



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3667620

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 #	8024-0355	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; AH4RP Seven, LLC		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 #	22 22 26 0525 000 65000 14439 Indian Ridge Trail
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 <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.)			
Type of Property <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			
PART 2. Reason for Petition 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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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"/> 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.			
<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

Petition # 2024-0355	Alternate Key: 3667620	Parcel ID: 22-22-26-0525-000-65000
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 14439 INDIAN RIDGE TRL CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name CAN HOMES 4 RENT PROPERTIES SEVE	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 311,932	\$ 311,932
2. Assessed or classified use value, *if applicable	\$ 256,220	\$ 256,220
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 256,220	\$ 256,220

*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
AK#	3667620	3498631	3273109	3473060
Address	14439 INDIAN RIDGE TRL CLERMONT	15633 KENSINGTON TRL CLERMONT	15700 BAY LAKES TRL CLERMONT	15648 KENSINGTON TRL CLERMONT
Proximity		0.23 Miles	0.51 Miles	0.25 Miles
Sales Price		\$365,000	\$385,000	\$375,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	3.60%	2.00%
Adjusted Sale		\$313,170	\$341,110	\$326,250
\$/SF FLA	\$224.57 per SF	\$211.46 per SF	\$239.38 per SF	\$225.62 per SF
Sale Date		10/2/2023	3/17/2023	7/5/2023
Terms of Sale		<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
Fla SF	1,389	1,481	-4600	1,425	-1800	1,446	-2850
Year Built	1996	1994		1990		1993	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		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		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 1.5%	-4600	-Net Adj. 0.5%	-1800	-Net Adj. 0.9%	-2850
		Gross Adj. 1.5%	4600	Gross Adj. 0.5%	1800	Gross Adj. 0.9%	2850
Adj. Sales Price	Market Value \$311,932	Adj Market Value	\$308,570	Adj Market Value	\$339,310	Adj Market Value	\$323,400
	Value per SF 224.57						

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.

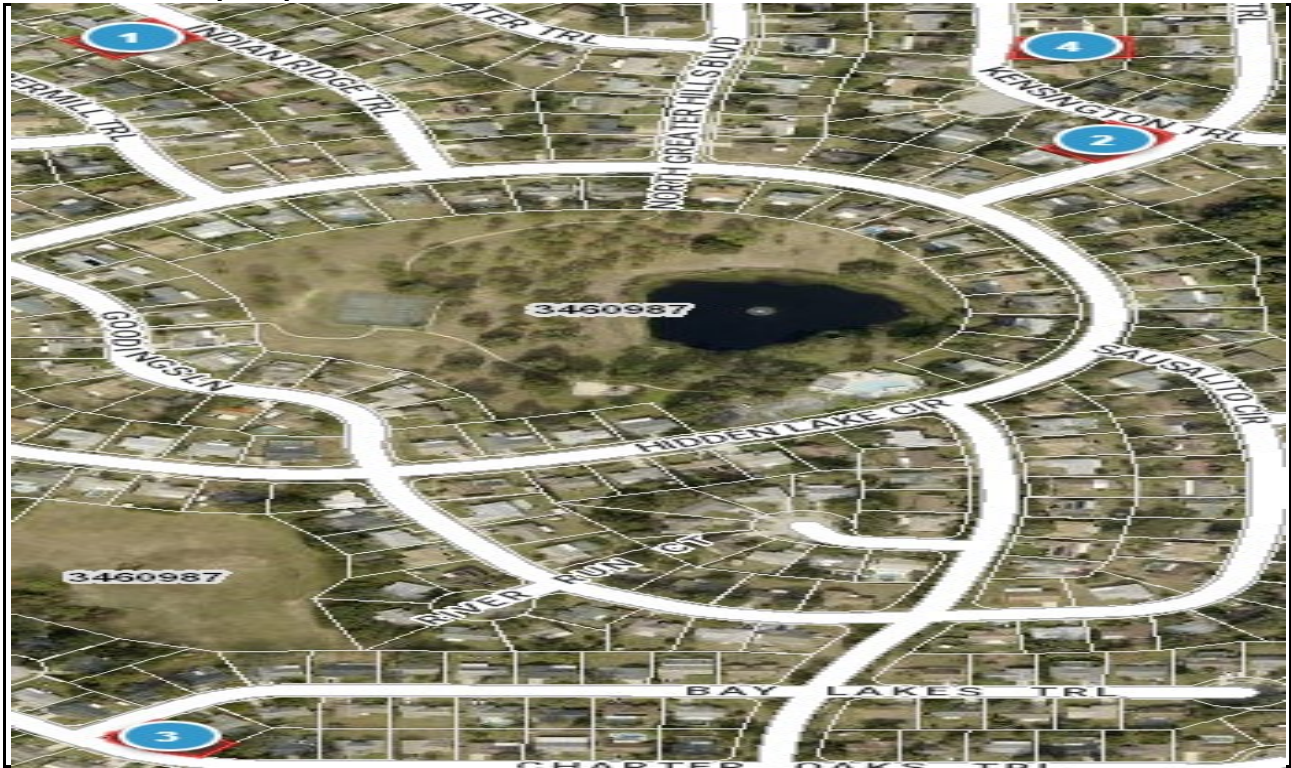
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-0355 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3667620	14439 INDIAN RIDGE TRL CLERMONT	-
2	Comp 1	3498631	15633 KENSINGTON TRL CLERMONT	0.23
3	Comp 2	3273109	15700 BAY LAKES TRL CLERMONT	0.51
4	Comp 3	3473060	15648 KENSINGTON TRL CLERMONT	0.25
5				
6				
7				
8				

Alternate Key 3667620
 Parcel ID 22-22-26-0525-000-65000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0355 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

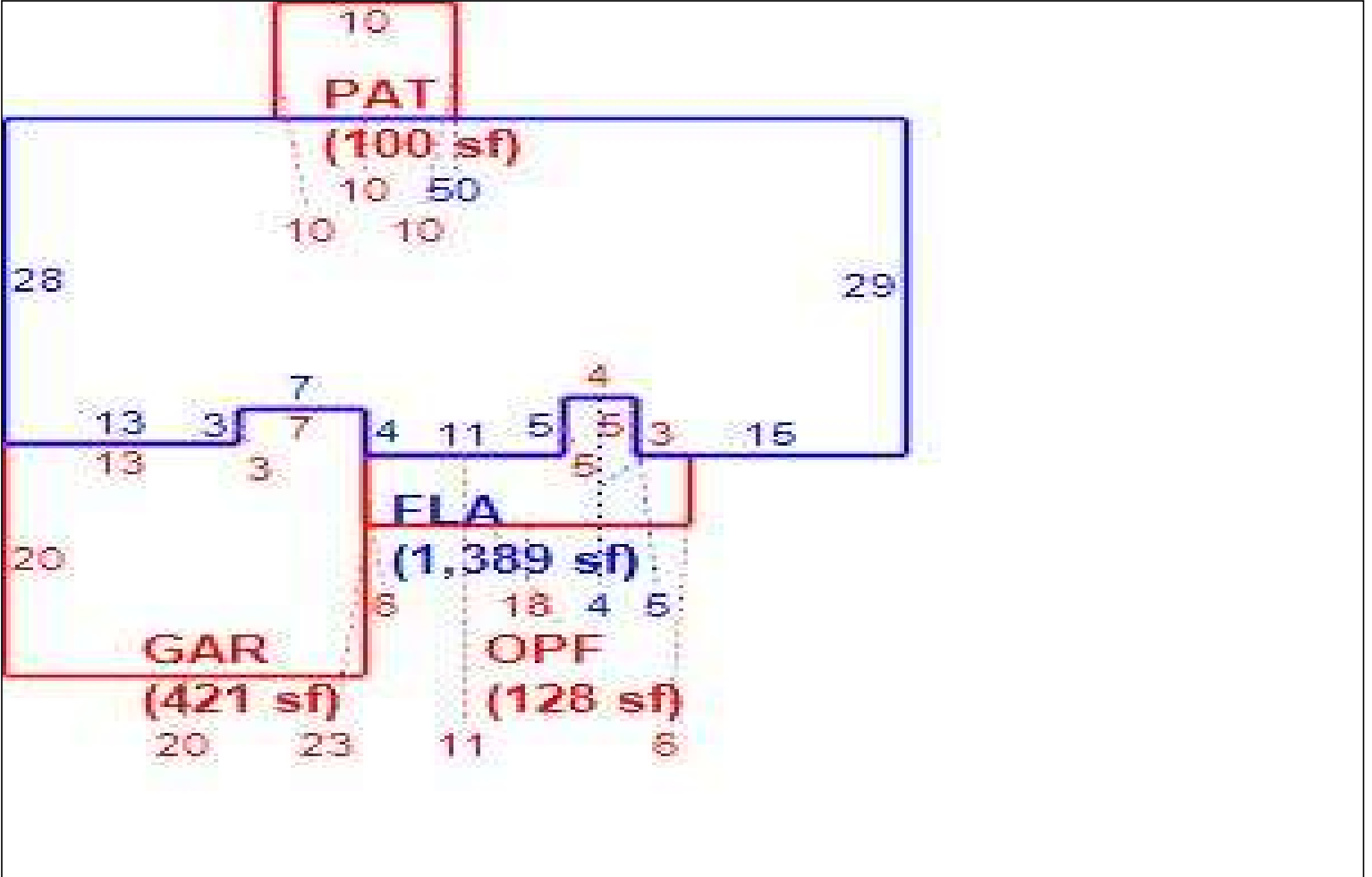
Current Owner
 AMERICAN HOMES 4 RENT PROPERTIES S
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 14439 INDIAN RIDGE TRL
 CLERMONT FL 34711
 Mill Group GH03 NBHD 0583
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 01-01-202

Legal Description
 GREATER HILLS PHASE 6 SUB LOT 650 PB 36 PGS 91-92 ORB 4516 PG 2102

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 230,858 Deprec Bldg Value 223,932 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	1,389	1,389	1389	1996				
GAR	GARAGE FINISH	0	421	0	Effective Area	1389	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	128	0	Base Rate	132.69	Quality Grade	695	Half Baths 0
PAT	PATIO UNCOVERED	0	100	0	Building RCN	230,858	Wall Type	03	Heat Type 6
TOTALS		1,389	2,038	1,389	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	223,932			

Alternate Key 3667620
 Parcel ID 22-22-26-0525-000-65000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0355 Subject By
 PRC Run: 12/10/2024
 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	
2016	IMPS	01-01-2015	04-23-2015	1	0008	CK COND FOR 2016	04-23-2015		
2015	2014110303	11-13-2014	04-23-2015	6,000	0002	REROOF	04-23-2015		
1997	9500884	05-01-1996	12-01-1996	75,933	0000	SFR '97 PER BLDG DEPT			
1996	9500884	10-01-1995	12-01-1995	75,933	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4516 2102	07-23-2014	WD	U	U	I	128,000				
	4455 1565	03-11-2014	CT	U	U	I	100				
	1410 0406	01-01-1996	WD	Q	Q	I	85,900				
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	223,932	0	311,932	30092	281840	0.00	281840	311932	311,932	

Parcel Notes

99FC QG FROM 450 RESKETCH SFR LOTS 649 AND 650 WERE REVERSED RS 051499
 00 SHP FROM 106 FER 012500
 03 QG FROM 500 FER 111202
 04 QG FROM 565 FER 030904
 11TR NOT DELIVERABLE AS ADDRESSED 14439 INDIAN RIDGE TRL CLERMONT 34711
 12TR NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 14439 INDIAN RIDGE TRL CLERMONT 34711 8111
 13TR VACANT 14439 INDIAN RIDGE TRL CLERMONT FL 34711 8111
 4455/1565 CT VS KIRK J HERDE ET AL SOLD TO BANK OF NEW YORK MELLON
 4516/2102 BANK OF NEW YORK MELLON TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
 15FC CORRECT SKETCH FLA1 FROM 1446SF GCF2 FROM 18X20 OPF3 FROM 132SF SFR CURRENTLY VACANT NEEDS PAINT ROOF HAS A
 BROKEN WINDOW MISSING SCREENS NO APPLIANCES COND FROM 3 CRA 073114
 15IT NO CHGS SEEN SFR NEEDS TLC NO APPLIANCES NEEDS CARPET PAINT ROOF COND FROM 3 MLS O5227397 CRA 091814
 15FCL SFR REROOFED SHINGLES FRESH PAINT CURRENTLY BEING LIVED IN EAG FROM 2 COND FROM 2 CRA 042315
 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 3498631
 Parcel ID 22-22-26-0520-000-53800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0355 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

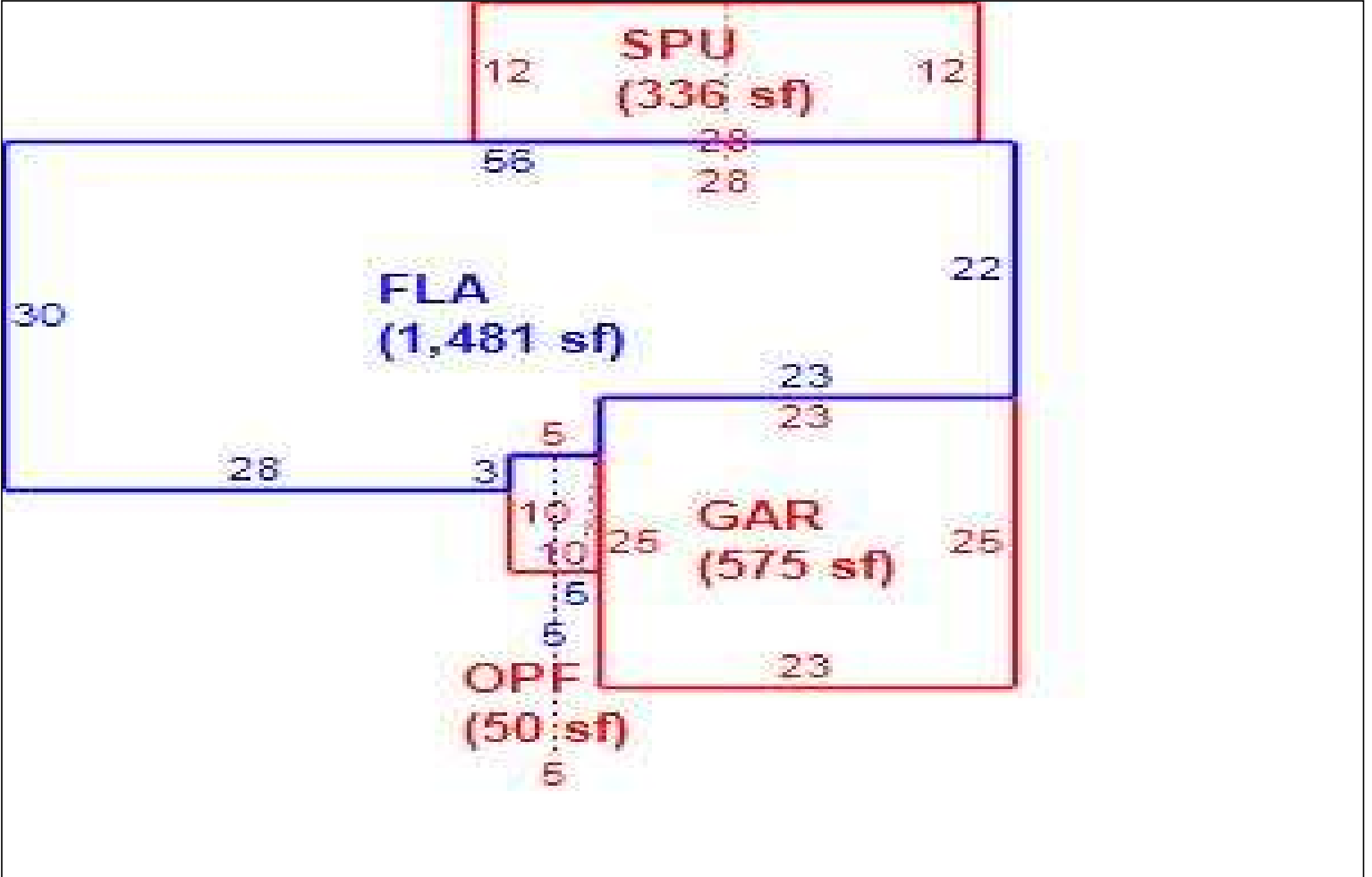
Current Owner		
PARAISO ZEN LLC		
15633 KENSINGTON TRL		
CLERMONT	FL	34711

Property Location			
Site Address 15633 KENSINGTON TRL			
CLERMONT FL 34711			
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 GREATER HILLS PHASE 5 SUB LOT 538 PB 34 PGS 76-77 ORB 6225 PG 1406

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 240,390 Deprec Bldg Value 221,159 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD
FLA	FINISHED LIVING AREA	1,481	1,481	1481	1994	1481	127.01	240,390	VG	92.00	0	221,159
GAR	GARAGE FINISH	0	575	0								
OPF	OPEN PORCH FINISHE	0	50	0								
SPU	SCREEN PORCH UNFIN	0	336	0								
TOTALS		1,481	2,442	1,481								

Alternate Key 3498631
 Parcel ID 22-22-26-0520-000-53800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0355 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	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	
2008	2007040500	04-26-2007	03-21-2008	6,900	0000	REROOF W/SHINGLES			
2007	SALE	01-01-2006	05-31-2007	1	0000	CHECK VALUES	03-28-2007		
1998	9760402	06-01-1997	12-01-1997	3,600	0000	10X30 SCRNM RM W/SLAB			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023125662	6225 1406	10-02-2023	WD	Q	01	I	365,000					
2020028516	5434 0601	02-04-2020	WD	Q	01	I	232,900					
	3247 0879	08-25-2006	WD	Q	I	I	230,000					
	1717 2340	04-29-1999	WD	Q	Q	I	95,800					
	1278 2287	02-01-1994	WD	Q	Q	I	88,900					
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	221,159	0	309,159	0	309159	0.00	309159	309159	309,159	

Parcel Notes

98FC QG FROM 425 SPU04 FROM 208 SF CAN RS 042798
 99FC QG FROM 450 RS 051399
 02 QG FROM 475 FER 040202
 03 QG FROM 525 FER 102102
 04 QG FROM 550 FER 030904
 3247/879 ARTHUR & MARY LOU DRESBACH TO MATTHEW E & KERI MC CLINTOCK HW
 07 LAND FROM FF QG FROM 630 JSB 040207
 5434/601 MATTHEW E & KERI MC CLINTOCK TO SUZANA DA SILVA GRANADO SINGLE
 20X COURTESY HX CARD SENT 052120
 21X COURTESY HX CARD SENT 122120
 6225/1406 SUZANA DA SILVA GRANADO TO PARAISO ZEN LLC
 24 MAILING ADDR CHGD FROM 500 NE 29TH ST APT 1203 MIAMI FL 33137 INFO SCANNED CS 122823

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Alternate Key 3273109
Parcel ID 22-22-26-0500-000-03800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0355 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

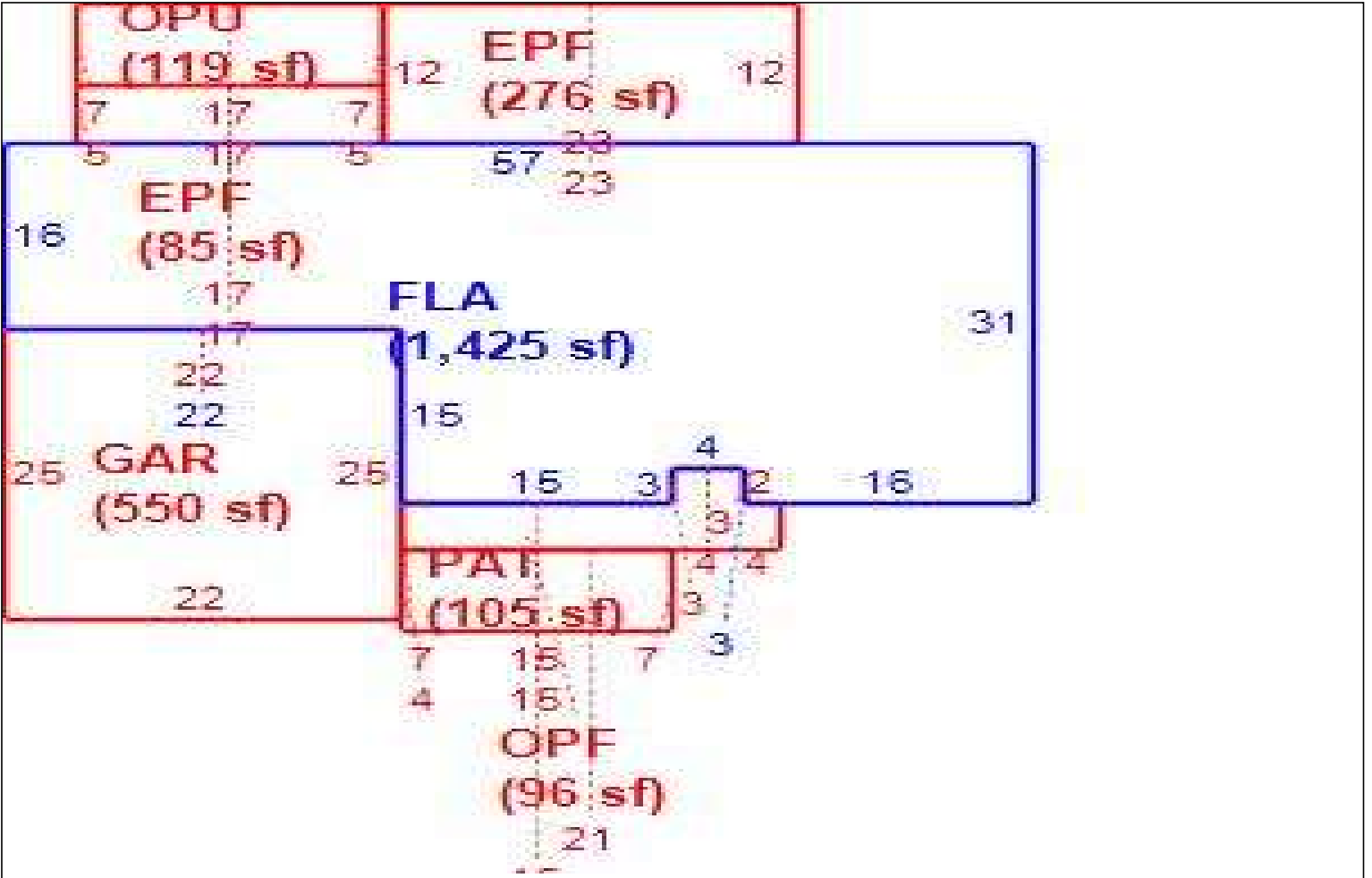
Current Owner		
MILLER NOAH J AND ERIKA J SHELLENBER		
15700 BAY LAKES TRL		
CLERMONT	FL	34711

Property Location			
Site Address 15700 BAY LAKES TRL			
CLERMONT FL 34711			
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER HILLS PHASE 1 SUB LOT 38 PB 30 PGS 41-44 ORB 6115 PG 2121

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 242,100	Deprec Bldg Value 222,732	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
EPF	ENCLOSED PORCH FIN	0	361	0	1990				
FLA	FINISHED LIVING AREA	1,425	1,425	1425	Effective Area	1425	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	550	0	Base Rate	128.05	Quality Grade	690	Half Baths 0
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	242,100	Condition	VG	Wall Type 03
OPU	OPEN PORCH UNFINIS	0	119	0	% Good	92.00	Foundation	3	Heat Type 6
PAT	PATIO UNCOVERED	0	105	0	Functional Obsol	0	Roof Cover	3	Fireplaces 0
TOTALS		1,425	2,656	1,425	Building RCNLD	222,732			Type AC 03

Alternate Key 3273109
Parcel ID 22-22-26-0500-000-03800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0355 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	2010020441	02-25-2010	08-17-2010	7,000	0002	REROOF W/SHINGLES	08-17-2010		
1998	9780386	08-01-1997	12-01-1997	1,260	0000	PATIO COVER			
1990	67595	11-01-1989	12-01-1990	55,390	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023035674	6115 2121	03-17-2023	WD	Q	01	I	385,000	039	HOMESTEAD	2024	25000
2016021688	4747 0631	01-22-2016	WD	Q	Q	I	159,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4485 0028	05-05-2014	TR	U	U	I	100				
	4417 0630	11-30-2013	TR	U	U	I	0				
	4359 2362	07-15-2013	TR	U	U	I	100				
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	
88,000	222,732	0	310,732	0	310732	50,000.00	260732	285732	310,732	

Parcel Notes

91 CHANGE CAN TO EPC04 AND ADD EPC05 TO ENLARGE AREA MB 420199
 98FC EPAS 04 AND 05 FROM EPCS ADD OPU06 RS 040298
 99FC ADD LOC TO EQUALIZE LAND EAG FROM 1 QG FROM 400 RS 051099
 00 LOC FROM 95 FER 020200
 02 QG FROM 450 FER 040802
 04 QG FROM 475 FER 030904
 11FC EPA4 TO EPU EPA5 TO EPU ADD CAN7 NPA SMALL UBU NOT ASSESSED EPU WALL TYPE FROM 03 CRA 081710
 4299/1387 ROBERT P & DESSIE MELSTED CO TTEES OF THE ROBERT P & DESSIE MELSTED JT REVC TRS NO TRUST DATE GIVEN APPROVED LE GC 041513
 4299/1387 DEED LEGAL IN ERROR SAYS LOT 28 SB LOT 38 PID ON DEED IS FOR LOT 38 OK TO SC PER SK
 4359/2362 ROBERT P & DESSIE MELSTED CO TTEES TO PAMELA MARGUERITE LABUDA MARRIED AND BOBBIE KAY HOFLEER MARRIED TTEES OF THE MELSTED IRREVC REAL ESTATE TRS DTD 071513 ONLY
 4359/2362 DEED LEGAL IN ERROR SAYS LOT 28 SB LOT 38 PID ON DEED IS FOR LOT 38 OK TO SC PER SK
 14X ATTY MILHORN WILL CALL ABOUT IRREVC TRUST TO SPEAK TO ANN OR GINGER NEED 071513 LANGUAGE FOR ROBERT & DESSIE TO HAVE HOMESTEAD FOR 2014 AW 110413
 14X MILHORN'S OFFICE IS GOING TO TAKE THE PROP OUT OF THE IRREVC TRUST PER TELCON WITH MELODY 112513
 4417/630 PAMELA MARGUERITE LABUDA AND BOBBIE K HOFLEER INDIV & AS TTEE TO ROBERT P MELSTED & DESSIE MELSTED HW LE REM OF THE ROBERT P MELSTED AND DESSIE MELSTED JOINT REVC TRS DTD 031313
 4417/630 DEED LEGAL IN ERROR SAYS LOT 28 SB LOT 38
 4417/630 EITHER TTEE HAS THE POWER TO ACT ALONE SUCC TTEES SHALL HAVE THE TITLE POWERS AND DISCRETION GIVEN TO TTEE WITHOUT ANY ACT OF CONVEYANCE OR TRANSFER
 4485/28 CORRECTIVE DEED FOR 4417/630 TO CORRECT LEGAL
 14X ROBERT & DESSIE MELSTED SIGNED CERTIFIED RECEIPT RECEIVED KM 071114
 16 ROBERT PATRICK MELSTED 84 DECEASED 100315 STATE DEATH LIST FILE 2015146877 CMD 102215

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Alternate Key 3473060
 Parcel ID 22-22-26-0515-000-45700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0355 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

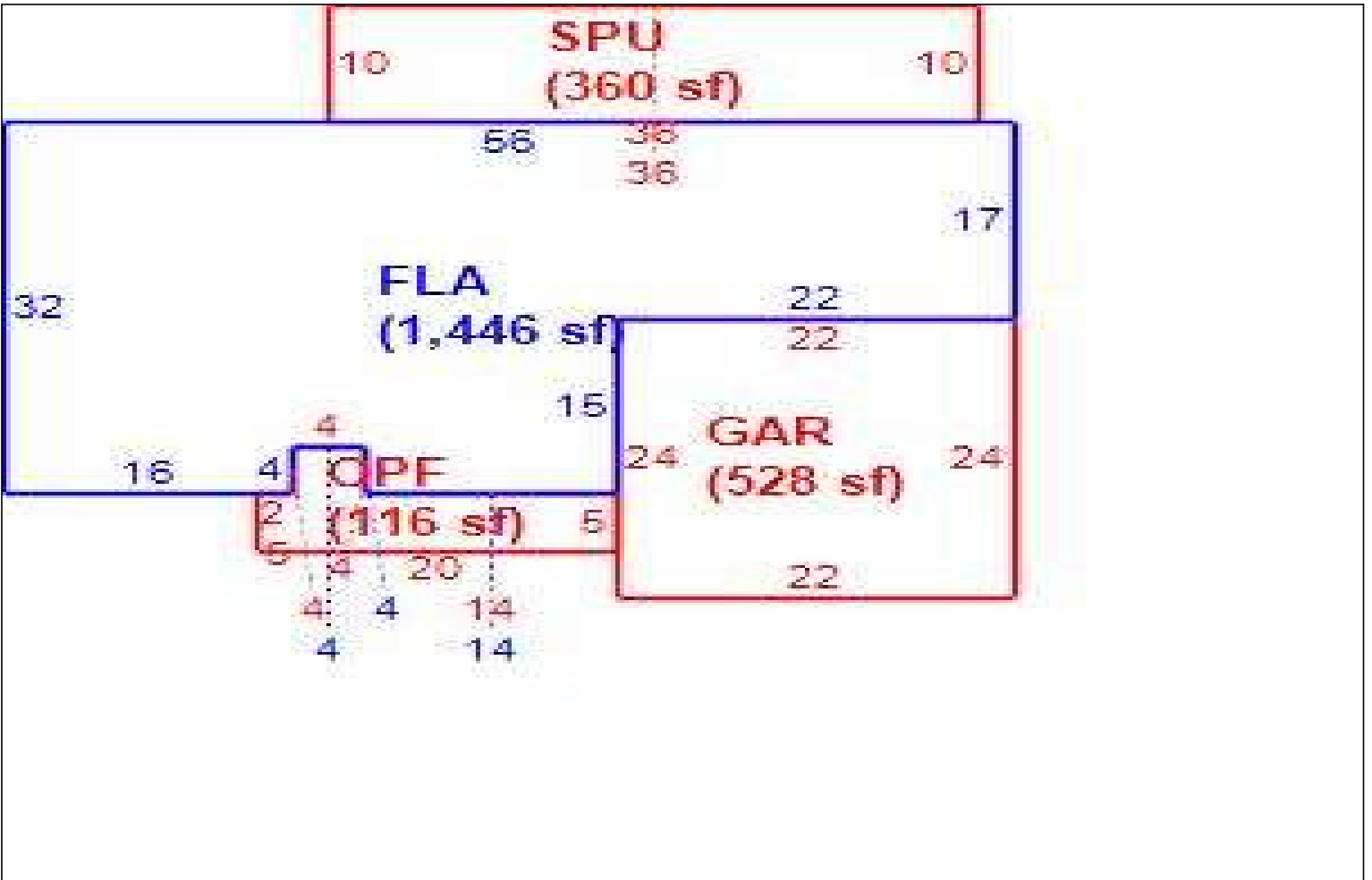
Current Owner		
FERREIRA DENISE ET AL		
15648 KENSINGTON TRL		
CLERMONT	FL	34711

Property Location		
Site Address 15648 KENSINGTON TRL		
CLERMONT FL 34711		
Mill Group	GH03	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 GREATER HILLS PHASE 4 SUB LOT 457 PB 33 PGS 89-90 ORB 6182 PG 1459

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 236,566 Deprec Bldg Value 217,641 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	1,446	1,446	1446	1993	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	Base Rate	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	116	0	Building RCN	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	360	0	Condition	Foundation	3	Fireplaces	0
TOTALS		1,446	2,450	1,446	% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

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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	
2012	2011040500	04-25-2011	07-29-2011	6,995	0002	REROOF	07-29-2011		
2007	SALE	01-01-2006	03-29-2007	1	0000	CHECK VALUES	03-28-2007		
1996	9503356	06-01-1995	12-01-1995	2,446	0000	10X36 SCR N ENCLOSURE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023089966	6182 1459	07-05-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000	
2021096739	5751 0289	07-07-2021	WD	Q	01	I	310,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016072054	4806 0502	07-01-2016	QC	U	U	I	71,000					
	4634 0841	05-28-2015	WD	U	U	I	147,000					
	4282 2487	02-19-2013	QC	U	U	I	100					
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	
88,000	217,641	0	305,641	98611	207030	50,000.00	157030	182030	305,641	

Parcel Notes

95 CAN04 05 TO SPU ADD SPU06 TLG 071495
 1535/1854 DONALD BURNETT TO JILL ANN BURNETT
 99FC ADD LOC QG FROM 400 RS 051399
 00 LOC FROM 93 FER 012500
 01 LOC FROM 100 FER 010501
 02 QG FROM 450 FER 041902
 03 QG FROM 500 FER 102102
 2499/492 LYNN F FRANCO SINGLE
 3063/826 LYNN F FRANCO TO JEFFREY RUSSELL & DIMITRA SNYDER HW
 07FC LAND FROM FF QG FROM 630 JSB 032907
 12FC REROOFED SHINGLES NO OTHER CHGS SFR WELL MAINTAINED CRA 072911
 12X JEFFREY SNYDER ADDR 15648 KENSINGTON TRL PER ADDR CARD KM 122712
 4282/2487 JEFFREY RUSSELL SNYDER AND DIMITRA SNYDER TO JEFFREY RUSSELL SNYDER SINGLE PURSUANT TO A MARITAL AGMT
 14X JEFFREY SNYDER ADDR CARD RETUREND WITH ADDR 12113 STILL MEADOW DR CLERMONT FL ADDR 072914
 15X JEFFREY SNYDER FILED 15HX ON AK3823994
 4634/841 JEFFREY RUSSELL SNYDER TO ET AL ROBERT A & HEATHER L TOSI HW AND RONALD E SR & JOANNE R TOSI HW JTWROS
 15X COURTESY HX CARD SENT 072115
 16IT DELETE SPU4 4X16 SPU5 4X16 SPU6 224SF ADD SPU4 10X36 3FIX FROM 2 4FIX FROM 0 SFR WELL MAINTAINED PER MLS G4678053 CRA 090115
 16X COURTESY HX CARD SENT 012716
 16SALE ORB 4634/841 U SALE MLS LISTING G4678053 STATES SHORT SALE SCANNED CRA 090115
 16X HX APP INC - MISSING RESIDENCY INFO FOR HEATHER
 4806/502 ROBERT A & HEATHER L TOSI AND RONALD E SR & JOANNE R TOSI TO ROBERT A & HEATHER L TOSI HW
 16X 2016 HX ONLY FOR ROBERT HEATHER DID NOT EST FL RESIDENCY 072816 KSF

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