

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes Alt Key 3775646

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.

VERT TO XEELD BY GUERK OF THE V	ALUE ADJUSTMENT BOARD (IVAB)
Petition# 3034-0278 County Lake	Tax year 2024 Date received 9./2.24
	THE PETMONER
PART 1. Taxpayer Information	
Taxpayer name: American Homes 4 Rent, LLC; AH4RP Seven, LLC	Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address 12-23-25-110000007400 or TPP account # 11824 Caruso Drive
Phone 954-740-6240	Email ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possi	
I am filing this petition after the petition deadline. I have att documents that support my statement.	ached a statement of the reasons I filed late and any
your evidence to the value adjustment board clerk. Florida law evidence. The VAB or special magistrate ruling will occur un Type of Property ☑ Res. 1-4 units ☐ Industrial and miscellane	, ,
☐ Commercial ☐ Res. 5+ units ☐ Agricultural or classified use	☐ Vacant lots and acreage ☐ Business machinery, equipment
PART 2. Reason for Petition Check one. If more the	an one, file a separate petition.
 ☑ Real property value (check one) ☑ decrease ☐ increase ☐ Denial of classification ☐ Parent/grandparent reduction ☐ Property was not substantially complete on January 1 ☐ Tangible personal property value (You must have timely file return required by s.193.052. (s.194.034, F.S.)) ☐ Refund of taxes for catastrophic event 	☐ Denial of exemption Select or enter type: ☐ Denial for late filing of exemption or classification (Include a date-stamped copy of application.) d a ☐ 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.)
	011(3)(e), (f), and (g), F.S.) our case. Most hearings take 15 minutes. The VAB is not bound units, parcels, or accounts, provide the time needed for the entire
You have the right to exchange evidence with the property ap evidence directly to the property appraiser at least 15 days be appraiser's evidence. At the hearing, you have the right to have	fore the hearing and make a written request for the property
You have the right, regardless of whether you initiate the evidence of your property record card containing information relevant to information redacted. When the property appraiser receives the you or notify you how to obtain it online.	the 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.

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent y without attaching a completed power of atomey or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or collector. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read to petition and the facts stated in it are true. Signature, taxpayer Print name Date PART 4. Employee, Attorney, or Licensed Professional Signature Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. I am (check any box that applies): A Florida Bar licensed attorney (Florida Bar number	PART 3. Taxpayer Signature			
Under penalties of perjury. I declare that I am the owner of the property described in this petition and that I have read to petition and the facts stated in it are true. Signature, taxpayer Print name Date PART 4. Employee, Attorney, or Licensed Professional Signature Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. I am (check any box that applies): A remployee of	without attaching a completed power o Written authorization from the taxpayer	f attorney or authoriz	ation for representation to this form	n
PART 4. Employee, Attorney, or Licensed Professional Signature Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. I am (check any box that applies): An employee of	Under penalties of perjury, I declare the	at I am the owner of t		
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. I am (check any box that applies): An employee of	Signature, taxpayer		Print name	Date
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. I am (check any box that applies): An employee of	PART 4. Employee, Attorney, or Lice	nsed Professional S	ignature	
An employee of	Complete part 4 if you are the taxpaye			e following licensed
A Florida Bar licensed attorney (Florida Bar number			(1)	
■ A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number				ated entity).
□ A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number □ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number □ I understand that written authorization from the taxpayer is required for access to confidential information from the prop appraiser or tax collector. Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare tam the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of prounders. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □				
□ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number □ lunderstand that written authorization from the taxpayer is required for access to confidential information from the propapraiser or tax collector. Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of prounders. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	A Florida real estate appraiser licer	ised under Chapter 4	175, Florida Statutes (license numb	per RD6182)
I understand that written authorization from the taxpayer is required for access to confidential information from the propapraiser or tax collector. Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare tam the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of prounders. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. Robert Peyton 9/10/20 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 one of the licensed representatives or employees listed in part 4 AND (check one) AND (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR I the taxpayer's authorized signature is in part 3 of this form. I am an uncompensated representative filing this petition AND (check one) the taxpayer's authorization is attached OR I the taxpayer's authorized signature is in part 3 of this form. I understand that written authorization from the taxpayer is required for access to confidential information from the pro-	A Florida real estate broker license	d under Chapter 475	, Florida Statutes (license number)
appraiser or tax collector. Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare to amothe owner's authorized representative for purposes of filing this petition and of becoming an agent for service of prounder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true. Robert Peyton 9/10/20 Signature, representative Print name Date	A Florida certified public accountar	t licensed under Cha	pter 473, Florida Statutes (license	number).
am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of prounder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.		rom the taxpayer is re	equired for access to confidential ir	formation from the property
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 licensed representatives or employees listed in part 4 AND (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form. I am an uncompensated representative filing this petition AND (check one) the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form. I understand that written authorization from the taxpayer is required for access to confidential information from the pro	am the owner's authorized representat	ive for purposes of fil	ing this petition and of becoming a	n agent for service of process
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the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form. I understand that written authorization from the taxpayer is required for access to confidential information from the pro				
I understand that written authorization from the taxpayer is required for access to confidential information from the pro	☐ I am an uncompensated represent	ative filing this petition	n AND (check one)	
	$\hfill\square$ the taxpayer's authorization is attac	hed OR 🔲 the taxp	ayer's authorized signature is in pa	rt 3 of this form.
		from the taxpayer is	required for access to confidential	information from the property
Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition a facts stated in it are true.	becoming an agent for service of proc			
Signature, representative Print name Date	Signature, representa	ive	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET **RESIDENTIAL**

Petition #	!	2024-0278		Alternate K	ey: 3775646	Parcel	ID: 12-23-25-11	00-000-07400	
Petitioner Name	Ryan, LL	.C c/o Rober	t Peyton	D	44004		Check if M	ultiple Parcels	
The Petitioner is:	Taxpayer of Re	cord Tax	payer's agent	Property		CARUSO DR			
Other, Explain:	_	_		Address	CLE	RMONT			
	rican Homes 4	Pont IIC:	AHAPP Savan	Value from	Value befo	re Board Actio	n .		
Owner Hame	ricali fioliles 4	ixem, LLO,	Allaite Sevell,	TRIM Notice		nted by Prop App	i value alier	Board Action	
4	!				•				
1. Just Value, red	•			\$ 320,0		299,00			
2. Assessed or c			cable	\$ 248,6	10 \$	248,6	10		
3. Exempt value,		<u>1e</u>		\$	-				
4. Taxable Value,	*required			\$ 248,6	10 \$	248,6	10		
*All values entered	d should be coun	ty taxable va	llues, School an	d other taxing	authority values	s may differ.			
						7 5:			
Last Sale Date	2/18/2015	Prid	ce: \$11	2,200	Arm's Length	√ Distressed	Book <u>4592</u>	Page	
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compar	able #3	
AK#	37756		3775		3746		3775663		
Address	11824 CARI	JSO DR	10653 CRESC	ENDO LOOP	10612 REGA	NS RUN DR	10832 ARIA CT		
Address	CLERM	TNC	CLERN	MONT	CLERN	//ONT	CLERN	JONT	
Proximity			.12 N	1iles	.09 M	1iles	.17 N		
Sales Price			\$355,		\$350,		\$335,		
Cost of Sale			-15		-15		-15		
Time Adjust			2.00		1.20)%	2.00		
Adjusted Sale			\$308,		\$301,		\$291,		
\$/SF FLA	\$202.85 p	er SF	\$196.47	per SF	\$203.85		\$225.93	per SF	
Sale Date			7/26/2	2023	9/20/2	2023	7/12/2	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	1,474		1,572	-4900	1,480	-300	1,290	9200	
Year Built	1997		1998	0	1999	0	1998	0	
Constr. Type	Stucco/Brick		Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0	
Condition	Good		Good	0	Good	0	Good	0	
Baths	2.0		2.0	0	2.0	0	2.0	0	
Garage/Carport	2 Car		2 Car	0	2 Car	0	2 Car	0	
Porches	Patio		Patio		Patio	0	Screen	-10000	
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	0	none	0	None		
Site Size				0		0		0	
Location	Subbdivision		Subbdivision	0	Subbdivision	0	Subbdivision	0	
View	Residential		Residential	0	Residential	0	Residential	0	
			-Net Adj. 1.6%	-4900	-Net Adj. 0.1%	-300	-Net Adj. 0.3%	-800	
			Gross Adj. 1.6%	4900	Gross Adj. 0.1%	300	Gross Adj. 6.6%	19200	
	Market Value	\$299,000	Adj Market Value	\$303,950	Adj Market Value	\$301,400	Adj Market Value	\$290,650	
Adj. Sales Price	Value per SF	202.85		·		·		<u> </u>	

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: MTW DATE 11/26/2024

2024-0278 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3775646	11824 CARUSO DR	
			CLERMONT 10832 ARIA CT	-
2	comp 3	3775663	CLERMONT	.17 Miles
3	comp 1	3775600	10653 CRESCENDO LOOP CLERMONT	.12 Miles
4	comp 2	3746384	10612 REGANS RUN DR CLERMONT	.09 Miles
5				
6				
7				
8				

Alternate Key 3775646

Parcel ID 12-23-25-1100-000-07400

Current Owner

AMERICAN HOMES 4 RENT PROPERTIES S ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

LCPA Property Record Card Roll Year 2024 Status: A

Subject

2024-0278 Subject 12/6/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 11824 CARUSO DR

CLERMONT FL 34711 0005 **NBHD** 1797

Mill Group Property Use Last Inspection

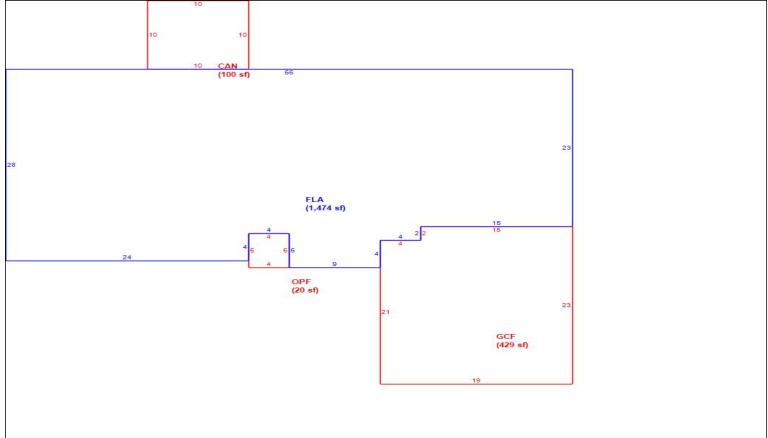
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

LAKE CRESCENT PINES EAST SUB LOT 74 PB 38 PGS 77-79 ORB 4592 PG 1442

Lan	and Lines													
LL	Use Code	Front	Depth	No A		I I Inite		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	LT	55,000.00	0.0000	0000 2.00 1.000		1.000	0	110,000
Total Acres 0.00 JV/N					•		Tota	al Adj JV/MI	kt	1	110,000			
	Classified Acres 0				Classified JV/Mkt 110,000				Classified Adj JV/Mkt			•	0	

Sketch Bldg 1 1 of 1 216,525 Deprec Bldg Value 210,029 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuat	tion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,474	1,474 429		Effective Area	1474	No Stories	1.00	Full Baths	2
_	OPEN PORCH FINISHE		20	0	Base Rate	118.93				-
	PATIO UNCOVERED	Ö	100	0	Building RCN	216,525	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	•	Fireplaces	
					Functional Obsol	0	Foundation	3	riiepiaces	0
	TOTALS	1,474	2,023	1,474	Building RCNLD	210 029	Roof Cover	3	Type AC	03

Alternate Key 3775646 Parcel ID 12-23-25-1100-000-07400

LCPA Property Record Card Roll Year 2024 Status: A

2024-0278 Subject PRC Run: 12/6/2024 By

Card # 1 of 1

	Non road 1011 Ottation A												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Descr	ription	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
	Building Permits												
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amou		T	Description	n	Review Dat	te CO Date			

	Dullaring Terrints												
Roll Year	Permit ID	Issue Dat	e Comp [Date	Amour	nt	Туре		Descrip	otion	Review D	ate	CO Date
2003	SALE	01-01-200	03-18-2	:003		1	0000	CK VALUE					
	•	•	Sales Inform	1		Exer	nptions	<u> </u>					
Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price										Description	n [Year	Amount

								Total	0.00
3157 2829	1446 0751	04-26-2006 04-14-2005	QC QC	U U	U U	 	77,900 0		
3595	1464	03-11-2008	СТ	U	U	1	100		
4592 3671	1442 0561	02-18-2015 08-04-2008	CT WD	U	U U	l I	112,200 134,900		

				value 30	лина у				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110,000	210,029	0	320,029	71419	248610	0.00	248610	320029	313,498

Parcel Notes

02 QG FROM 475 FER 061402

03 QG FROM 500 FER 101702

2195/2186 DARREN J BLACK SR TO STEPHEN D NAULT UNMARRIED

04 QG FROM 565 FER 020604

05 UPDATE LOC FROM 200 QG FROM 590 DN 012005

05X STEPHEN DAVID NAULT MARRIED CRYSTAL ANN NEVILLE 031204 PER 7358/3108 ORANGE COUNTY ML

2829/751 QC STEPHEN D NAULT TO STEPHEN D & CRYSTAL NAULT HW AND SANDRA TURCHI DOOLEY MARRIED ONLY

3157/1446 SANDRA DOOLEY TO STEPHEN D & CRYSTAL NAULT HW

3595/1464 CT VS STEPHEN D & CRYSTAL NAULT PROP SOLD TO DEUTSCHE BANK NATIONAL TR CO TTEE OF ARGENT MORTGAGE

SECURITIES INC ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2006 MI UNDER THE POOLING AND SERVICING AGRMT DTD AS OF 060106 WITHOUT RECOURSE

09X JOHATZAN VASQUEZ DOES NOT HAVE A GREEN CARD

3671/561 DEUTSCHE BANK NATIONAL TR CO TTEE TO BARBARA VASQUEZ

15X OWNER MOVED 2014

4592/1442 CT VS BARBARA A VASQUEZ SOLD TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC

16 VAL IS OK FOR 2016 SEE SALES AK 3775588 3775587 3775644 DN 051716

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

^{***}Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.***

Alternate Key 3775600 Parcel ID

12-23-25-1100-000-04100

Current Owner

SZEMPLE JESSICA M

10653 CRESCENDO LOOP

CLERMONT 34711 FL

LCPA Property Record Card Roll Year 2024 Status: A

Comp 1

2024-0278 Comp 1 12/6/2024 By PRC Run:

> Card # 1 of 1

Property Location

Site Address 10653 CRESCENDO LOOP

CLERMONT FL 34711 0005 NBHD 1797

Property Use Last Inspection 00100

Mill Group

SINGLE FAMILY DN 03-10-201

Legal Description

LAKE CRESCENT PINES EAST SUB LOT 41 PB 38 PGS 77-79 ORB 6185 PG 173 ORB 6209 PG 392

Lan	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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000	
							Tota	l Adj JV/Mk	rt l		110,000		
					Classified JV/Mkt 11	0,000			d Adj JV/Mk			0	

Sketch

Bldg 1 1 of 1 Replacement Cost 225,566 Deprec Bldg Value 218,799 Multi Story 0 Sec FLA (238 sf) FLA (1,334 sf) (16 sf) GCF (418 sf)

	Building Sub Areas				Building Valuatio	n	Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,572 0	1,572 418	1572 0	Effective Area Base Rate	1572 117.23	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	16 164	0 0	Building RCN	225,566	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 1,572		2,170	1,572	Building RCNLD	218,799	Roof Cover	3	Type AC	03

Alternate Key 3775600 Parcel ID 12-23-25-1100-000-04100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0278 Comp 1 PRC Run: 12/6/2024 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				
2017 2016 2016 2005	SALE 2015060756 SALE SALE	01-01-2016 11-23-2015 01-01-2015 01-01-2004	03-10-2017 12-11-2015 12-11-2015 01-10-2005	1 200 1 1	0099 0006 0099 0000	CHECK VALU COU SFR TO CHECK VALU CHECK VALU	RESIDENTIAL HOME E E	03-10-2017 12-11-2015 12-11-2015					
			es Information				Exe	mptions					

			Sales IIIIOIIII	aliOII						Exempuons		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023111670 2023091900 2016123276	6209 6185 4868 4605 3431	0392 0173 2421 1376 1957	09-01-2023 07-26-2023 11-16-2016 03-24-2015 04-24-2007	QC WD WD WD	UQQQU	11 01 Q Q U	- - - -	100 355,000 160,000 148,000 0	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00

				vaiue Si	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110,000	218,799	0	328,799	0	328799	50,000.00	278799	303799	321,923

Parcel Notes

02 QG FROM 475 TO 500 FER 061402

03 QG FROM 500 FER 101702

04 QG FROM 550 FER 020604

2580/1575 DAVID M & DEANNA FURTADO TO CARLOS A BETANCOURT & ANADELINA SALCEDO HW

05FC SFR IN EXCELLENT COND DELETE CAN4 AT 80SF ADD FLA4 LOC FROM 200 QG FROM 615 DN 011005

2740/2368 CAROLYN GUERRERO SINGLE

3431/1957 EGS SERVICES LLC TTEE OF THE CAROLYN GUERRERO TRUST DTD 042407 CAROLYN GUERRERO IS MARRIED TO ISMAEL COTTO

07TR NOT DELIVERABLE AS ADDRESSED 10653 CRESCENDO LOOP CLERMONT 34711 7896

4605/1376 EGS SERVICES LLC TTEE TO LYDIE & RODRIGUE DJAHUE HW

15X COURTESY HX CARD SENT 042015

15CC HX APP SUBMITTED LH 052115

15CC CHANGE OF MAILING ADDR SUBMITTED DB 081315

15 MAILING ADDR CHGD FROM 6000 OAKBEND ST APT 7108 ORLANDO FL 32835 INFO SCANNED LH 081415

16FCL SFR IN GOOD EXT COND ADD CAN PER AERIAL NPA UNABLE TO ACCESS BACK YARD DN 121115

4868/2421 LYDIE & RODRIGUE DJAHUE TO JOSUET ACOSTA SINGLE AND FLOR A TORRES SINGLE JTWROS

17X COURTESY HX CARD SENT 122216

17FC SFR IS IN GOOD EXT COND NO CHGS SFR HAS NEWER SHINGLES DN 031017

6185/173 JOSUET ACOSTA & FLOR A TORRES TO JESSICA M SZEMPLE SINGLE AND KAREN LEWIS SINGLE JT

23TR ATTEMPTED NOT KNOWN 10653 CRESCENDO LOOP CLERMONT FL 34711 ACS 090123

6209/392 JESSICA M SZEMPLE AND KAREN LEWIS TO JESSICA M SZEMPLE SINGLE

24CC EFILE HX APP CP 022824

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Alternate Key 3746384

Parcel ID 12-23-25-1800-000-03800

Current Owner

NICOLINI CLAUDIO

10612 REAGANS RUN DR

CLERMONT 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

Comp 2

2024-0278 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 10612 REGANS RUN DR CLERMONT

FL 34711 0005 NBHD 1797 Mill Group

Property Use Last Inspection

00100 SINGLE FAMILY

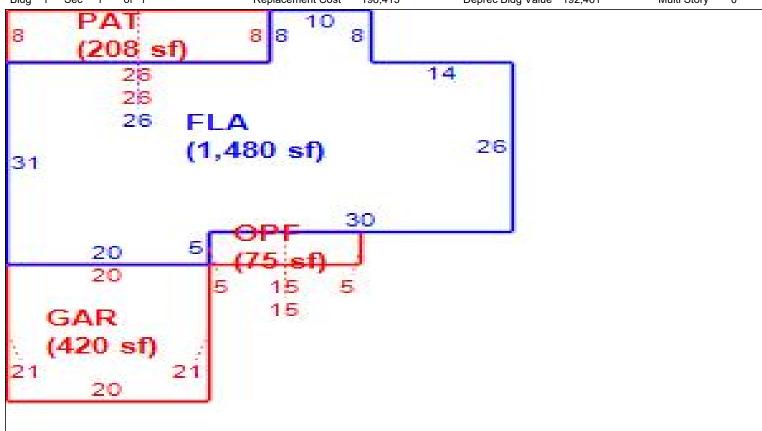
PJF 01-01-202

Legal Description

REAGAN'S RUN SUB LOT 38 PB 37 PGS 88-91 ORB 6223 PG 1726

Lan	d Lines													
LL	Use Code	Front	Depth	Not Ac	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00	LT	55,000.00	0.0000	2.00	1.000	1.000	0	110,000	
		Total A	cres	0.00	 JV/M	kt 0			Tota	d Adj JV/Mk	ct	•	110,000	
	Cla	assified A	cres	0	Classified JV/M	kt 11	0,000		Classifie	d Adj JV/Mk	ct	(

Sketch Bldg Replacement Cost 198,413 Deprec Bldg Value 192,461 Multi Story 1 Sec 1 of 1



										,
	Building S	Sub Areas			Building Valuat	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,480 0	1,480 420		Effective Area	1480	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	75 208	_	Base Rate Building RCN	108.17 198,413	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,480	2,183	1,480	Building RCNLD	192.461	Roof Cover	3	Type AC	03

Alternate Key 3746384 Parcel ID 12-23-25-1800-000-03800

LCPA Property Record Card Roll Year 2024 Status: A

2024-0278 Comp 2 PRC Run: 12/6/2024 By

Card # 1 of 1

Miscellaneous Features
*Only the first 10 records are reflected below

Code Description Units Type Unit Price Year Bit Effect Yr RCN %Good Apr Value

								•	•		
				Build	ing Perr	nits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descrip	otion	Review Date	9 (CO Date
2004	SALE	01-01-2003	02-06-2004	1		CHECK VALUI					
2000	9808151	04-15-1999	12-01-1999	78,000	0000	SFR FOR Y2K					
1999	9808151	09-14-1998	12-01-1998	78,000	0000	SFR/10612 RE	EAGANS	RUN DR			
		Sal	es Information					Exer	nptions		
Instrume	ent No Bo	ok/Page Sa	ale Date Inst	r Q/U Code \	/ac/Imp	Sale Price	Code	Description	n T	Year	Amount

instrument no	DOOK	/Page	Sale Date	msu	Q/U	Code	vac/imp	Sale Price	Code	Description	rear	Amount
2023123942	6223	1726	09-20-2023	WD	Q	01	ı	350,000	039	HOMESTEAD	2024	25000
	4667	1547	08-04-2015	СТ	U	U	1	113,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2943	1738	07-26-2005	QC	U	U	I	0				
	2495	0362	12-29-2003	WD	Q	Q	1	132,900				
	1888	2091	11-28-2000	WD	Q	Q	I	106,000				
										Total		50,000.00
	•	•		•	•			•				

				Value Su	ummary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
110.000	192.461	0	302.461	0	302461	50.000.00	252461	277461	296.491

Parcel Notes

1888/2091 KIMBERLY WALTERS ENGLILIS TO JOHN A & JEAN D CHRISTMAS HW AND JOHN P CHRISTMAS SINGLE JTWROS

02 QG FROM 475 FER 122001

03 QG FROM 500 FER 102102

2495/362 JOHN A & JEAN D CHRISTMAS AND JOHN P & JOY L CHRISTMAS TO ROBERT E PILLOW & BLANCA M SORIA HW

04X BLANCA SORIA IS NOT A PERMANENT RESIDENT ALIEN FN 022094

2943/1738 BLANCA SORIA TO ROBERT PILLOW JR

2943/1738 ASSUMED ROBERT E PILLOW AND ROBERT PILLOW JR SAME PERSON

14X PILLOW RENEWAL CARD RETURNED WITH ADDR OF 12020 WINDY RIDGE LN CLERMONT FL 34711 CMD 021014

14X INTENT TO DENY RETURNED FROM PO NOT DELIVERABLE AS ADDRESSED 032014

14X ROBERT PILLOW DENIAL RETURNED TO SENDER UNABLE TO FORWARD KM 070814

14TR NO SUCH NUMBER 12020 WINDY RIDGE LN CLERMONT FL 34711 9640

4667/1547 CT VS ROBERT EMERY PILLOW JR AND BLANCA MARIA SORIA AND LENDERS CORP AND REAGANS RUN HOA INC AND CAPITAL ONE BANK AND CENTRAL FL EDUCATORS FEDERAL CREDIT UNION PROP SOLD TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC 19VAB PETITION 2019-106 DLS 091219

19VAB PETITION 2019-106 WITHDRAWN NO CHANGE TJW 121319

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

6223/1726 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO CLAUDIO NICOLINI SINGLE

24CC EFILE HX APP CP 091624

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Alternate Key 3775663 Parcel ID

12-23-25-1100-000-09100

FL

Current Owner

PACHECO RICARDO AND ALICIA HERNAND

LCPA Property Record Card Roll Year 2024 Status: A

Comp 3

2024-0278 Comp 3 PRC Run: 12/6/2024 By

Card # 1 of 1

Property Location

Site Address 10832 ARIA CT

CLERMONT FL 34711 NBHD

Mill Group 0005 1797 Property Use Last Inspection

00100 SINGLE FAMILY

PJF 01-01-202

Legal Description

10832 ARIA CT

CLERMONT

LAKE CRESCENT PINES EAST SUB LOT 91 PB 38 PGS 77-79 ORB 6179 PG 1762

34711

Lan	d 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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
	Cla	Total A assified A		0.00	JV/Mkt (Classified JV/Mkt				 Adj JV/M Adj JV/M			110,000

Sketch

Bldg 1 1 of 1 Replacement Cost 196,179 Deprec Bldg Value 190,294 Multi Story 0 Sec SPU (140 sf) FLA (1,290 sf) GCF (380 sf)

	Building S	Sub Areas			Building Valuation	1	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,290	1,290 380	1290	Effective Area	1290	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	16	0	Base Rate	120.64			Half Baths	_
SPU	SCREEN PORCH UNFIN	0	140	0	Building RCN	196,179	Quality Grade	680	пан рація	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	l odridation	3	Поріассз	١
	TOTALS	1,290	1,826	1,290	Building RCNLD	190,294	Roof Cover	3	Type AC	03

Alternate Key 3775663 Parcel ID 12-23-25-1100-000-09100

LCPA Property Record Card Roll Year 2024 Status: A

2024-0278 Comp 3 PRC Run: 12/6/2024 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 Peri	mits								
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date					
2024	2023031229	03-25-2023	04-12-2024	2,400	0002	REPL WINDO	WS 5	04-12-2024						
2006	SALE	01-01-2005	05-30-2006	1	0000	CHECK VALU	E							
1999	8040097	04-01-1998	12-01-1998	1,680	0000	10X14 SCRN	RM							
1999	7400000 04.05.4000 40.04.4000 00.504 0000 05D													
									<u> </u>					
		Sale	es Information				Exe	emptions						

Sales illioilliauoli									Exemptions			
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023087592 2017003708	6179 4888 4276 2797 1608	1762 0708 2405 2381 0880	07-12-2023 12-30-2016 02-01-2013 03-31-2005 04-29-1998	WD WD WD WD WD	Q U U Q Q	01 U U Q Q	 	335,000 100,000 90,000 185,000 84,400				
										Total		0.00

Value Summary											
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu		
110 000	190 294	Λ	300 204	Λ	300204	0.00	300294	300294	294 487		

Parcel Notes

02 LOC FROM 177 TO 200 QG FROM 475 TO 525 FER 061402

03 QG FROM 525 FER 101702

04 QG FROM 550 FER 020604

05 UPDATE LOC FROM 200 QG FROM 590 DN 012005

2797/2381 PAUL B & DIANE S MC CARTHY TO DAVID A OLZEROWICZ SINGLE AND CINDY HAYS SINGLE JTWROS

06X DAVID OLZEROWICZ MARRIED CINDY MAE HAYS 072705 ML FROM JAMAICA

4276/2405 DAVID A & CINDY OLZEROWICZ TO GARLA J COMPSTON SINGLE

14SALE ORB 4276/2405 U SALE SHORT SALE PER MLS G4688665 INFO SCANNED DN 031014

4888/708 GARLA J COMPSTON TO SAMANTHA J COMPSTON SINGLE

17X COURTESY HX CARD SENT 022117

18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818

6179/1762 SAMANTHA J COMPSTON TO RICARDO PACHECO SINGLE AND ALICIA HERNANDEZ SINGLE JTWROS

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