



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3789935

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 #	<i>2024-0376</i>	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; AH4R Properties, 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 #	20-22-26-197500004800 1432 Muir Circle
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. 193.1555(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

Petition # 2024-0376	Alternate Key: 3789935	Parcel ID: 20-22-26-1975-000-04800
Petitioner Name Ryan: c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1432 MUIR CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes for Rent	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 325,592	\$ 325,592
2. Assessed or classified use value, *if applicable	\$ 283,940	\$ 283,940
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 283,940	\$ 283,940

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

Last Sale Date 6/21/2018 **Price:** \$215,000 Arm's Length Distressed Book 5128 Page 1393

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3789935	3789984	3789942	3781471
Address	1432 MUIR CIR CLERMONT	1467 MUIR CIR CLERMONT	1404 MUIR CIR CLERMONT	1582 CHANCELLOR CT CLERMONT
Proximity		.15 mi	0.01 Miles	.2 mi
Sales Price		\$326,500	\$425,000	\$453,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	1.60%	0.80%
Adjusted Sale		\$291,891	\$368,050	\$388,674
\$/SF FLA	\$173.74 per SF	\$230.93 per SF	\$196.40 per SF	\$147.17 per SF
Sale Date		1/17/2023	8/23/2023	10/13/2023
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	1,874	1,264	30500	1,874	0	2,641	-38350
Year Built	2001	2001		2001		2001	
Constr. Type	BR/BLK/STU	BR/BLK/STU		BR/BLK/STU		BR/BLK/STU	
Condition	VG	VG		VG		VG	
Baths	2.0	2.0		2.0		2.1	-5000
Garage/Carport	2	2		2		2	
Porches	OPF	OPF		OPF		OPF	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	SPU		5000		5000		5000
Site Size	LOT	LOT		LOT		XL LOT	-5000
Location	NBHD	NBHD		NBHD		NBHD	
View	RETPND	HOUSE	10000	STREET	5000	HOUSE	10000
		Net Adj. 15.6%	45500	-Net Adj. 2.7%	-10000	-Net Adj. 8.6%	-33350
		Gross Adj. 15.6%	45500	Gross Adj. 8.2%	30000	Gross Adj. 16.3%	63350
Adj. Sales Price	Market Value \$325,592 Value per SF 173.74	Adj Market Value \$337,391		Adj Market Value \$358,050		Adj Market Value \$355,324	

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.

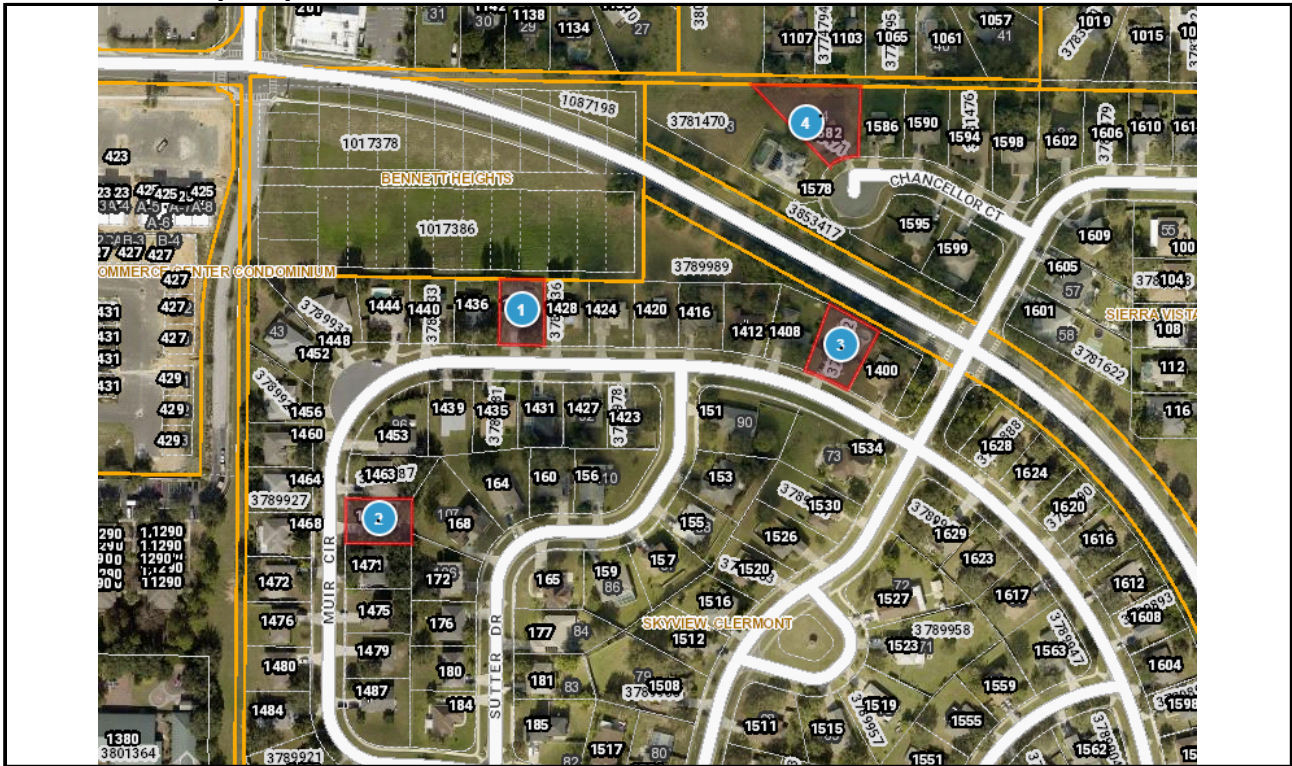
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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]

2024-037€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3789935	1432 MUIR CIR CLERMONT	0.2
2	comp 1	3789984	1467 MUIR CIR CLERMONT	.15 mi
3	comp 2	3789942	1404 MUIR CIR CLERMONT	0.01
4	comp 3	3781471	1582 CHANCELLOR CT CLERMONT	.2 mi
5				
6				
7				
8				

Alternate Key 3789935
 Parcel ID 20-22-26-1975-000-04800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0376 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

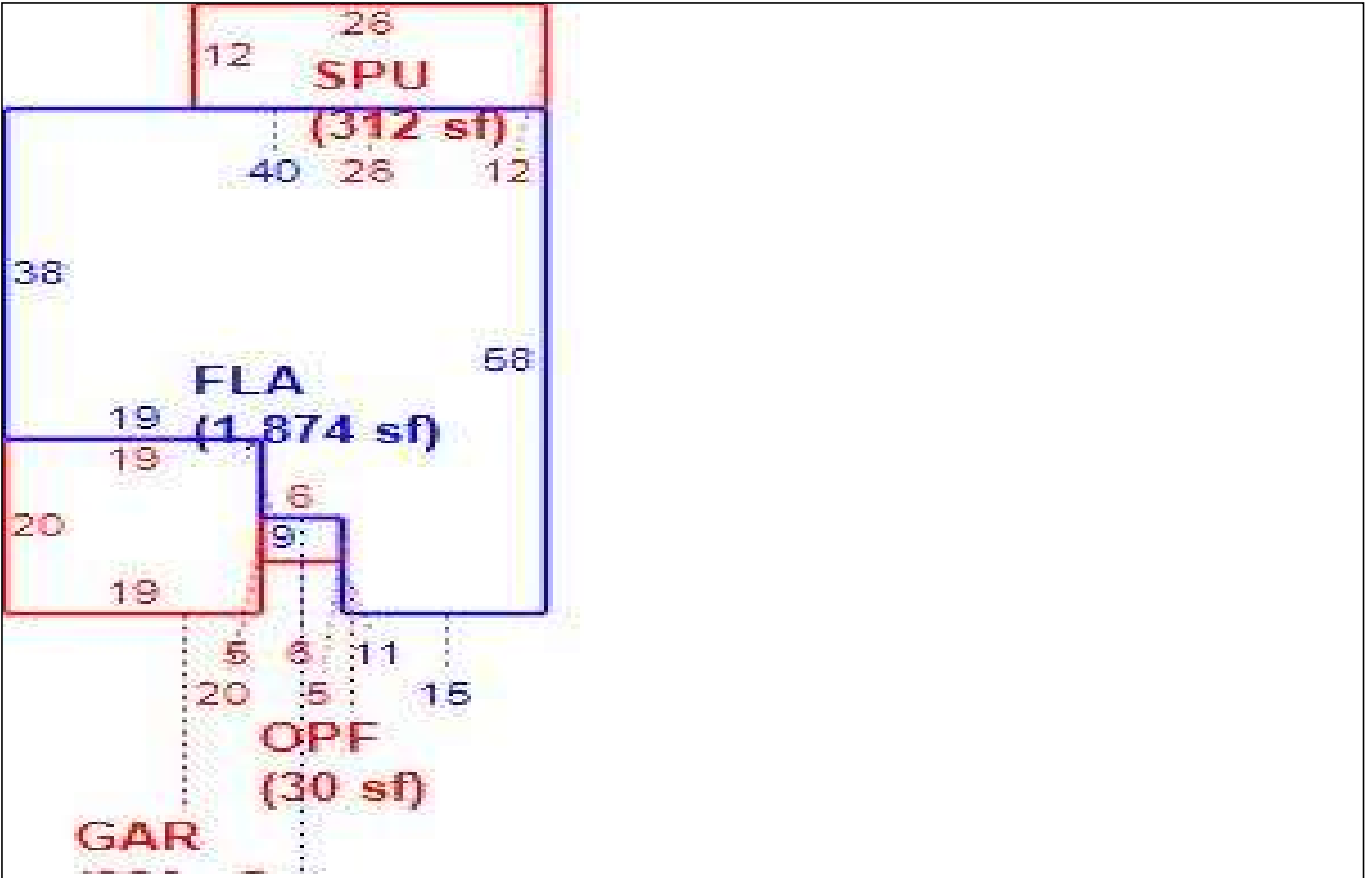
Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location			
Site Address 1432 MUIR CIR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 48 PB 42 PGS 69-70 ORB 5128 PG 1393

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 244,940
Deprec Bldg Value 237,592		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	1,874	1,874	1874	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	244,940	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	312	0	EX	Foundation	3	Fireplaces	0
						% Good	97.00		
						Functional Obsol	0		
TOTALS		1,874	2,596	1,874	237,592	Roof Cover	3	Type AC	03

Alternate Key 3789935
 Parcel ID 20-22-26-1975-000-04800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0376 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	
2008	2007050894	05-31-2007	03-18-2008	8,500	0000	BIRDCAGE DOME W/CONC 12X26	03-18-2008		
2007	SALE	01-01-2006	03-26-2007	1	0000	CHECK VALUES	03-26-2007		
2002	110356	01-01-2001	09-04-2001	102,388	0000	SFR/1432 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018072478	5128 1393	06-21-2018	WD	Q	Q	I	215,000					
	4201 0511	08-01-2012	QC	U	U	I	100					
	3107 2320	03-07-2006	WD	Q	Q	I	264,500					
	2179 2021	08-26-2002	QC	U	U	I	59,200					
	1942 0093	04-27-2001	WD	Q	Q	I	119,800					
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	237,592	0	325,592	13262	312330	0.00	312330	325592	325,592	

Parcel Notes

1942/93 MARONDA HOMES INC OF FL TO KEITH J ABBES MARRIED AND PETE A PEREZ MARRIED
 02X BELOGNS TO KEITH ABBES
 2179/2021 KEITH J ABBES AND PETE A PEREZ TO KEITH J & TRACIE L ABBES HW
 03 QG FROM 525 FER 042803
 3107/2320 KEITH J & TRACIE L ABBES TO WARREN H BINGHAM SINGLE AND WENDY M DAY SINGLE JTWROS
 07FC LOC FROM 150 QG FROM 625 JSB 032607
 3480/831 WARREN HAYS BINGHAM AND WENDY MARLENE DAY WERE MARRIED 072807
 08FC ADD SPU4 JSB 031808
 4201/511 WARREN H BINGHAM & WENDY M BINGHAM FKA WENDY M DAY TO WARREN H & WENDY M BINGHAM HW
 12X WARREN BINGHAM ADDR 12706 GROVEHURST AVE WINTER GARDEN FL PER ADDR CARD SENT LETTER 121912
 13X WARREN BINGHAM MOVED 093012 RENTED 100112 MAILING ADDR IS 12706 GROVEHURST AVE PER LETTER DTD 122912
 13X WARREN BINGHAM HX CARD RETURNED WITH ADDR 12706 GROVEHURST AVE WINTER GARDEN FL KM 020413
 13X WENDY D & WARREN H BINGHAM FILED FOR PORTABILITY IN ORANGE COUNTY
 5128/1393 WARREN H & WENDY M BINGHAM TO AH4R PROPERTIES LLC
 19 MLS G4853656 CRA 091018
 19VAB PETITION 2019-065 ADT 091219
 19VAB PETITION 2019-065 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

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 3789984
Parcel ID 20-22-26-1975-000-09800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0376 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

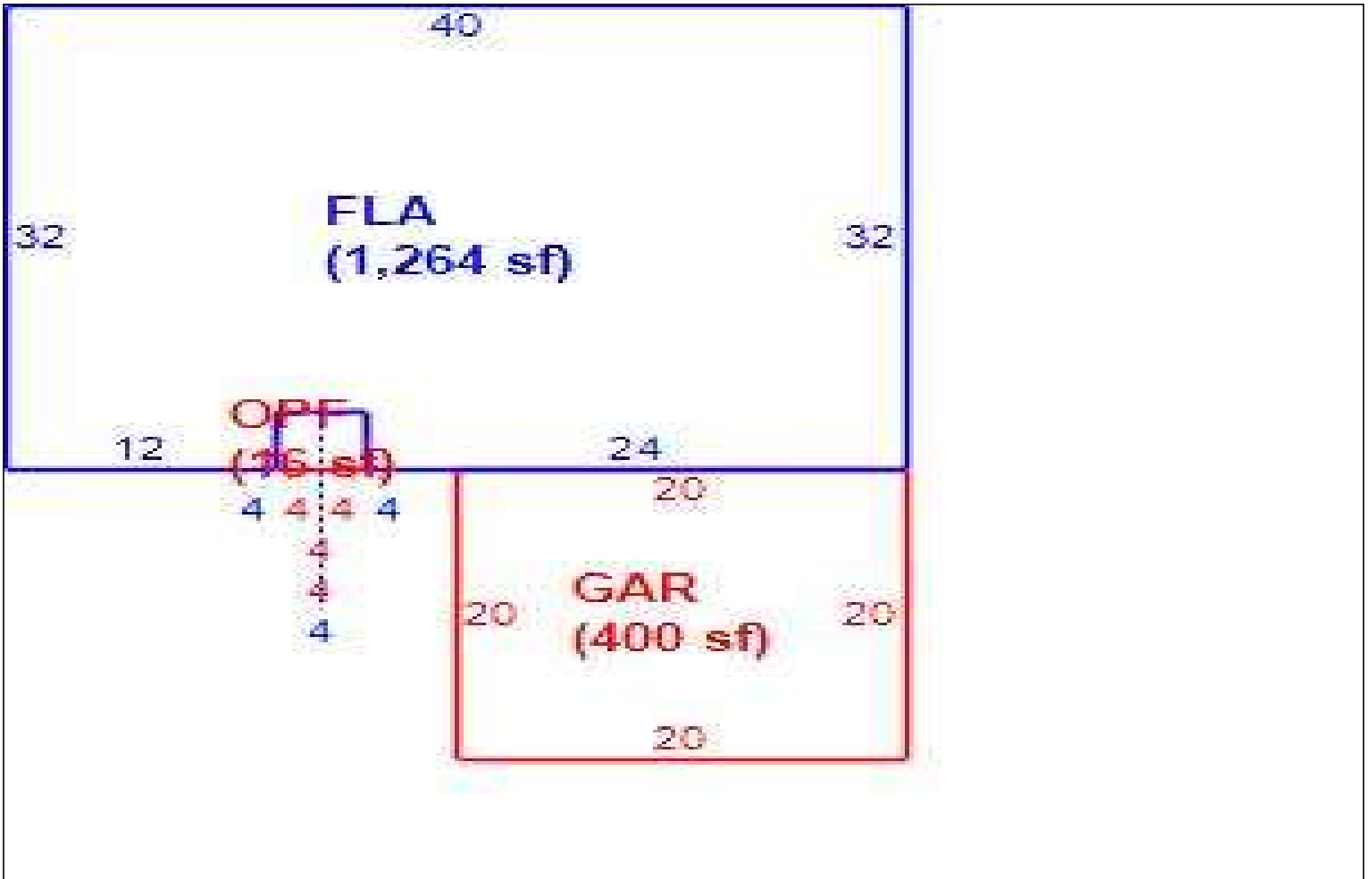
Current Owner		
CALVOPINA WASHINGTON		
1467 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1467 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	TDS	02-28-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 98 PB 42 PGS 69-70 ORB 6086 PG 707

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 180,277 Deprec Bldg Value 174,869 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,264	1,264	1264	2001	1264	113.25	EX	97.00	0	174,869	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0								Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0								Wall Type	03	Heat Type	6
TOTALS		1,264	1,680	1,264								Foundation	3	Fireplaces	0
												Roof Cover	3	Type AC	03

Alternate Key 3789984
 Parcel ID 20-22-26-1975-000-09800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0376 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	
2024	23-2806	07-10-2023	02-28-2024	13,604	0002	REPL WINDOWS 5	02-28-2024		
2024	DENY06	01-01-2023		1	0030	S4			
2008	SALE	01-01-2007	06-05-2008	1	0000	CHECK VALUES	01-31-2008		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023011277	6086	0707	01-17-2023	WD	Q	01	I	326,500	002	WIDOW	2024	5000
2022129691	6030	2260	09-27-2022	WD	Q	01	I	260,000	006	SENIOR EXEMPTION - CO	2024	50000
	3471	0863	06-22-2007	WD	Q	Q	I	206,500	039	HOMESTEAD	2024	25000
	1914	2088	02-28-2001	WD	Q	Q	I	95,800	059	ADDITIONAL HOMESTEAD	2024	25000
	1835	1764	06-23-2000	WD	U	M	V	1	066	SENIOR EXEMPTION - MU	2024	0
Total											105,000.00	

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	174,869	0	262,869	129809	133060	105,000.00	28060	103060	262,869	

Parcel Notes

1914/2088 DUSTIN R CATRETT UNMARRIED & KIMBERLY J YAGER UNMARRIED ONLY
 01 LOC FROM 1.20 RS 070301
 03 QG FROM 525 FER 042803
 3471/863 DUSTIN R & KIMBERLY J CATRETT FKA YAGER TO SHELLY STIFFLER SINGLE DEED ORIG RECD IN ORANGE USED THAT DOC STP FOR SALES
 08FC QG FROM 635 JSB 013108
 3508/965 SHELLY LYN STIFFLER MARRIED MAXWELL JAMES DEUTSCH 090807 ML
 6030/2260 SHELLY STIFFLE RDEUTSCH FKA SHELLY STIFFLER & MAXWELL DEUTSCH TO SIMON SINGH SINGLE
 6086/707 SIMON SINGH TO WASHINGTON CALVOPINA SINGLE
 24CC SUBMITTED HX PORT WX SOS APP WITH DC WILL SUBMIT 2023 TAX RETURN CP 122023
 24IT SFR GOOD COND NEW WINDOWS TDS 022824
 24CC CALLED NUMBER ON SOS APP NO VOICEMAIL UNABLE TO LEAVE MESSAGE CP 040524
 24CC TRY CALLING NO VOICE MAIL BOX SET UP NT 042924
 24X DENY SOS PENDING 2023 TAX RETURN NT 042924
 24CC RECEIVED 2023 TAX RETURN NT 071924

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Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0376 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

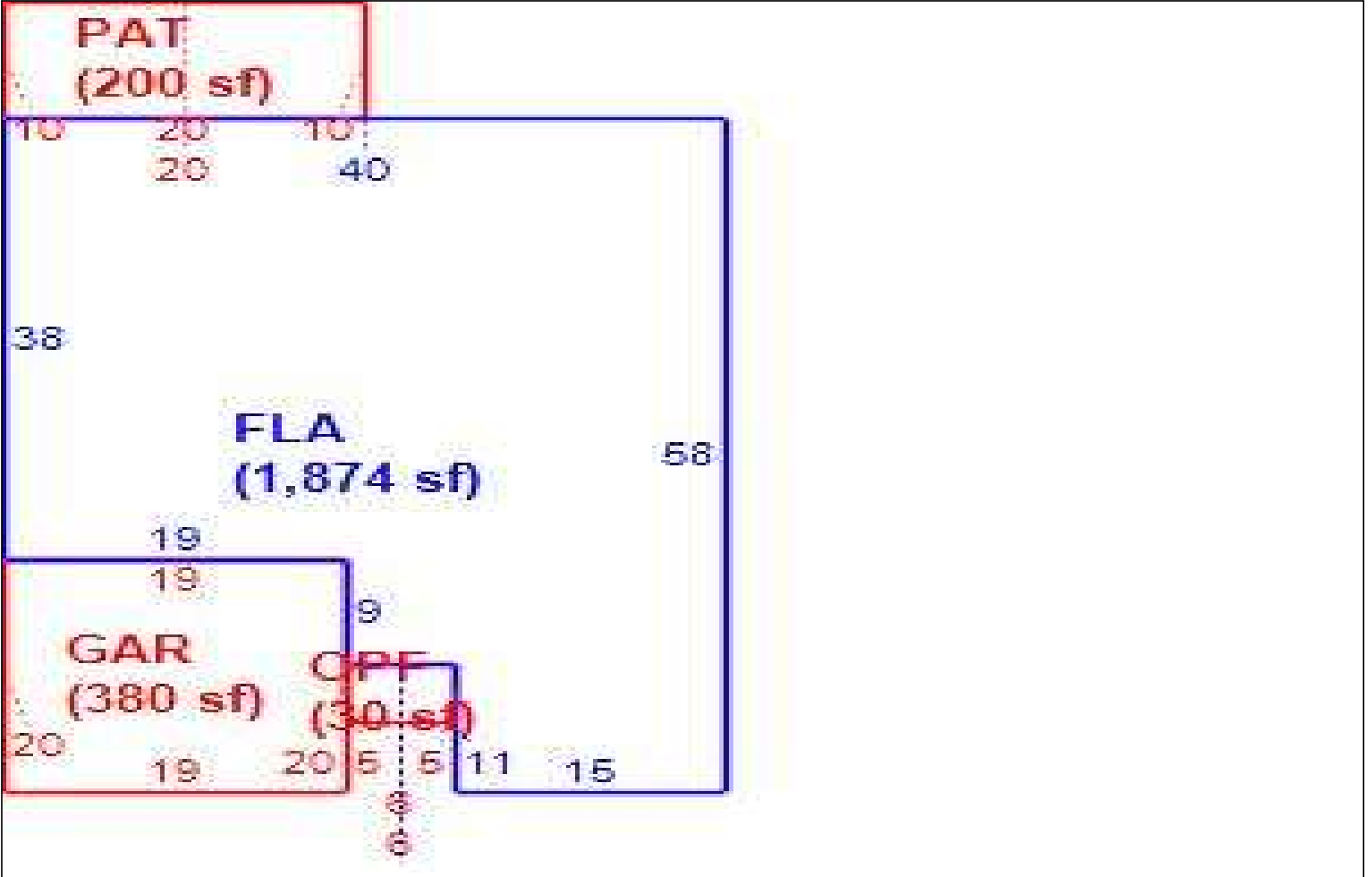
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1404 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SKYVIEW SUB LOT 55 PB 42 PGS 69-70 ORB 6202 PG 1584

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 242,481 Deprec Bldg Value 235,207 Multi Story 0



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	1,874	1,874	1874	2001					
GAR	GARAGE FINISH	0	380	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	30	0		Quality Grade	670	Half Baths	0	
PAT	PATIO UNCOVERED	0	200	0		Wall Type	03	Heat Type	6	
TOTALS		1,874	2,484	1,874		Foundation	3	Fireplaces	0	
					Building RCNLD	235,207	Roof Cover	3	Type AC	03

Alternate Key 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0376 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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2009	2009	9660.00	85.00	8,211
PLD3	POOL/COOL DECK	325.00	SF	7.33	2009	2009	2382.00	70.00	1,667

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1177	03-22-2024		10,943	0002	PANEL ROOM 12X20			
2010	200900710	07-10-2009	04-06-2010	17,000	0003	POL	04-06-2010		
2002	110353	01-01-2001	09-04-2001	102,388	0000	SFR/1404 MUIR CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106380	6202	1584	08-23-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	2956	1653	09-16-2005	QC	U	U	I	64,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2692	1514	05-22-2003	WD	Q	Q	I	132,500				
	2203	0872	10-29-2002	WD	Q	Q	I	117,000				
	1949	0725	05-16-2001	WD	Q	Q	I	120,800				
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	235,207	9,878	333,085	0	333085	50,000.00	283085	308085	333,085	

Parcel Notes

1875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC
 1949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW
 2203/872 LUKE A JR & PATRICIA M SEPE HW
 03 QG FROM 525 FER 042803
 2692/1514 DAVID TRAWICK SINGLE
 2956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW
 10FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW
 24CC EFILE HX APP CP 082924

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Alternate Key 3781471
Parcel ID 20-22-26-1900-000-00400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0376 Comp 3
PRC Run: 12/10/2024 By ahayes
Card # 1 of 1

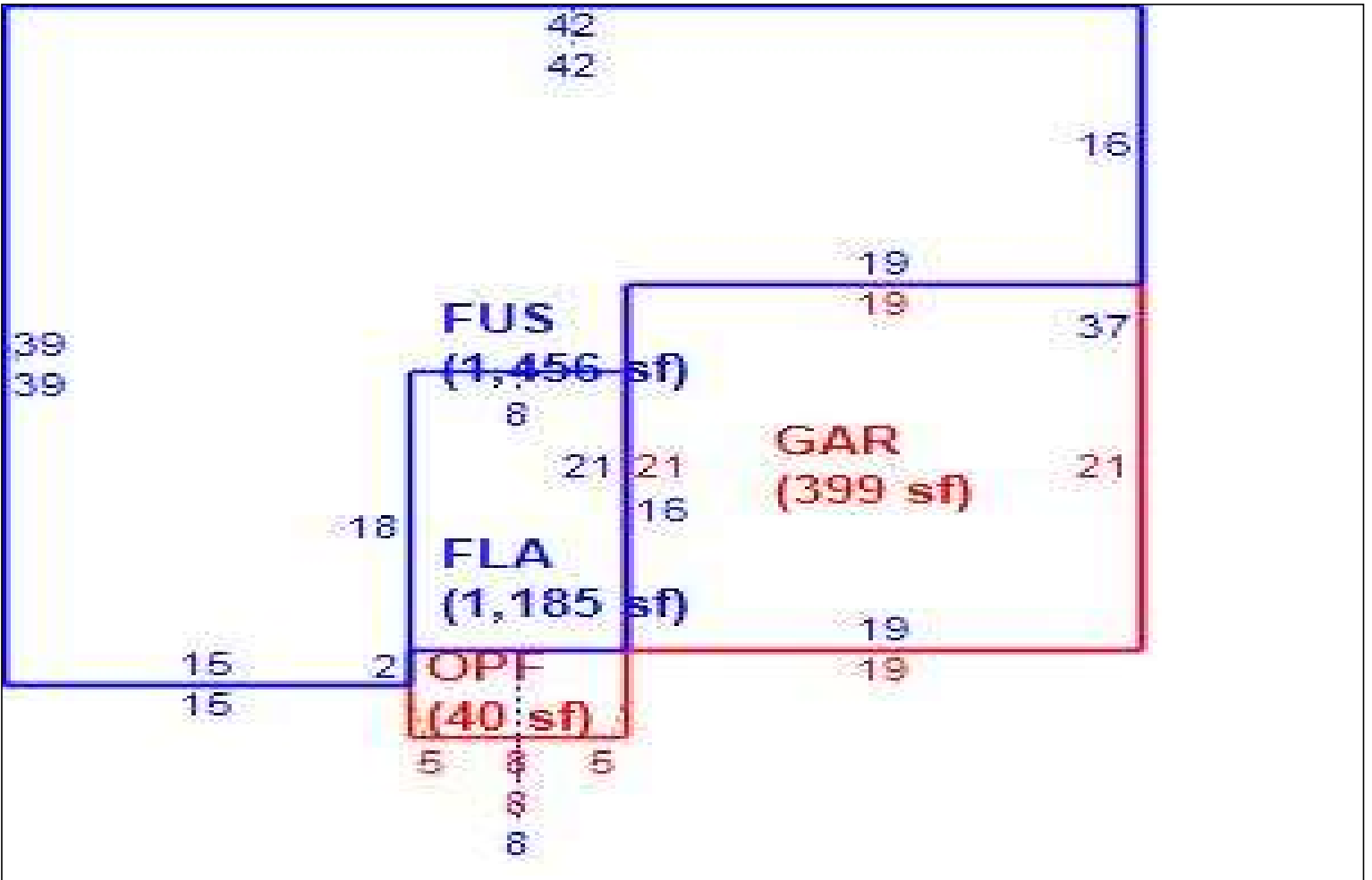
Current Owner		
REMONVIL JAMES W & ETIENNEISE UTIL		
1582 CHANCELLOR CT		
CLERMONT	FL	34711

Property Location		
Site Address 1582 CHANCELLOR CT		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 4 PB 40 PGS 95-96 ORB 6239 PG 256

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 326,828 Deprec Bldg Value 317,023 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4		
FLA	FINISHED LIVING AREA	1,185	1,185	1185	2001						
FUS	FINISHED AREA UPPER	1,456	1,456	1456		No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	399	0		Base Rate	105.39	Half Baths	1		
OPF	OPEN PORCH FINISHE	0	40	0		Building RCN	326,828	Quality Grade	675		
TOTALS						Condition	EX	Wall Type	03	Heat Type	6
						% Good	97.00	Foundation	3	Fireplaces	0
						Functional Obsol	0	Roof Cover	3	Type AC	03
						Building RCNLD	317,023				

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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
DEC3	DECK - WOOD	250.00	SF	5.66	2004	2004	1415.00	50.00	708

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	DENY39	01-01-2021	05-24-2022		1 0030	R1			
2007	SALE	01-01-2006	03-26-2007		1 0000	CHECK VALUES	03-26-2007		
2005	SALE	01-01-2004	05-17-2005		1 0000	CHECK VALUE			
2002	0130345	03-16-2001	06-19-2001	134,376	0000	SFR/1582 CHANCELLOR CT			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023136841	6239 0256	10-13-2023	WD	Q	01	I	453,000	039	HOMESTEAD	2024	25000
2021122926	5788 1126	08-31-2021	WD	Q	01	I	352,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016020677	4746 0198	02-26-2016	WD	U	U	I	175,000				
	3169 1725	05-19-2006	WD	Q	Q	I	308,000				
	2676 0001	10-08-2004	WD	Q	Q	I	223,000				
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	317,023	708	405,731	0	405731	50,000.00	355731	380731	405,731	

Parcel Notes

01FC NBHD FROM 4580 ADD LOC RS 090500
 00 LOC FROM 140 FER 122800
 02FC ADD SFR FLA3 IS OVER GCF2 RS 061901
 2018/38 MARIA M RIVERA SINGLE
 2676/1 MARIA RIVIERA TO BEN & MIMA MC LAREN HW
 05FC QG FROM 590 ADD OPU5 NPA JWP 051705
 3169/1725 BEN & MIMA MC LAREN TO ALAN J & JUNE M CARLSON HW
 07FC LOC FROM 205 QG FROM 630 JSB 032607
 4746/198 ALAN J & JUNE M CARLSON TO JOSEPH S SLUDER UNMARRIED
 16X COURTESY HX CARD SENT 032216
 16SALE ORB 4746/198 U SALE LP FILED ORB 4586/1750 MLS LISTING O5185040 ALSO STATES SHORT SALE SCANNED CRA 062816
 17X COURTESY HX CARD SENT 122216
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 19IT 091417 FLA1 FROM 1170SF STY FROM 1.75 FUS3 FROM 19X21 TO MAKE CONSISTENT WITH SUB DELETE OPU5 10X25 ADD AS DEC CRA 080218
 5788/1126 JOSEPH S SLUDER TO AARON & SARAH MC LEOD HW
 22CC EFILE HX APP NT 010722
 22X DENY HX PENDING PROOF OF FL VEH TAG OR FL VOTERS INFO INFO SCANNED AS 032422
 22X RECEIVED FL RES FOR BOTH OWNERS HX OK LD 042122
 6239/256 AARON & SARAH MC LEOD TO JAMES W REMONVIL & ETIENNEISE UTIL HW
 24CC EFILE HX APP CP 013024

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