



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3790125**

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. 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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<b>8024-0352</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AH4R Properties, LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>20-22-26-195000012900 1791 Vale Drive</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> 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.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> 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.)			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> 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> 2024-0352	Alternate Key: 3790125	Parcel ID: 20-22-26-1950-000-12900
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1791 VALE DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AH4R PROPERTIES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 478,515	\$ 478,515
<b>2. Assessed or classified use value, *if applicable</b>	\$ 346,200	\$ 346,200
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 346,200	\$ 346,200

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

Last Sale Date \_\_\_\_\_ Price: \_\_\_\_\_  Arm's Length  Distressed Book \_\_\_\_\_ Page \_\_\_\_\_

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3790125	3781614	3826773	3828913
<b>Address</b>	1791 VALE DR CLERMONT	121 LOMBARD CIR CLERMONT	778 PRINCETON DR CLERMONT	755 LAKEVIEW POINTE DR
<b>Proximity</b>		0.28 Miles	0.49 Miles	0.29 Miles
<b>Sales Price</b>		\$570,000	\$525,000	\$508,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.80%	0.40%	2.80%
<b>Adjusted Sale</b>		\$500,460	\$448,350	\$446,024
<b>\$/SF FLA</b>	\$145.84 per SF	\$158.27 per SF	\$164.23 per SF	\$152.80 per SF
<b>Sale Date</b>		5/5/2023	11/22/2023	5/26/2023
<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>	3,281	3,162	5950	2,730	27550	2,919	18100
<b>Year Built</b>	2004	2000		2005		2005	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	3.1	3.0	2500	2.0	7500	2.1	5000
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	Y	-20000	Y	-20000	N	0
<b>Fireplace</b>	0	0	0	1	-2500	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 2.3%	-11550	Net Adj. 2.8%	12550	Net Adj. 5.2%	23100
		Gross Adj. 5.7%	28450	Gross Adj. 12.8%	57550	Gross Adj. 5.2%	23100
<b>Adj. Sales Price</b>	Market Value <b>\$478,515</b>	Adj Market Value	<b>\$488,910</b>	Adj Market Value	<b>\$460,900</b>	Adj Market Value	<b>\$469,124</b>
	Value per SF 145.84						

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.

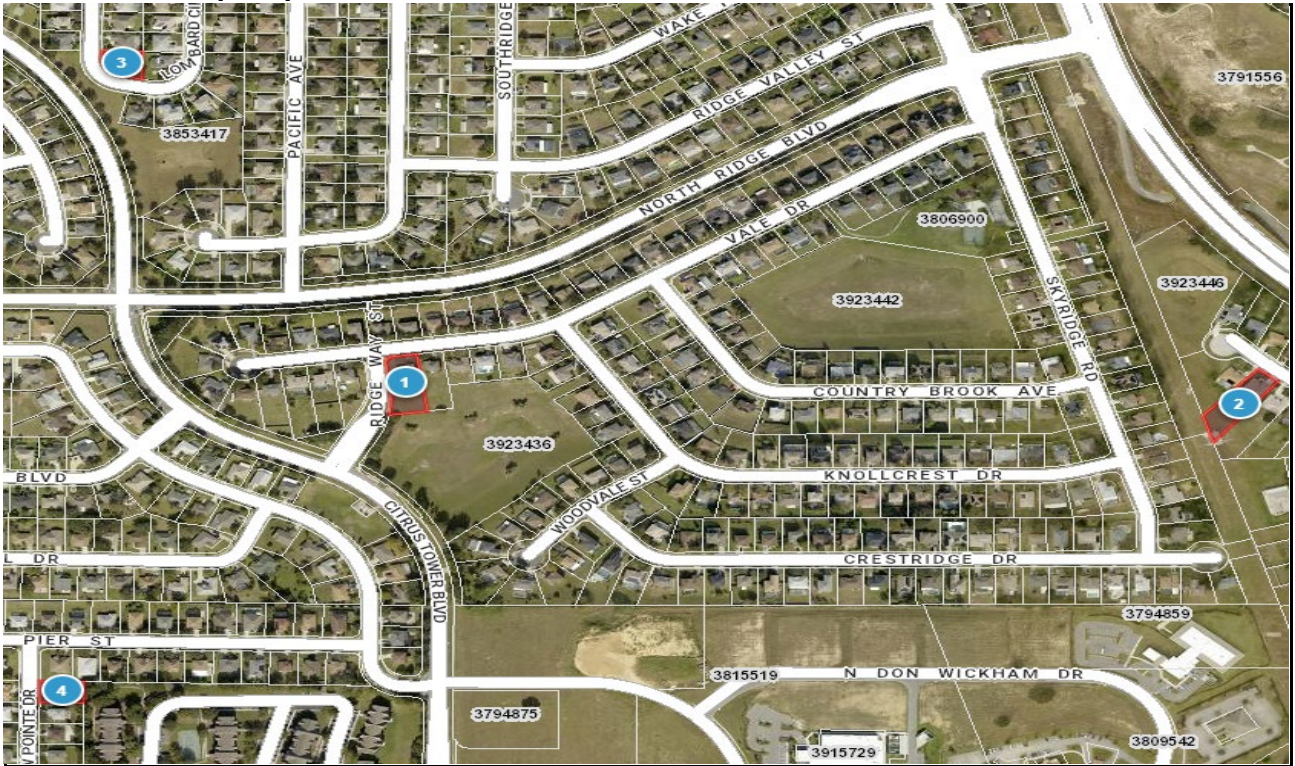
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** [Redacted]

**DATE** [Redacted]

**2024-0352 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790125	1791 VALE DR CLERMONT	-
2	Comp 2	3826773	778 PRINCETON DR CLERMONT	0.49
3	Comp 1	3781614	121 LOMBARD CIR CLERMONT	0.28
4	Comp 3	3828913	755 LAKEVIEW POINTE DR CLERMONT	0.29
5				
6				
7				
8				

Alternate Key 3790125  
 Parcel ID 20-22-26-1950-000-12900

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0352 Subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

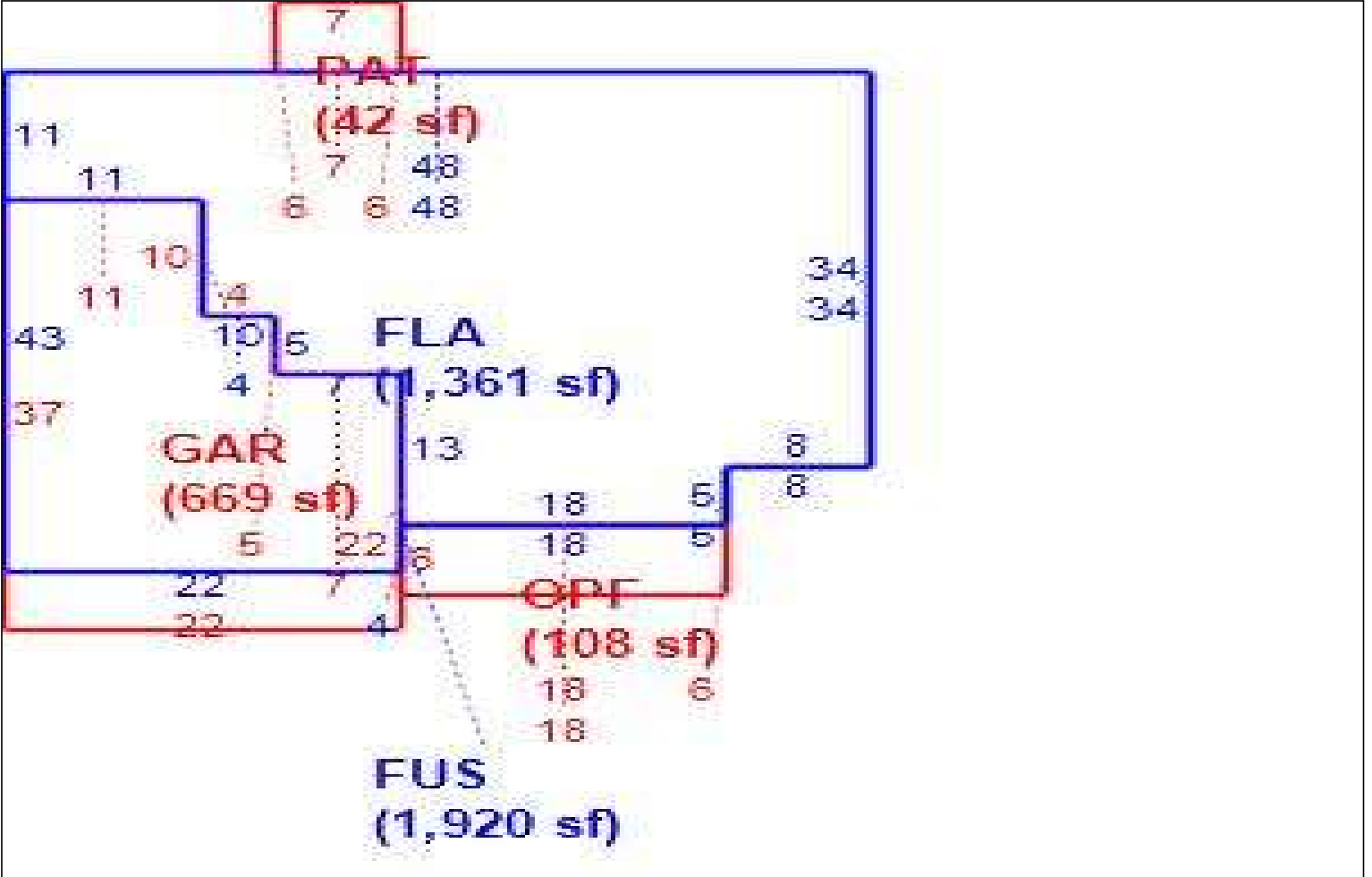
Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location			
Site Address 1791 VALE DR CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 129 PB 42 PGS 63-65 ORB 5054 PG 808

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	44,000.00	0.0000	2.00	1.120	1.000	0	98,560	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		98,560			
Classified Acres		0		Classified JV/Mkt		98,560		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 391,706 Deprec Bldg Value 379,955 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,361	1,361	1361	2004	3281	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,920	1,920	1920	100.72	391,706	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	669	0	EX	97.00	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	108	0	0	0	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	42	0	0	0	Roof Cover	3	Type AC	03
TOTALS		3,281	4,100	3,281	379,955					

Alternate Key 3790125  
 Parcel ID 20-22-26-1950-000-12900

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0352 Subject By  
 PRC Run: 12/10/2024  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2005	2003101306	01-01-2004	07-13-2004	177,276	0000	SFR			

<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	
2018005820	5054	0808	01-12-2018	WD	Q	Q	I	245,000				
	3784	1512	06-11-2009	WD	U	U	I	162,500				
	2613	1104	06-25-2004	WD	Q	Q	I	211,700				
<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	
98,560	379,955	0	478,515	97695	380820	0.00	380820	478515	478,515	

**Parcel Notes**

05FC FLA2 IS 2ND FLR EJB 071304  
 05X CIVDX BELONGS TO DAVID WEAVER  
 07X DAVID WEAVER MOVED 122306 AND RENTED 081007 LETTER DTD 100607  
 3784/1512 DAVID & STACI WEAVER TO ROBERT P MALAS & STEPHANIE ADAMSON HW  
 09SALE ORB 3784/1512 USALE LP FILED ORB 3680/1913 FER 070809  
 17 PER REALTOR BEDS FROM 3 3FIX FROM 1 ADD 2FIX DLS 062317  
 5054/808 ROBERT P MALAS & STEPHANIE ADAMSON TO AH4R PROPERTIES LLC  
 19 MLS 05519744 CRA 062118  
 19IT 091417 FLA1 FROM 1458SF NBR STORIES FROM 2 FUS2 FROM 484SF GCF5 FROM 572SF TO MAKE CONSISTENT WITH SUB CRA 071218  
 20VAB PETITION 2020-082 TJW 091620  
 20VAB PETITION 2020-082 WITHDRAWN NO CHANGE TJW 111620  
 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 3781614  
Parcel ID 20-22-26-1900-000-05000

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0352 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

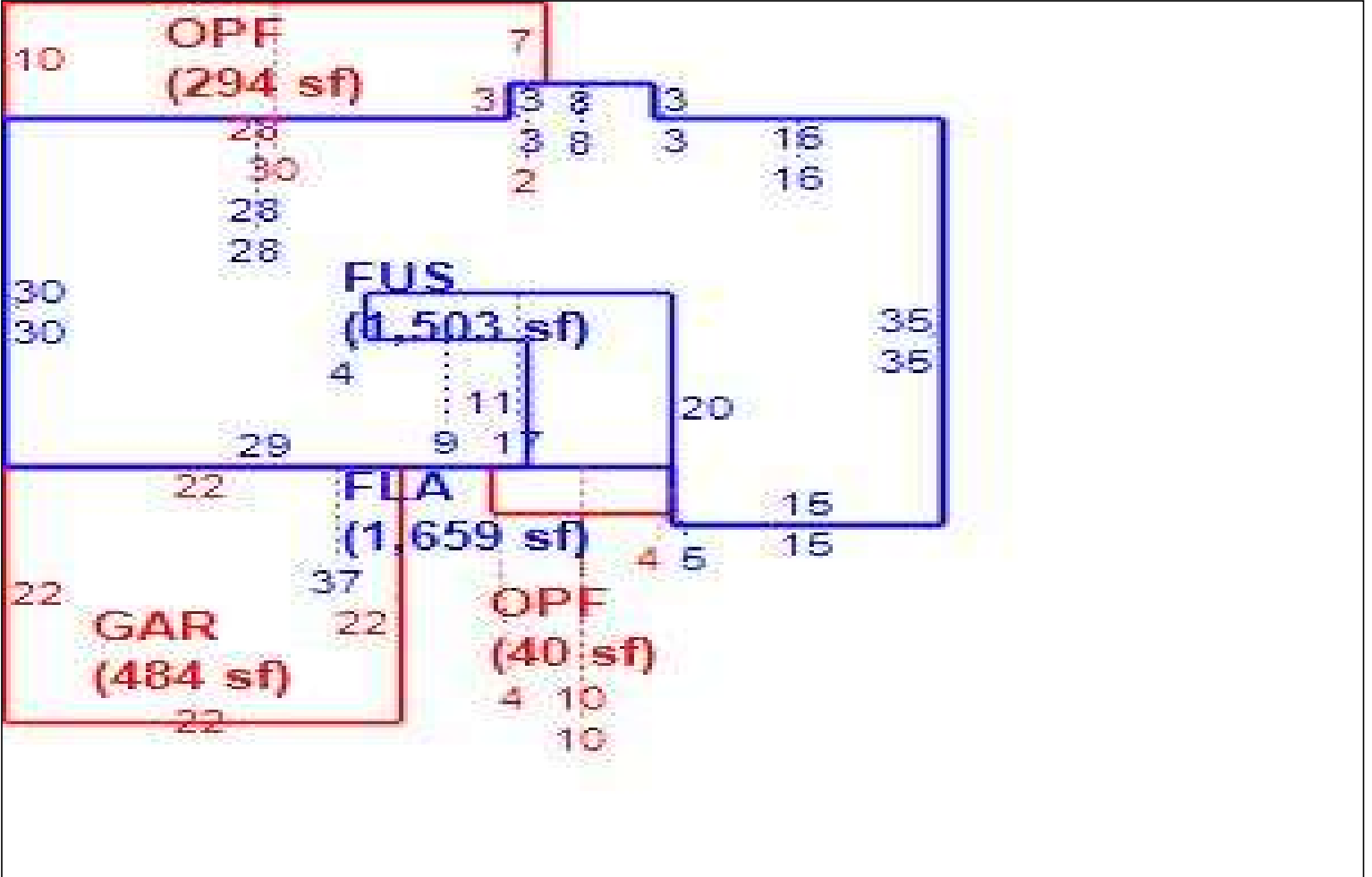
Current Owner		
ETIENNE MARIE F H & FRITZNER		
121 LOMBARD CIR		
CLERMONT	FL	34711

Property Location			
Site Address 121 LOMBARD CIR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-10-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 50 PB 40 PGS 95-96 ORB 6141 PG 1494

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000			
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 381,495
Deprec Bldg Value 370,050		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,659	1,659	1659	2000					
FUS	FINISHED AREA UPPER	1,503	1,503	1503	Effective Area	3162	No Stories	1.00	Full Baths 3	
GAR	GARAGE FINISH	0	484	0	Base Rate	103.73	Quality Grade	675	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	334	0	Building RCN	381,495	Wall Type	03	Heat Type 6	
TOTALS					Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	370,050				



Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL4	SWIMMING POOL - RESIDENTIAL	360.00	SF	52.50	2001	2001	18900.00	85.00	16,065
PLD2	POOL/COOL DECK	762.00	SF	5.38	2001	2001	4100.00	70.00	2,870
SEN2	SCREEN ENCLOSED STRUCTURE	2200.00	SF	3.50	2001	2001	7700.00	42.50	3,273
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2001	2001	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-1721	05-29-2020	12-04-2020	25,300	0002	REPL WINDOWS 28	09-17-2020		
2021	NICK	01-01-2020	02-10-2021	1	0008	CHECK ALL IMPS	02-11-2021		
2002	2001070100	07-05-2001	01-15-2002	4,889	0000	48X30 SEN			
2002	1050444	05-11-2001	01-15-2002	28,111	0000	20X45 POOL W/SPA			
2001	0001	01-01-2000	08-10-2000	10	0000	SFR U/C Y2K			
2000	9990313	09-09-1999	12-31-1999	1	0000	SFR/121 LOMBARD CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023056594	6141 1494	05-05-2023	WD	Q	01	I	570,000				
2016081325	4817 0838	07-27-2016	WD	Q	Q	I	246,500				
	4634 0790	05-22-2015	WD	Q	Q	I	254,000				
	4601 1436	03-12-2015	CT	U	U	I	190,000				
	1823 1066	03-30-2000	WD	Q	Q	I	190,400				
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	
88,000	370,050	25,708	483,758	0	483758	0.00	483758	483758	483,950	

**Parcel Notes**

LOC TO 100 FER  
 01FC NBHD FROM 4580 & ADD LOC RS 090500  
 00 LOC FROM 1.40 FER 122800  
 02FC ADD MISC RS 011502  
 03 QG FROM 525 FER 111202  
 15X RENEWAL CARD RETURNED WITH A NEW MAILING ADDRESS OF 164 DAKOTA AVE GROVELAND 34736  
 15X OWNER MOVED 2014  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 4601/1436 CT VS SCOTT D OLAFSEN ET AL SOLD TO GORILLA CAPITAL FL UU LLC  
 4634/790 GORILLA CAPITAL FL UU LLC TO MICHELLE A COOK  
 15X COURTESY HX CARD SENT 072115  
 16IT SKETCH CORRECT SFR RENO NEW PAINT INSIDE OUT NEW CARPET PER MLS G4811351 CRA 090115  
 16X COURTESY HX CARD SENT 012716  
 4817/838 MICHELLE A COOK TO GUSTAV & CANDICE CZAPLAK HW  
 16 MLS UNABLE TO FIND REASON TO UNQUAL ALSO UNABLE TO FIND LISTING LOW SALE SOLD FOR 77SF ALL OTHER SALES IN SUB SELLING FOR 80-90SF CRA 082916  
 16X 17 PORT PEND 501T EMAILED FORM LP 091616  
 17X COURTESY HX CARD SENT 102516  
 19IT 091417 FLA1 FROM 1532SF STYS FROM 2 FLA3 TO FUS SIZE FROM 8X14 WALL TYPE FROM 3 TO MAKE CONSISTENT WITH SUB OPF5 FROM 10X28 PLD FROM 632 SEN FROM 1932 BEDS FROM 5 PER CD PLUS CRA 080918  
 21FC SFR IN GOOD COND NO CHANGE TO VALUE NPD 120420  
 21FC SFR IN GOOD COND POL AND HTB GR FROM 2 ALL NEW WINDOWS IN SFR TMP 021021  
 6141/1494 GUSTAV & CANDICE CZAPLAK TO MARIE FRANCE H & FRITZNER ETIENNE HW

\*\*\*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 3826773  
Parcel ID 21-22-26-0307-000-19900

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0352 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

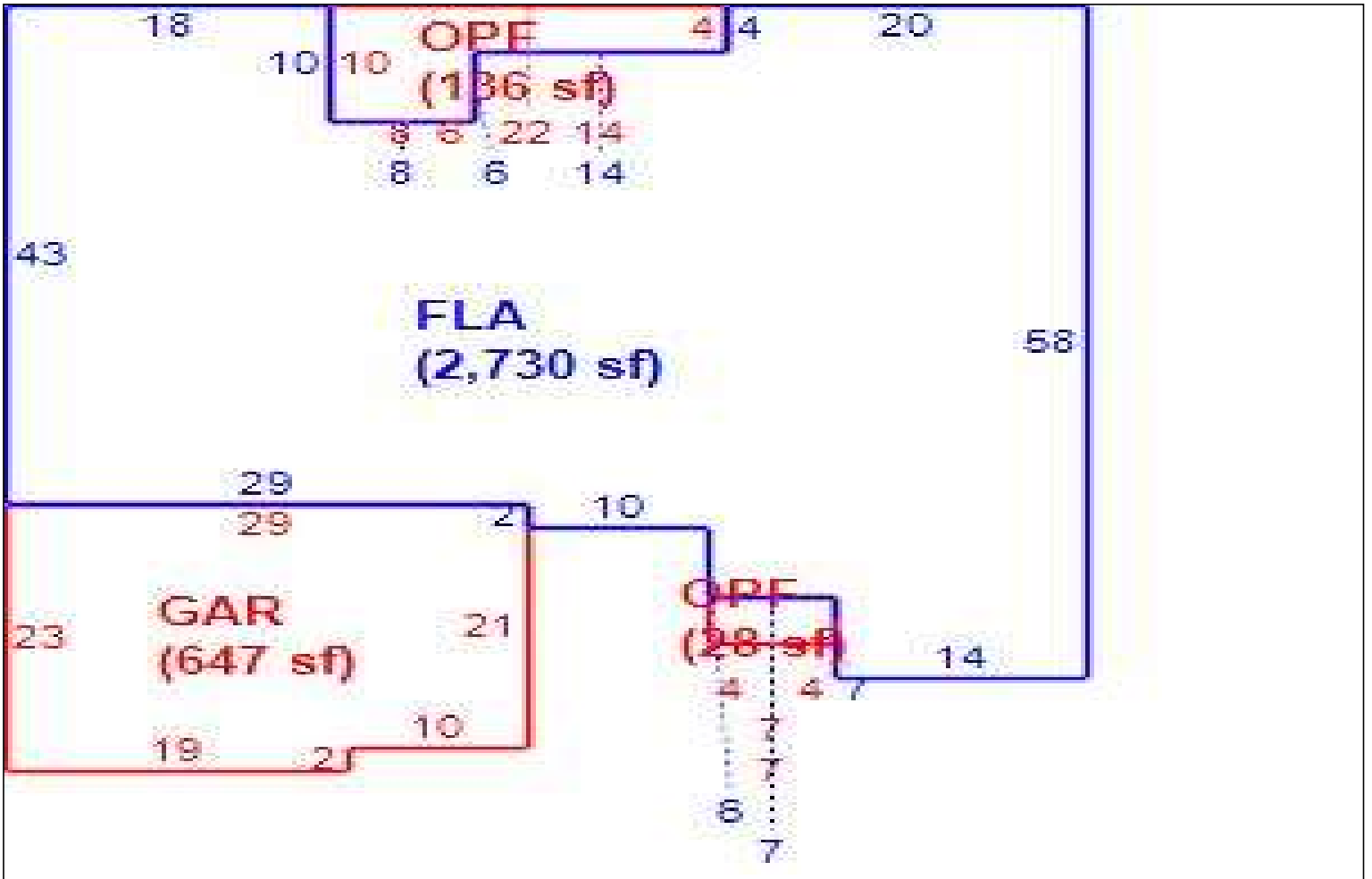
Current Owner		
BECKER FAMILY REVOCABLE LIVING TRUS		
6484 TERRACE VIEW CT		
DAYTON	OH	45424

Property Location			
Site Address 778 PRINCETON DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
COLLEGE PARK PHASE IIB PB 51 PG 89-91 LOT 199 ORB 6252 PG 978

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	44,000.00	0.0000	1.50	1.000	1.000	0	66,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000			
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 328,506	Deprec Bldg Value 318,651	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	2,730	2,730	2730	2005	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	647	0	102.00	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	164	0	328,506	Wall Type	03	Heat Type	6	
TOTALS		2,730	3,541	2,730	EX	Foundation	3	Fireplaces	1	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					Building RCNLD					
					318,651					

Alternate Key 3826773  
 Parcel ID 21-22-26-0307-000-19900

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0352 Comp 2  
 PRC Run: 12/10/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	300.00	SF	46.00	2005	2005	13800.00	85.00	11,730
PLD3	POOL/COOL DECK	1600.00	SF	7.33	2005	2005	11728.00	70.00	8,210
SEN2	SCREEN ENCLOSED STRUCTURE	1900.00	SF	3.50	2005	2005	6650.00	52.50	3,491
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2005	2005	7000.00	52.50	3,675
UBF1	UTILITY BLDG FINISHED	80.00	SF	5.00	2006	2006	400.00	60.00	240

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	2006041369	05-01-2006	03-27-2007	1,889	0000	STORAGE SHED 10X8	03-27-2007		
2006	2005051051	05-25-2005	06-29-2005	5,500	0000	23.6 X 40 SEN			
2006	2005021106	02-18-2005	06-29-2005	26,000	0000	POOL & SPA			
2006	2004070685	01-01-2005	06-29-2005	156,596	0000	SFR FOR 2006			
2005	2004070685	08-17-2004	12-15-2004	156,596	0000	SFR 778 PRINCETON DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147974	6252	0978	11-22-2023	WD	Q	01	I	525,000				
	2760	0328	02-10-2005	WD	U	U	I	259,600				
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	
66,000	318,651	27,346	411,997	0	411997	0.00	411997	411997	412,339	

**Parcel Notes**

2760/328 JANE AMBROSELLI MARRIED  
 07X JANE AMBROSELLI IS MARRIED TO JOHN AMBROSELLI  
 07FC ADD FPL AND UBF TO MISC JSB 032707  
 10X JOHN AMBROSELLI 66 DECEASED 062210 DC  
 12IT CHG 06 PLH SF FROM 1 TO CORRECT DLS 062112  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 17CC SUBMITTED SOS TF 013017  
 6252/978 JANE AMBROSELLI TO PATRICIA G BECKER TTEE OF THE BECKER FAMILY REVOCABLE LIVING TRUST DTD 032100

\*\*\*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 3828913  
 Parcel ID 20-22-26-0160-000-02800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0352 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

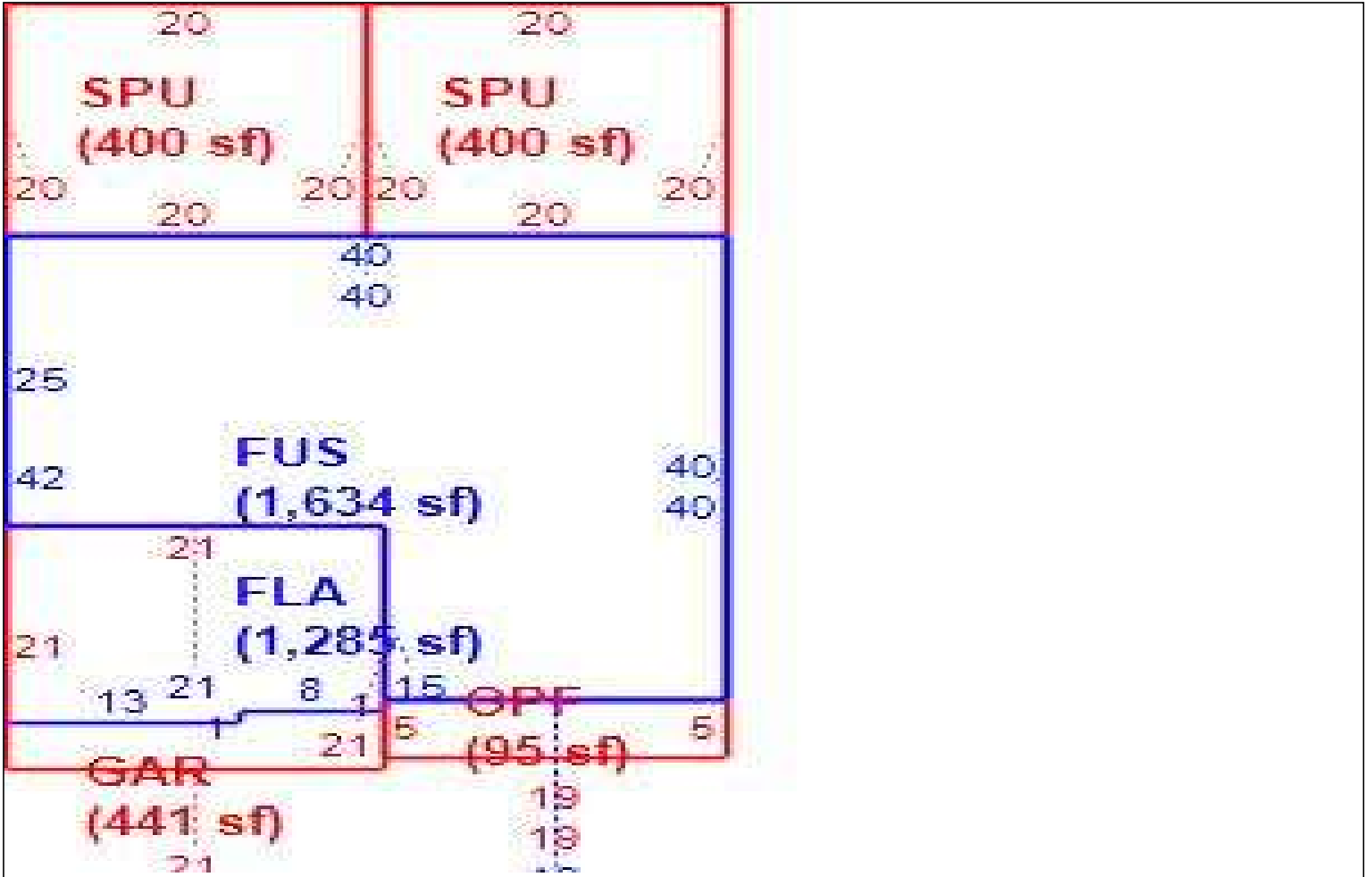
Current Owner		
TODD GILMORE & CLAUDIA A SMITH TODD		
755 LAKEVIEW POINTE DR		
CLERMONT	FL	34711

Property Location			
Site Address 755 LAKEVIEW POINTE DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 28 ORB 6151 PG 1074

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000			
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 352,622
Deprec Bldg Value 342,043		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,285	1,285	1285	2005	No Stories	1.00	Full Baths	2	
FUS	FINISHED AREA UPPER	1,634	1,634	1634	Effective Area	Quality Grade	670	Half Baths	1	
GAR	GARAGE FINISH	0	441	0	Base Rate	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	95	0	Building RCN	Foundation	3	Fireplaces	0	
SPU	SCREEN PORCH UNFIN	0	800	0	Condition	Roof Cover	3	Type AC	03	
TOTALS		2,919	4,255	2,919	% Good					
					Functional Obsol					
					Building RCNLD					

Alternate Key 3828913  
 Parcel ID 20-22-26-0160-000-02800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0352 Comp 3  
 PRC Run: 12/10/2024 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
PAV3	PAVING	624.00	SF	3.36	2015	2015	2097.00	64.00	1,342

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	15-1334	05-22-2015	04-11-2016	7,000	0002	SCRN RM	04-11-2016		
2016	15-0843	03-26-2015	04-11-2016	3,400	0003	SLAB 20X40	04-11-2016		
2012	SALE	01-01-2011	03-05-2012	1	0099	CHECK VALUE	01-10-2012		
2006	2005021118	03-03-2005	01-20-2006	148,236	0000	SFR 755 LAKEVIEW POINTE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064421	6151 1074	05-26-2023	WD	Q	01	I	508,000					
	4077 0910	09-23-2011	WD	U	U	I	140,000					
	3331 2010	12-13-2006	QC	U	U	I	0					
	3035 2248	10-28-2005	WD	Q	Q	I	325,400					
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	
88,000	342,043	1,342	431,385	0	431385	0.00	431385	431385	431,469	

**Parcel Notes**

3331/2010 CORRECTIVE DEED DOESNT SAY WHAT ORB/PG ITS CORRECTING TO CORRECT GRANTEES NAME CHARLES & ADIRIANA PIVETZ SB CHARLES & ADRIANA PIVETZ  
 4077/910 CHARLES & ADRIANA PIVETZ TO BALRAM TAHAL & OMMA V SAMAROO TAHAL HW  
 12FC FLA3 WALL TYPE FROM 03 2FIX FROM 0 SHORT SALE PER LISTING VALU OK SEE AK 3828483 3828892 3816211 3820093 CRA 011012  
 12SALE ORB 4077/910 U SALE SHORT SALE SATISFIED \$289000 MTG ORB 3331/2011 LISTING ALSO STATES SHORT SALE SCANNED CRA 022812  
 16FC ADD SPU5 SPU6 PAV ALL NEW CONSTRUCT SCRNM SKETCHED IN HALF DUE TO SIZE CRA 041116  
 6151/1074 BALRAM & OMMA V SAMAROO-TAHAL TO GILMORE TODD & CLAUDIA ANGELINE SMITH TODD HW

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