



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes AH Key 3831738

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.

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).

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)

Petition # 2024-0270 County Lake Tax year 2024 Date received 9.12.24

COMPLETED BY THE PETITIONER

PART 1. Taxpayer Information

Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company 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 # 12-22-24-1201-000-10100 1158 Stratton Avenue

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 [X] email [ ] fax.

[ ] 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 [X] Res. 1-4 units [ ] Industrial and miscellaneous [ ] High-water recharge [ ] Historic, commercial or nonprofit [ ] Commercial [ ] Res. 5+ units [ ] Agricultural or classified use [ ] Vacant lots and acreage [ ] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

[X] Real property value (check one) [X] decrease [ ] increase [ ] Denial of exemption Select or enter type: [ ] Denial of classification [ ] Parent/grandparent reduction [ ] Denial for late filing of exemption or classification (Include a date-stamped copy of application.) [ ] Property was not substantially complete on January 1 [ ] Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) [ ] 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.) [ ] Refund of taxes for catastrophic event

[ ] 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.)

[5] 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.

[ ] 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

<b>Petition #</b> 2024-0270	Alternate Key: 3831738	Parcel ID: 12-22-24-1201-000-10100
<b>Petitioner Name</b> Ryan, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1158 STRATTON AVE GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> American Residential Leasing	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 304,421	\$ 304,421
<b>2. Assessed or classified use value, *if applicable</b>	\$ 251,370	\$ 251,370
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 251,370	\$ 251,370

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 8/26/2014      **Price:** \$111,300       Arm's Length  Distressed      Book 4523 Page 2058

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3831738	3840928	3826783	3833649
<b>Address</b>	1158 STRATTON AVE GROVELAND	2080 NEWTOWN RD GROVELAND	1128 STRATTON AVE GROVELAND	2022 NEWTOWN RD GROVELAND
<b>Proximity</b>		.83 Mile	.22 Mile	.63 MILE
<b>Sales Price</b>		\$345,000	\$342,500	\$340,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	3.20%	4.40%
<b>Adjusted Sale</b>		\$304,290	\$302,085	\$303,960
<b>\$/SF FLA</b>	\$162.79 per SF	\$167.56 per SF	\$165.53 per SF	\$161.51 per SF
<b>Sale Date</b>		4/12/2023	4/13/2023	1/27/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,870	1,816	2700	1,825	2250	1,882	-600
<b>Year Built</b>	2005	2006		2004		2005	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/PAT	OPF/PAT	-1500	OPF/SPF	-2500	OPF/SPF	-2500
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		NONE		NONE	
<b>Site Size</b>	.29 AC	.14 AC	7000	.22 AC		.14 AC	7000
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 2.7%	8200	-Net Adj. 0.1%	-250	Net Adj. 1.3%	3900
		Gross Adj. 3.7%	11200	Gross Adj. 1.6%	4750	Gross Adj. 3.3%	10100
<b>Adj. Sales Price</b>	Market Value <b>\$304,421</b> Value per SF 162.79	Adj Market Value <b>\$312,490</b>		Adj Market Value <b>\$301,835</b>		Adj Market Value <b>\$307,860</b>	

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.

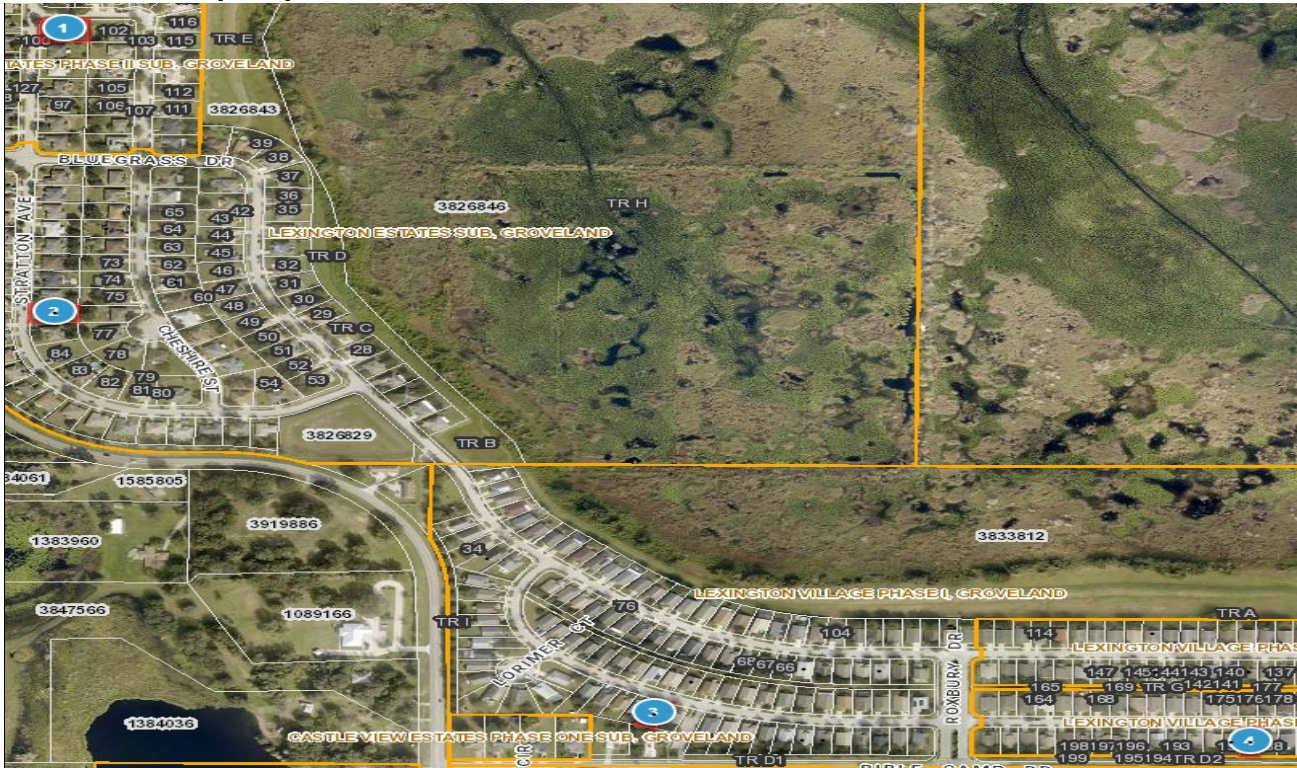
On the petitioners write up for comp 1 they used 2030 sf when it should have been 1870 SF, a couple comps are good with some being lower end of median market sales. They are asking for \$7021 reduction value is in range.

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 11/4/2024**

**2024-0270 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3831738	1158 STRATTON AVE GROVELAND	-
2	2	3826783	1128 STRATTON AVE GROVELAND	.22 MILE
3	3	3833649	2022 NEWTON RD. GROVELAND	.63 MILE
4	1	3840928	2080 NEWTON RD. GROVELAND	.83 MILE
5				
6				
7				
8				

Alternate Key 3831738  
 Parcel ID 12-22-24-1201-000-10100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0270 Subject  
 PRC Run: 11/4/2024 By  
 Card # 1 of 1

**Current Owner**  
 AMERICAN RESIDENTIAL LEASING COMPA  
 ATTN PROPERTY TAX DEPT  
 23975 PARK SORRENTO STE 300  
 CALABASAS CA 91302-4012

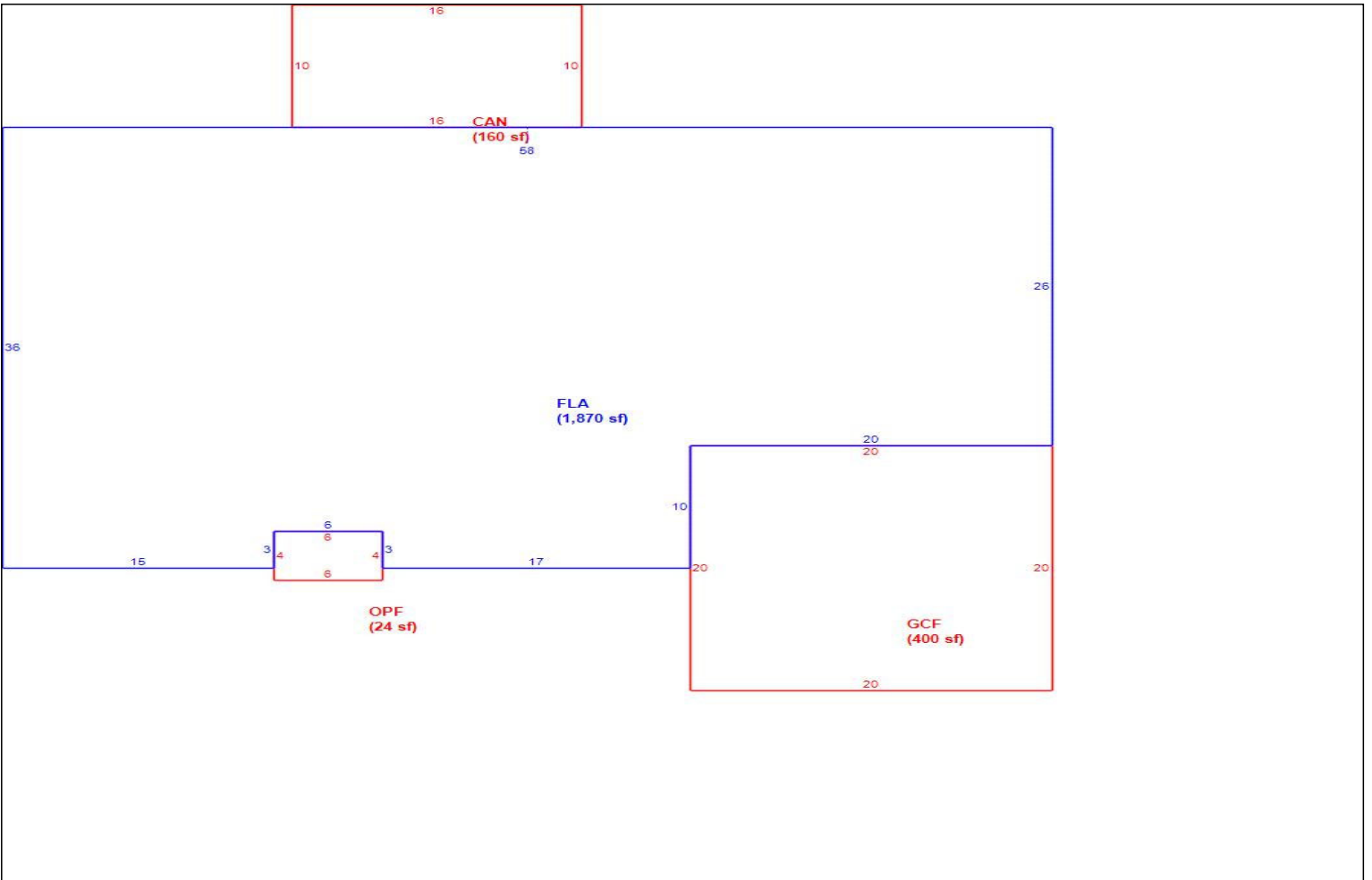
**subject**

**Property Location**  
 Site Address 1158 STRATTON AVE  
 GROVELAND FL 34736  
 Mill Group 00GR NBHD 4537  
**Property Use** **Last Inspection**  
 00100 SINGLE FAMILY PJF 04-08-202

**Legal Description**  
 LEXINGTON ESTATES PHASE II PB 53 PG 33-34 LOT 101 ORB 4523 PG 2058

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	1.80	1.100	1.000	0	69,300
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		69,300		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		69,300		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 242,393 Deprec Bldg Value 235,121 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	1,870	1,870	1870	2005					
GAR	GARAGE FINISH	0	400	0		1870	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	24	0		108.77	Quality Grade	670	Half Baths	0
PAT	PATIO UNCOVERED	0	160	0		242,393	Condition	EX	Heat Type	6
						97.00	% Good		Foundation	3
						0	Functional Obsol		Fireplaces	0
						235,121	Building RCNLD		Roof Cover	3
									Type AC	03
<b>TOTALS</b>		1,870	2,454	1,870						

Alternate Key 3831738  
 Parcel ID 12-22-24-1201-000-10100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0270 Subject  
 PRC Run: 11/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	483-04-11BEP	05-03-2005	06-28-2005	69,394	0000	SFR FOR 06			
2005	483-04-11BEP	09-02-2004	05-03-2005	69,394	0000	SFR 1158 STRATTON AVE			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4523	2058	08-26-2014	CT	U	U	I	111,300				
	2814	1388	04-12-2005	WD	Q	Q	I	154,400				
	2701	1914	11-04-2004	WD	U	M	V	1				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
69,300	235,121	0	304,421	53051	251370	0.00	251370	304421	296,823	

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Alternate Key 3840928  
Parcel ID 13-22-24-1202-000-18900

LCPA Property Record Card  
Roll Year 2024 Status: A

2024-0270 Comp 1  
PRC Run: 11/4/2024 By bboone  
Card # 1 of 1

Current Owner		
WERNER BETHANY & WARREN		
2080 NEWTOWN RD		
GROVELAND	FL	34736

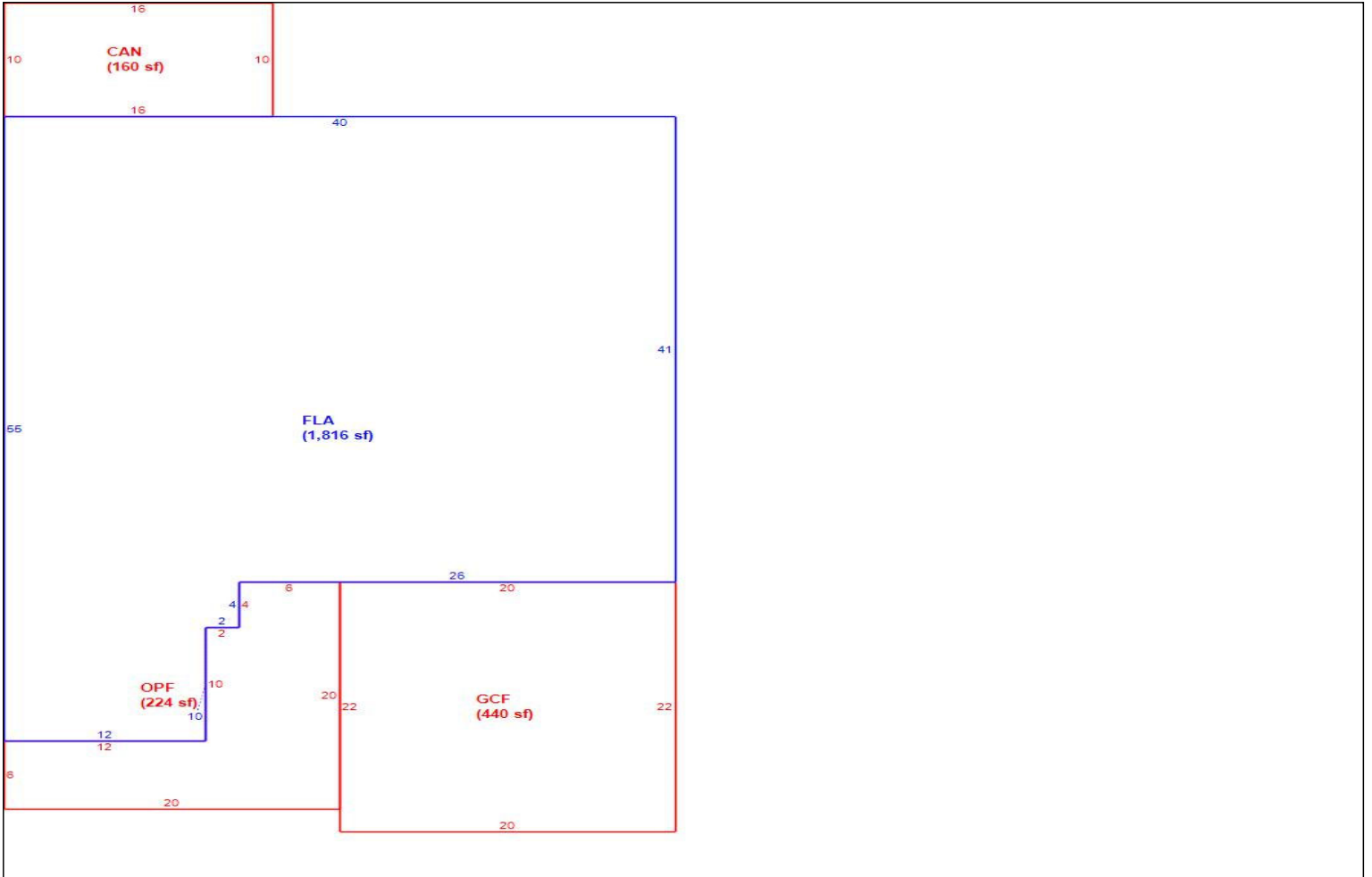
comp 1

Property Location			
Site Address 2080 NEWTOWN RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-12-202

Legal Description
LEXINGTON VILLAGE PHASE III PB 56 PG 15-16 LOT 189 ORB 6127 PG 1307

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	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 240,147	Deprec Bldg Value 232,943	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,816	1,816	1816	Effective Area	1816	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	108.91	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	224	0	Building RCN	240,147	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00				
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,816	2,640	1,816	Building RCNLD	232,943				



Alternate Key 3840928  
 Parcel ID 13-22-24-1202-000-18900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0270 Comp 1  
 PRC Run: 11/4/2024 By bboone  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017 2007	SALE 085-06-01B	01-01-2016 01-01-2006	05-12-2017 07-25-2006	1 76,227	0099 0000	CHECK VALUE SFR 3/BR 2080 NEWTOWN RD	05-04-2017 07-25-2006		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023044912	6127 1307	04-12-2023	WD	Q	01	I	345,000					
2016005142	4729 1056	01-11-2016	WD	Q	Q	I	142,000					
	4207 2481	08-28-2012	WD	U	U	I	85,000					
	4184 2184	05-17-2012	WD	U	U	I	200,800					
	3212 1761	05-26-2006	WD	Q	Q	I	237,700					
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
56,000	232,943	0	288,943	0	288943	0.00	288943	288943	281,565	

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Alternate Key 3826783  
Parcel ID 12-22-24-1200-000-08600

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0270 Comp 2  
PRC Run: 11/4/2024 By

Card # 1 of 1

Current Owner		
GARDNER STEPHEN W & BARBARA A		
1128 STRATTON AVE		
GROVELAND	FL	34736

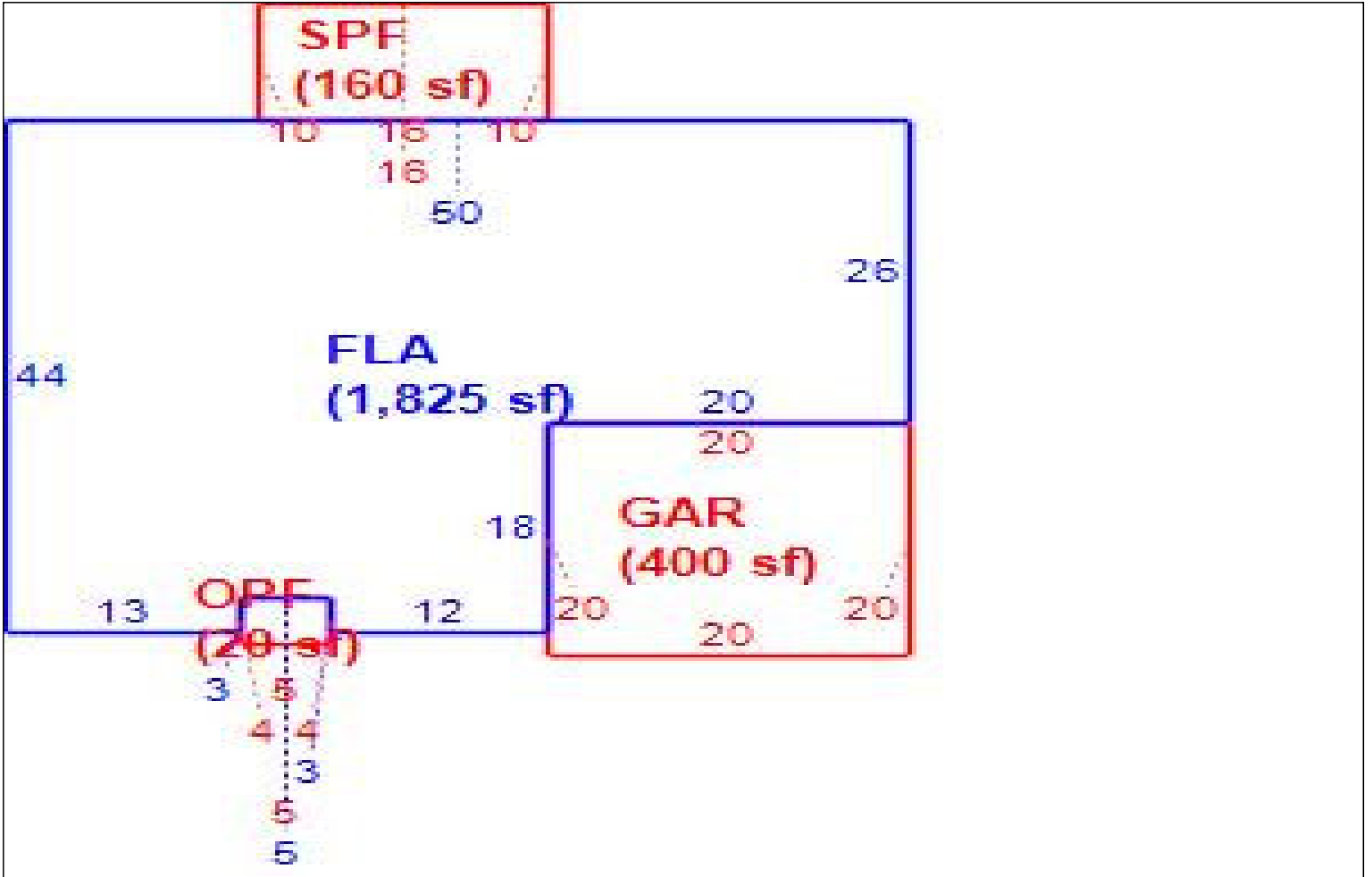
**comp 2**

Property Location			
Site Address 1128 STRATTON AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-08-202

Legal Description
LEXINGTON ESTATES PB 51 PG 82-88 LOT 86 ORB 6126 PG 96

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	1.80	1.000	1.000	0	63,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,000		
Classified Acres		0		Classified JV/Mkt		63,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 239,709
Deprec Bldg Value 232,518		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,825	1,825	1825	Effective Area	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	239,709	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
				% Good		97.00				
				Functional Obsol		0				
TOTALS		1,825	2,405	1,825	Building RCNLD	232,518	Roof Cover	3	Type AC	03

Alternate Key 3826783  
 Parcel ID 12-22-24-1200-000-08600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0270 Comp 2  
 PRC Run: 11/4/2024 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	
2005	381-04-09BEP	08-03-2004	01-05-2005	180,525	0000	SFR 1128 STRATTON AVE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023043983	6126	0096	04-13-2023	WD	Q	01	I	342,500	039	HOMESTEAD	2024	25000
	4133	0028	02-29-2012	WD	U	U	I	97,500	059	ADDITIONAL HOMESTEAD	2024	25000
	4097	0455	11-10-2011	CT	U	U	I	0				
	2745	1642	01-06-2005	WD	Q	Q	I	157,200				
	2635	2354	07-19-2004	WD	U	M	V	1				
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	
63,000	232,518	0	295,518	0	295518	50,000.00	245518	270518	288,102	

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Alternate Key 3833649  
 Parcel ID 13-22-24-1200-000-01400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0270 Comp 3  
 PRC Run: 11/4/2024 By

Card # 1 of 1

Current Owner		
KOVALEV KARA M & CANNON HERBERT		
2022 NEWTOWN RD		
GROVELAND	FL	34736

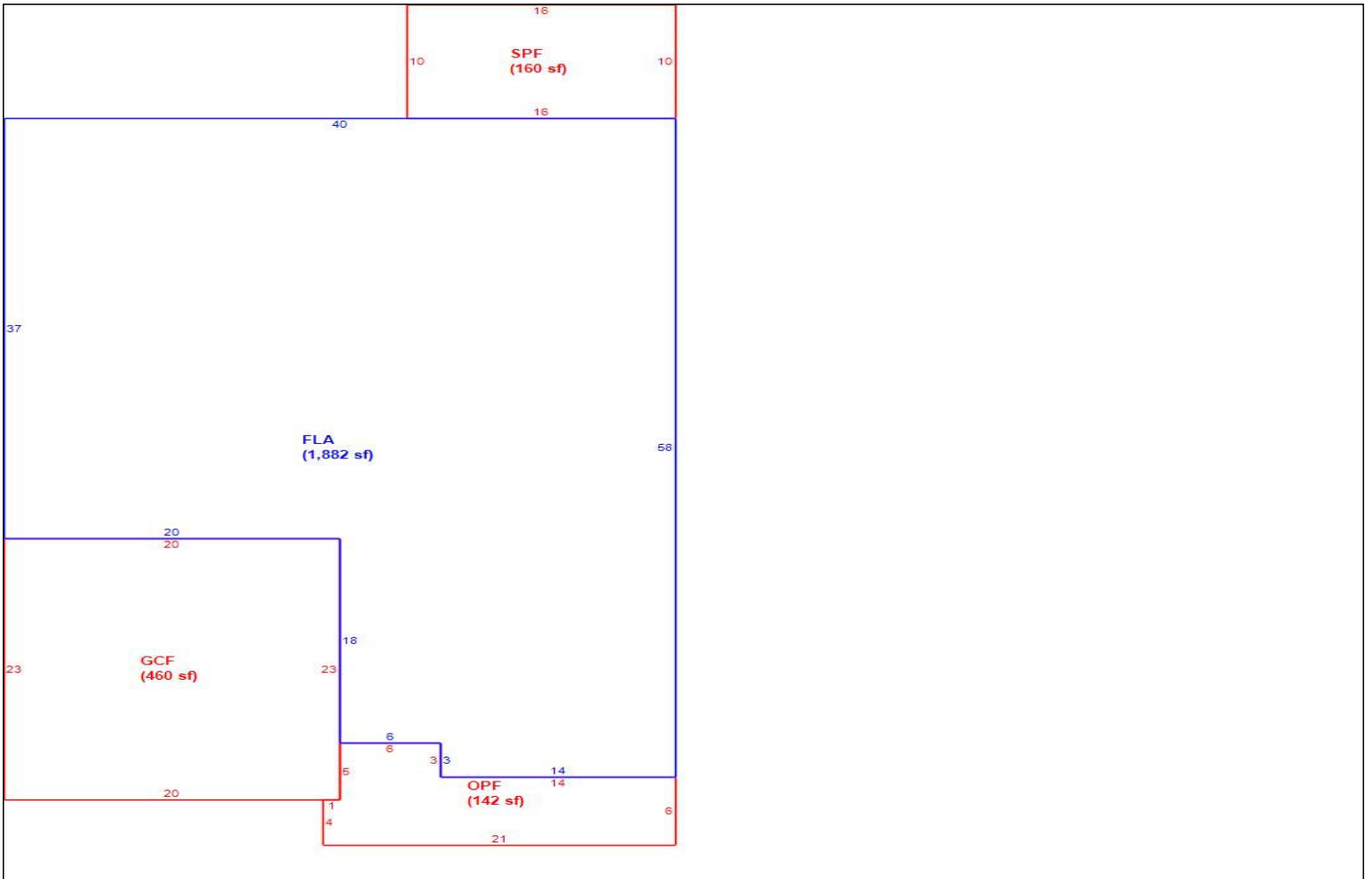
**comp 3**

Property Location			
Site Address 2022 NEWTOWN RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-11-202

Legal Description
LEXINGTON VILLAGE PHASE I PB 53 PG 40-42 LOT 14 ORB 6086 PG 381

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	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 248,793	Deprec Bldg Value 241,329	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,882	1,882	1882	Effective Area	1882	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	460	0	Base Rate	108.73	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	248,793	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,882	2,644	1,882	Building RCNLD	241,329					

Alternate Key 3833649  
 Parcel ID 13-22-24-1200-000-01400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0270 Comp 3  
 PRC Run: 11/4/2024 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
2006	622-05-06B	01-01-2005	10-12-2005	75,825	0000	SFR 2022 NEWTOWN RD		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023011135	6086	0381	01-27-2023	WD	Q	01	I	340,000			
2020093558	5531	0300	08-20-2020	WD	Q	01	I	238,000			
	3015	1647	11-14-2005	WD	Q	Q	I	190,000			
	2739	0295	12-30-2004	WD	U	M	V	1			
<b>Total</b>											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
56,000	241,329	0	297,329	0	297329	0.00	297329	297329	289,707

\*\*\*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.\*\*\*