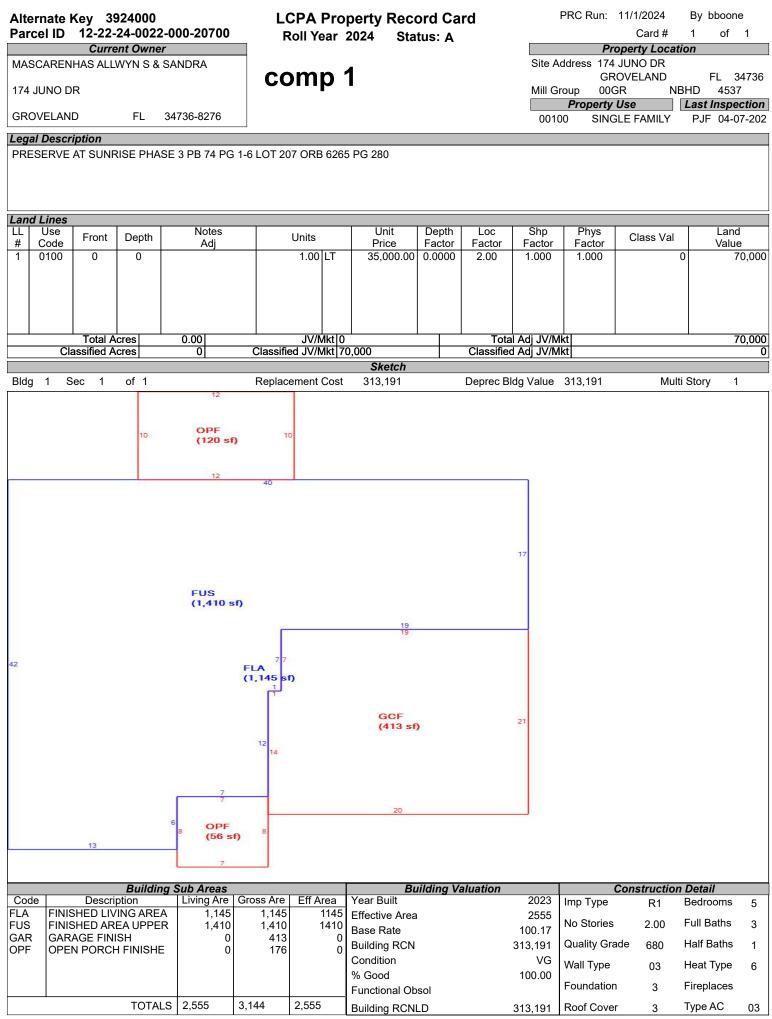
0.00

312620

328121

35,000

15501



313.191

0

383,191

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	2305-0300	07-05-2023	02-07-2024	467,158	0001	SFR 174 JUNO DR	02-07-2024	12-20-2023
_								

		Sales Inform		Exe	mptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amount
2024000516 2022097190	6265 5992 0	0280 1937 0	12-29-2023 07-08-2022 01-01-1900	WD WD	Q U U	03 30 U	I V	460,000 690,900 0					
						Val	ue Summ	ary			Total		0.00
Land Value	Value Summary Land Value Bidg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu												

383191

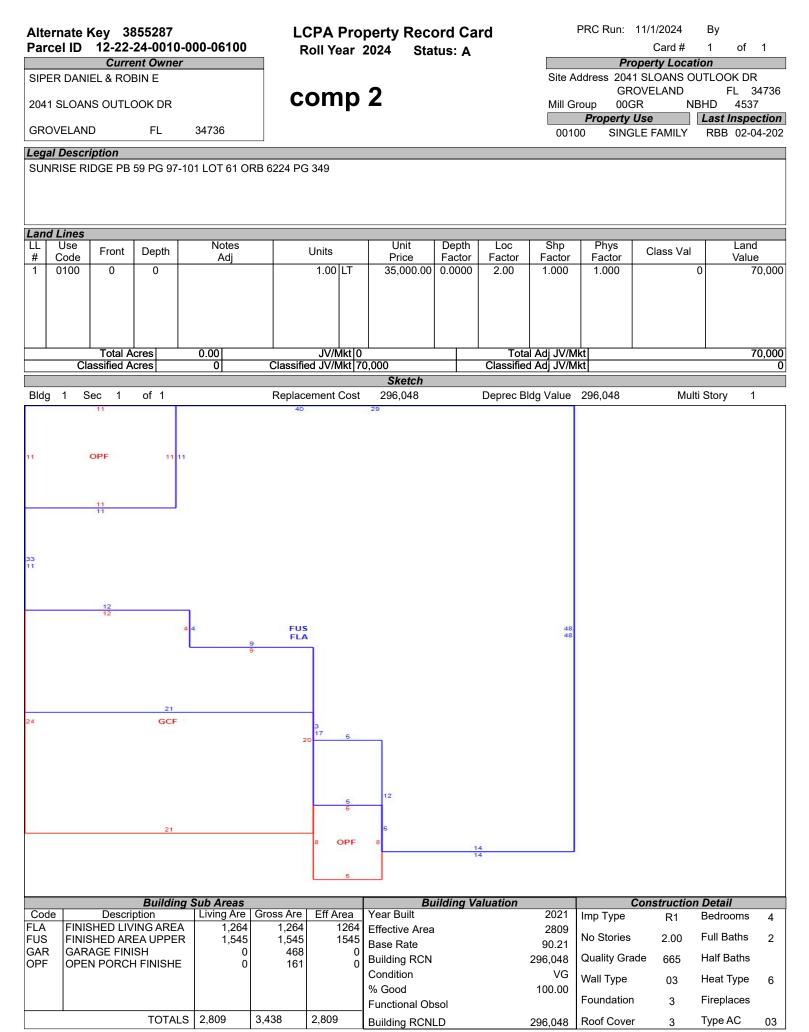
0.00

383191

383191

49.400

0



296.048

0

366,048

LCPA Property Record Card

Status: A

Roll Year 2024

PRC Run: 11/1/2024 By

Card # 1 of 1

Miscellaneous Features											
Description	Units	Туре	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	e Comp Date Amount Type Description		Review Date	CO Date					
2022	2008-0128	01-01-2021	02-04-2022	373,380		SFR FOR 2022					
2021	2008-0128	09-22-2020	12-21-2020	373,380	0001	SFR 2041 SLOANS OUTLOOK DR	12-21-2020				

	Sales Information										Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023124326 2023089972 2021022082 2020068974	6224 6182 5645 5494 4115	0349 1507 0430 0609 1374	10-05-2023 07-24-2023 02-12-2021 06-23-2020 12-22-2011	WD WD WD WD		01 37 03 01 U	 V	436,000 350,100 309,200 38,500 35,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000		
										Total		50,000.00		
Value Summary														
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu													

366048

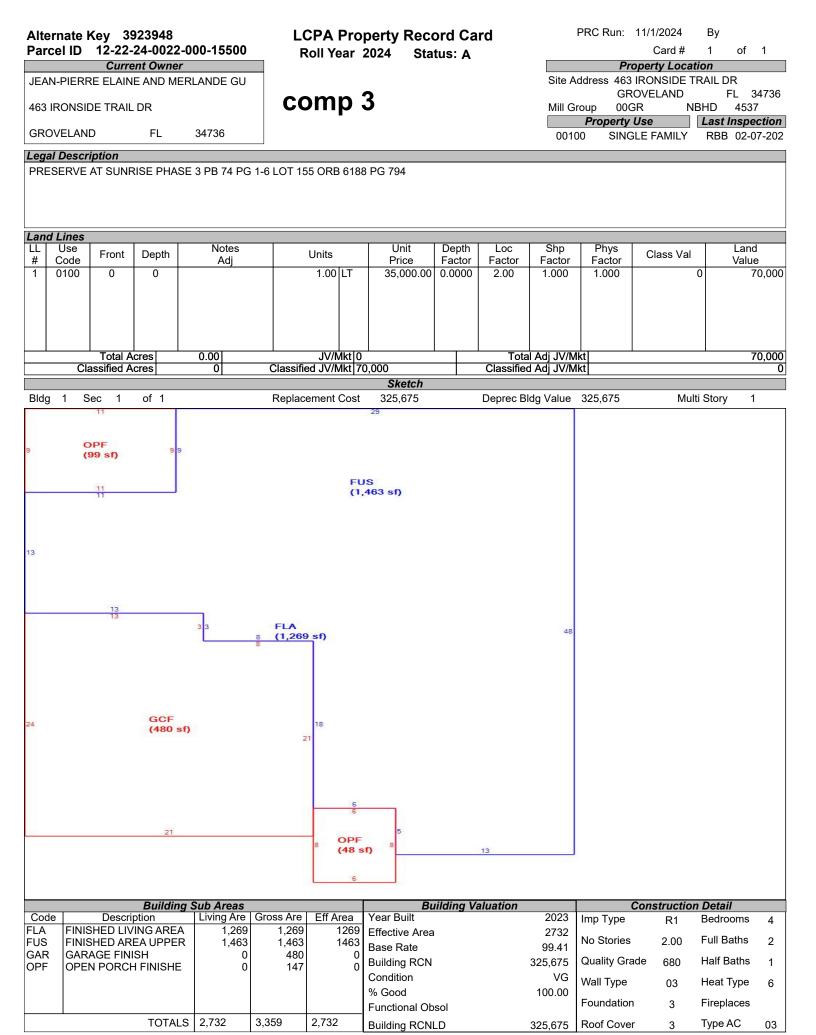
50,000.00

316048

341048

356,297

0



325,675

0

395,675

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		
	·										

	Building Permits										
Roll Year	Permit ID	ID Issue Date Comp Date Amount Typ		Туре	Description	Review Date	CO Date				
2024	2210-0045	11-14-2022	02-07-2024	496,243	0001	SFR 463 IRONSIDE TRAIL DR	02-07-2024				
_											

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023094192	6188	0794	07-27-2023	WD	Q	03	I	440,200				
2022054286	5939	1751	04-14-2022	WD	U	11	V	0				
2022022281	5898	0462	02-09-2022	WD	U	30	V	984,800				
	0	0	01-01-1900		U	U		0				
										Total		0.00
										างเล		0.00
Value Summary												
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

395675

0.00

395675

395675

49,400

0