

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

3828443

Section 194.011, Florida Statutes

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.

COMPLETEDISYO	HERK OF THE WAY	MEMMEMMEN	UTEOAVRD (N	
Petition # 2024-0349	County Lake		x year 2024	Date received 9.12.24
in a second s	OMPLETEDBY	HE PERMONIERS		2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
PART 1. Taxpayer Information		<u>, e se s</u>		
Taxpayer name: American Homes 4 Rent, LLC; AH	4R Properties Two, LLC	Representative: R	yan, LLC c/o	Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	20-22-26-016 1551 Reflecti	
Phone 954-740-6240		Email	ResidentialAp	opeals@ryan.com
The standard way to receive information is by	US mail. If possible	e, I prefer to receive	Information b	y 🗹 email 🗌 fax.
I am filing this petition after the petition do documents that support my statement.	eadline. I have attac	hed a statement of	the reasons I	filed late and any
I will not attend the hearing but would like r your evidence to the value adjustment boar evidence. The VAB or special magistrate r	rd clerk. Florida law a ruling will occur unde	llows the property a r the same statutory	ppraiser to cros y guidelines as	ss examine or object to your
Type of Property Res. 1-4 units Industr	ial and miscellaneou ural or classified use	Is High-water recl	•	listoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason for Petition Chec	k one. If more than	one, file a separa	te petition.	
Real property value (check one) Denial of classification	ase 🗌 increase	Denial of exem	ption Select o	r enter type:
 Parent/grandparent reduction Property was not substantially complete of Tangible personal property value (You murreturn required by s.193.052. (s.194.034, I Refund of taxes for catastrophic event 	st have timely filed a	(Include a date	-stamped copy rement (s. 193.1 pontrol (s. 193.15	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
 Check here if this is a joint petition. Atta determination that they are substantiall Enter the time (in minutes) you think you by the requested time. For single joint pe group. My witnesses or I will not be available to 	y similar. (s. 194.01 need to present you titions for multiple uni	1(3)(e), (f), and (g), r case. Most hearin its, parcels, or accou	F.S.) gs take 15 min unts, provide th	utes. The VAB is not bound he time needed for the entire
You have the right to exchange evidence wit evidence directly to the property appraiser at appraiser's evidence. At the hearing, you hav You have the right, regardless of whether yo of your property record card containing inforr information redacted. When the property app to you or notify you how to obtain it online.	th the property appra least 15 days before ve the right to have u initiate the evidence mation relevant to th	aiser. To initiate the e the hearing and r witnesses sworn. ce exchange, to rea e computation of ye	e exchange, yo nake a written ceive from the our current ass	ou must submit your request for the property property appraiser a copy sessment, 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.**

PADT 2 Toypoyor Signature		
PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you are au without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to collector.	uthorizing a representative listed in particular properties of the presentation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign Complete part 4 if you are the taxpayer's or an affiliated entity' representatives.	ature s employee or you are one of the foll	owing licensed
I 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	, Florida Statutes (license number —	RD6182)
A Florida real estate broker licensed under Chapter 475, Fl		
A Florida certified public accountant licensed under Chapte	r 473, Florida Statutes (license numb).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read t	this petition and of becoming an age	ent for service of process
Robert L. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not list	ed in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	e licensed representatives or employ	ees listed in part 4 above
Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I the taxpayer's authoriz		., executed with the
I am an uncompensated representative filing this petition A	ND (check one)	
the taxpayer's authorization is attached OR the taxpayer	er's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is rec appraiser or tax collector.	uired for access to confidential inforr	nation from the property
Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date

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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L				
Petition #	ŧ	2024-0349		Alternate K	ey: 3828463	Parcel II	D: 20-22-26-01	60-000-12800	
Petitioner Name The Petitioner is:	Rober Taxpayer of Re	t Peyton, Rya ecord 🗌 Tax	in LLC payer's agent	Property Address		LECTIONS ST RMONT	Check if Mu	Itiple Parcels	
Owner Name	AH4R PR	OPERTIES 1	TWO LLC	Value from TRIM Notice		re Board Actior		Board Action	
1. Just Value, rec	quired			\$ 419,44	47 \$	419,44	7		
2. Assessed or c	lassified use va	lue, *if appli	cable	\$ 392,02	20 \$	392,02	0		
3. Exempt value,				\$	-				
4. Taxable Value,				\$ 392,02	20 \$	392,02	0		
*All values entered	•	tv taxable va	lues. School an	, ,		,	-		
Last Sale Date		Pric			Arm's Length		Book	Page	
ITEM	Subje	ect	Compar	able #1	Compar	able #2	Compara	able #3	
AK#	38284		3828				3828		
Address	1551 REFLEC CLERM		755 LAKEVIE DI			3828894 3 1119 AQUA LN 1190 CLERMONT CLE			
Proximity			0.14	Viles	0.21		0.27 N	1iles	
Sales Price			\$508,		\$455,		\$450,0		
Cost of Sale			-15		-15		-15		
Time Adjust			2.80		0.80		0.80		
Adjusted Sale	¢145.00		\$446,		\$390,		\$386,		
\$/SF FLA Sale Date	\$145.39	per SF	\$152.80 5/26/2		\$151.14 10/18/		<u>\$149.48</u> 10/4/2	per SF	
Terms of Sale			✓ Arm's Length		Arm's Length	_	✓ Arm's Length		
				-	-				
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,885		2,919	-2108	2,583	18724	2,583	18724	
Year Built	2006		2005	_	2006		2006		
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco	_	Blk/Stucco		
Condition Baths	Good 2.1		Good 2.1		Good 2.1		Good 2.1	_	
	Yes		Yes		Yes		Yes		
Garage/Carport Porches	Yes		Yess	-	Yes	+ +	Yes		
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	Ť	None		None	<u>+ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~</u>	
Site Size	Lot		Lot		Lot		Lot	1	
Location	Sub		Sub		Sub		Sub		
View	House		House		House		House		
			-Net Adj. 0.5%	-2108	Net Adj. 4.8%	18724	Net Adj. 4.8%	18724	
			Gross Adj. 0.5%	2108	Gross Adj. 4.8%	18724	Gross Adj. 4.8%	18724	
	Market Value	\$419,447	Adj Market Value	\$443,916	Adj Market Value	\$409,114	Adj Market Value	\$404,824	
Adj. Sales Price	Value per SF	145.39							
l					1				

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.

- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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:

DATE

2024-0349 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3828463	1551 REFLECTIONS ST	
· ·	Gabjeet		CLERMONT	-
2	Comp 2	3828894	1119 AQUA LN	
		0020004	CLERMONT	0.21
3	Comp 3	3828483	1190 AQUA LN	
5	Comp 5	0020400	CLERMONT	0.27
4	Comp 1	3828913	755 LAKEVIEW POINTE DR	
4	Compi	5020915	CLERMONT	0.14
5				
6				
7				
8				

			26-0160-0	00-12800		SPA Pro	perty Reco 2024 Sta	tus: A	iru		PRC Run: 1	Card #		1
			nt Owner							Site	Prop ddress 1551	perty Loca		
		ERTY TA	TWO LLC X DEPT							Sile F			FL	3471
			NTO STE 30	0						Mill G	roup 000C	; N	BHD 058	
	BASAS		CA	91302							Property U			
				91502						001	00 SINGLI	E FAMILY	PJF 01-	-01-20
	Descri		PR 52 PC 52	-56 LOT 128		PC 153								
	<i>Lines</i> Use			Notes			Unit	Depth	Loc	Shp	Phys		Lar	nd
#	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	ue
1	0100	0	0			1.00 LT	44,000.00	0.0000	2.00	1.000	1.000		0	88,00
		Total A	cree	0.00		JV/Mkt 0			Tota	i Adj JV/N				88,00
	Cla	assified A		0.00	Classifie	ed JV/Mkt 88	3,000			d Adj JV/N				00,00
Bldg	1 S	ec 1	of 1		Replac	ement Cost	Sketch 341,698		Deprec B	ldg Value	331,447	Mul	ti Story	1
					40 40									
5														
0									40) 40					
_			21 21		FU	IS 600 sf)								
					FL	A 285 sf)								
					23.9	205 31)								
					15									
12					21									
			GC	F	40		19 19							
			(44	11 sf)	5				5					
							19							
			21				c	PF						
							(95 sf)						
Code	2	Descri		Sub Areas Living Are	Gross Are	Eff Area	Bu Year Built	uilding V	aluation	2006		onstruction		
LA			ING AREA	Living Are 1,285	1,285	Eπ Area 1285	Free Built	I		2006 2885	Imp Type	R1	Bedrooms	
US	FINIS	SHED AR	EA UPPER	1,600	1,600	1600	Base Rate			101.32	No Stories	1.00	Full Baths	2
GAR OPF		AGE FINI N PORCH	SH I FINISHE	0	441 95	0	Building RCN			341,698	Quality Grad	e 670	Half Baths	5 1
					00	Ĭ	Condition			EX	Wall Type	03	Heat Type	6
	1						% Good			97.00				
											Foundation	2	Firenlaces	
			TOTALS	2,885	3,421	2,885	Functional Ob Building RCN			0 331,447	Foundation Roof Cover	3 3	Fireplaces Type AC	; (0

LCPA Property Record Card Roll Year 2024 Status: A

2024-0349 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features												
	*Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2007	2005052168	01-01-2006	08-14-2006	148,236	0000	SFR FOR 07	08-14-2006	
2006	2005052168	06-09-2005	01-20-2006	148,236	0000	SFR 1551 REFLECTIONS ST		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021070550	5714 3853 3832 3192	0153 2175 0776 1129	05-12-2021 12-14-2009 10-20-2009 05-22-2006	WD WD CT WD	Q U U Q	01 U U Q		325,000 157,000 0 348,400				
						Val	ue Summ	ary		Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88,000	331,447	0	419,447	27427	392020	0.00	392020	419447	370,562

Alternate Key 3828913 LCPA Property Record Ca Parcel ID 20-22-26-0160-000-02800 Roll Year 2024 Status: A		PRC Run: 12/	I-0349 Comp 1 10/2024 By Card # 1 <i>rty Location</i>	of 1
TODD GILMORE & CLAUDIA A SMITH TODD	Site	Address 755 LAł	KEVIEW POINT	
755 LAKEVIEW POINTE DR	Mill C	CLERN Group 000C	NONT NBHD	FL 34711 0583
		Property Use	e Last	Inspection
CLERMONT FL 34711	001	00 SINGLE	FAMILY PJF	01-01-202
Legal Description LAKEVIEW POINTE PB 52 PG 52-56 LOT 28 ORB 6151 PG 1074				
Land Lines	Loc Shp	Phys		Land
# Code Front Depth Adj Units Price Factor	r Factor Factor	Factor	Class Val	Value
1 0100 0 0 1.00 LT 44,000.00 0.0000	0 2.00 1.000	1.000	0	88,000
Total Acres 0.00 JV/Mkt 0	Total Adj JV/I	//////////////////////////////////////		88,00
Classified Acres 0 Classified JV/Mkt 88,000	Classified Adj JV/	/ikt		00,00
Sketch Bldg 1 Sec 1 of 1 Replacement Cost 352,622	Deprec Bldg Value	342 043	Multi Story	/ 1
20 20 20 20 20 20 20 20 20 20 20 20 20 2				
20 <u>40</u> 40 5				
2 FUS 40 (1,634 sf) 40 FLA 21 (1,285 sf) 21 15				
GCF 21 (441 sf) 21				
13 1 5 OPF 5				
21 (95 sf) 19 19				
Building Sub Areas Building N Code Description Living Are Gross Are Eff Area Year Built	Valuation 2005	Con Imp Type	R1 Bedro	
FLA FINISHED LIVING AREA 1,285 1,285 1285 Effective Area	2919	No Stories	1.00 Full E	
GAR GARAGE FINISH 0 441 0 Duilding DON	101.17 352,622	Quality Grade	670 Half E	_
OPF OPEN PORCH FINISHE 0 95 0 Building RCN SPU SCREEN PORCH UNFIN 0 800 0 Condition	552,622 EX	Wall Type	03 Heat	-
% Good	97.00	Foundation		•••
TOTALS 2.919 4.255 2.919 Device Devic	0			
TOTALS 2,919 4,255 2,919 Building RCNLD	342,043	Roof Cover	3 Туре	AC 0

LCPA Property Record Card Roll Year 2024 Status: A

2024-0349 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	Desci	ription	Units	Type Ur	nit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
PAV3	PAVING		624.00	SF	3.36	2015	2015	2097.00	68.00	1,426				
	1		· 1	Bui	Iding Per	mits		1	а <u>Г</u>					
Roll Ye	ar Permit ID	Issue Date	Comp Date	Amount	Type		Descriptio	n	Review Date	CO Date				
2016		05-22-2015	04-11-2016	7,00		SCRN RM	2 23011010		04-11-2016					
2010	10 1004	00 22-2010	0-11-2010	1,00	0002			I	04 11-2010					

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2016 2016 2012 2006	15-1334 15-0843 SALE 2005021118	05-22-2015 03-26-2015 01-01-2011 03-03-2005	04-11-2016 04-11-2016 03-05-2012 01-20-2006	7,000 3,400 1 148,236	0003 0099	SCRN RM SLAB 20X40 CHECK VALUE SFR 755 LAKEVIEW POINTE DR	04-11-2016 04-11-2016 01-10-2012	

	Sales Information									Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064421	6151 4077 3331 3035	1074 0910 2010 2248	05-26-2023 09-23-2011 12-13-2006 10-28-2005	WD WD QC WD	Q U U Q	01 U U Q		508,000 140,000 0 325,400					
										Total		0.00	
	Value Summary												
	7												

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88,000	342,043	1,426	431,469	0	431469	0.00	431469	431469	402,541

				000-00900		CPA Prop Roll Year	perty Reco 2024 Sta	ord Ca tus: A		2024-0349 Comp 2 PRC Run: 12/10/2024 By Card # 1 of 1 Property Location					
JEFF	ERSON	MELISS								Site Address 1119 AQUA LN					
1119	AQUA L	_N								Mill G		RMONT	FL IBHD 058	34711 33	
			FL	34711							Property U	se	Last Insp	ectior	
	RMONT		FL	34711						001	00 SINGLI	E FAMILY	PJF 01-	01-20	
	I Descr		PB 52 PG 5	52-56 LOT 9 C	DRB 6220 P	G 1703									
_and LL #	Lines Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc	Shp Factor	Phys Factor	Class Val	Lan Valu		
# 1	0100	0	0	Auj		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000			ue 88,00	
		Total A		0.00	Oleasifi	JV/Mkt 0			Tota	I Adj JV/M	lkt			88,00	
	Cla	assified A	cres	0	Classifie	ed JV/Mkt 88	Sketch		Classified	I Adj JV/N	ikt				
Bldg	1 S	iec 1	of 1		Replac	ement Cost	313,993		Deprec Bl	dg Value	304,573	Mu	Iti Story	1	
5				21 21 GCF 441 sf)		FL (1,0	512 sf)			21			36 36		
										21					
							5			OPF (105 sf)			6		
										21					
				Sub Areas			Bu	ilding Va	aluation			onstructio			
Cod		Descri SHED LIV	ption ING AREA	Living Are 1,071	Gross Are 1,071	Eff Area 1071	Year Built Effective Area			2006 2583	Imp Type	R1	Bedrooms		
·ΙΑ		SHED AR	EA UPPER		1,512	1512	Base Rate			2583 102.64	No Stories	1.00	Full Baths	2	
ELA US				-						-	1				
	GAR	AGE FINI N PORCH	ISH I FINISHE	0	441 105	0 0	Building RCN			313,993	Quality Grade	e 670	Half Baths	i 1	
FUS GAR	GAR			-		0 0	Building RCN Condition			EX	Quality Grad	e 670 03	Half Baths Heat Type		
US SAR	GAR			-		0 0	Building RCN	sol			-			6	

88,000

304,573

0

392,573

LCPA Property Record Card Roll Year 2024 Status: A

2024-0349 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

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

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2007	2006020309	02-23-2006	03-15-2007	261,010	0000	SFR 1119 AQUA LN	03-21-2007						
2006	2005110245	11-22-2005	06-12-2006	12,000	0000	RTNS CONSTRUCT 2							

			Sales Informa	Exemptions									
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023129105 2023080962 2020020424 2017001136 2016091640	6229 6171 5423 4885 4829	1793 1807 1904 0165 1529	10-18-2023 07-03-2023 02-06-2020 12-29-2016 07-29-2016	WD WD WD WD WD		01 37 01 Q U		455,000 408,300 274,900 248,000 210,000					
										Total		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												

392573

0.00

392573

392573

364,657

0

				000-14600		CPA Prop Roll Year 2	Derty Reco 2024 Sta	ord Ca tus: A	2024-0349 Comp 3 PRC Run: 12/10/2024 By Card # 1 of 1 Property Location					
RUB	Y SAMA		STEVE A S	ARDONE						Site A				
1190	AQUA L	N								Mill G		RMONT CN	FL BHD 058	34711 33
	RMONT		FL	34711						001	Property U	'se E FAMILY		
	Descri	ntion		04711						001			HH 04-	20-20.
			PB 52 PG 5	2-56 LOT 146	ORB 6230	PG 1441								
	Lines			Notoo			Linit	Donth		Chr	Dhua			d
_L #	Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lan Valu	
1	0100	0	0			1.00 LT	44,000.00	0.0000	2.00	1.000	1.000		0	88,00
	Cla	Total A ssified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 88	,000		Tota Classified	i Adj JV/N I Adj JV/N				88,00
	1 0						Sketch	•			004 570			
Bldg	1 Se	ec 1	of 1		Replac	ement Cost	313,993		Deprec Bl	dg Value	304,573	Mul	ti Story	1
							[21 21				
8						FU: (1,5 FL/ (1,0	S 12 sf) A 171 sf)						36	
						2	1 21			GCF (441 sf)			21	
-				21 21		6	42			21				
_				PF 105 sf) 21			5							
<u> </u>		D .		Sub Areas	One of A		Bu	ilding Va	aluation	00000		onstructio		
Code LA		Descrip HED LIV	otion ING AREA	Living Are 1,071	1,071		Year Built Effective Area			2006 2583	Ітр Туре	R1	Bedrooms	
US	FINIS		EA UPPER		1,512 441	1512	Base Rate			102.64	No Stories	1.00	Full Baths	2
DPF			SH I FINISHE	0	441 105	0	Building RCN			313,993	Quality Grad	e 670	Half Baths	1
							Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
							Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0
			TOTALS	3 2,583	3,129	2,583	Building RCNI	D		304,573	Roof Cover	3	Type AC	03

88,000

304,573

278

392,851

LCPA Property Record Card Roll Year 2024 Status: A

2024-0349 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

		*On		cellaneous F 10 records a		below								
Code	*Only the first 10 records are reflected below Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													
DEC2	DECK - WOOD	120.00	SF	4.63	2006	2006	556.00	50.00	278					
	1		1	Building Per	mits									

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date					
2022	SALE	01-01-2021		1	0099	CHECK VALUE							
2007	2006100778	11-27-2006	03-22-2007	12,000	0000	RTN							
2007	2006070832	08-17-2006	03-20-2007	261,010	0000	SFR 1190 AQUA LN	03-21-2007						

			Sales Informa	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023129864 2021103056	6230 5760 4068 4035 3338	1441 0169 1009 1729 1832	10-04-2023 07-20-2021 08-26-2011 05-10-2011 12-21-2006	WD WD CT WD		01 01 U Q		450,000 377,000 136,500 100 303,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000	
										Total		50,000.00	
	Value Summary												
Land Value Bldo	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cntv Ex Amt Co Tax Val Sch Tax Val Previous Valu												

392851

50,000.00

342851

367851

364,935

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