



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3774902

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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 # 2024-0409	Alternate Key: 3774902	Parcel ID: 07-19-27-1800-000-00800	
Petitioner Name Ryan, LLC 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 917 VASSAR DR EUSTIS		<input type="checkbox"/> Check if Multiple Parcels
Owner Name Alto Asset Company 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 246,517	\$ 246,517	
2. Assessed or classified use value, *if applicable	\$ 211,670	\$ 211,670	
3. Exempt value, *enter "0" if none	\$ -	\$ -	
4. Taxable Value, *required	\$ 211,670	\$ 211,670	

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

Last Sale Date 11/13/2019 **Price:** \$209,100 Arm's Length Distressed **Book** 5376 **Page** 448

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3774902	3774927	3811997	3602463
Address	917 VASSAR DR EUSTIS	1060 VASSAR DR EUSTIS	970 VANDERBILT DR EUSTIS	2663 WINCHESTER CIR EUSTIS
Proximity		0.09 Miles	0.17 Miles	0.11 Miles
Sales Price		\$247,000	\$305,000	\$264,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	1.20%	1.60%
Adjusted Sale		\$219,830	\$262,910	\$229,403
\$/SF FLA	\$165.00 per SF	\$164.67 per SF	\$141.73 per SF	\$175.38 per SF
Sale Date		2/21/2023	9/29/2023	8/31/2023
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	1,494	1,335	7950	1,855	-18050	1,308	9300
Year Built	1999	1998	0	2002	0	1995	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	EX	EX	0	EX	0	G	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	Garage	Garage	0	Garage	0	Garage	0
Porches	OPF SPF	2 OPF	5000	OPF SPU	10000	OPF	15000
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	-	-	-	-	-	-	-
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Sub	Sub	0	Sub	0	Sub	0
View	House	House	0	House	0	House	0

		Net Adj. 5.9%	12950	-Net Adj. 3.1%	-8050	Net Adj. 10.6%	24300
		Gross Adj. 5.9%	12950	Gross Adj. 10.7%	28050	Gross Adj. 10.6%	24300
Adj. Sales Price	Market Value \$246,517 Value per SF 165.00	Adj Market Value \$232,780		Adj Market Value \$254,860		Adj Market Value \$253,703	

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.

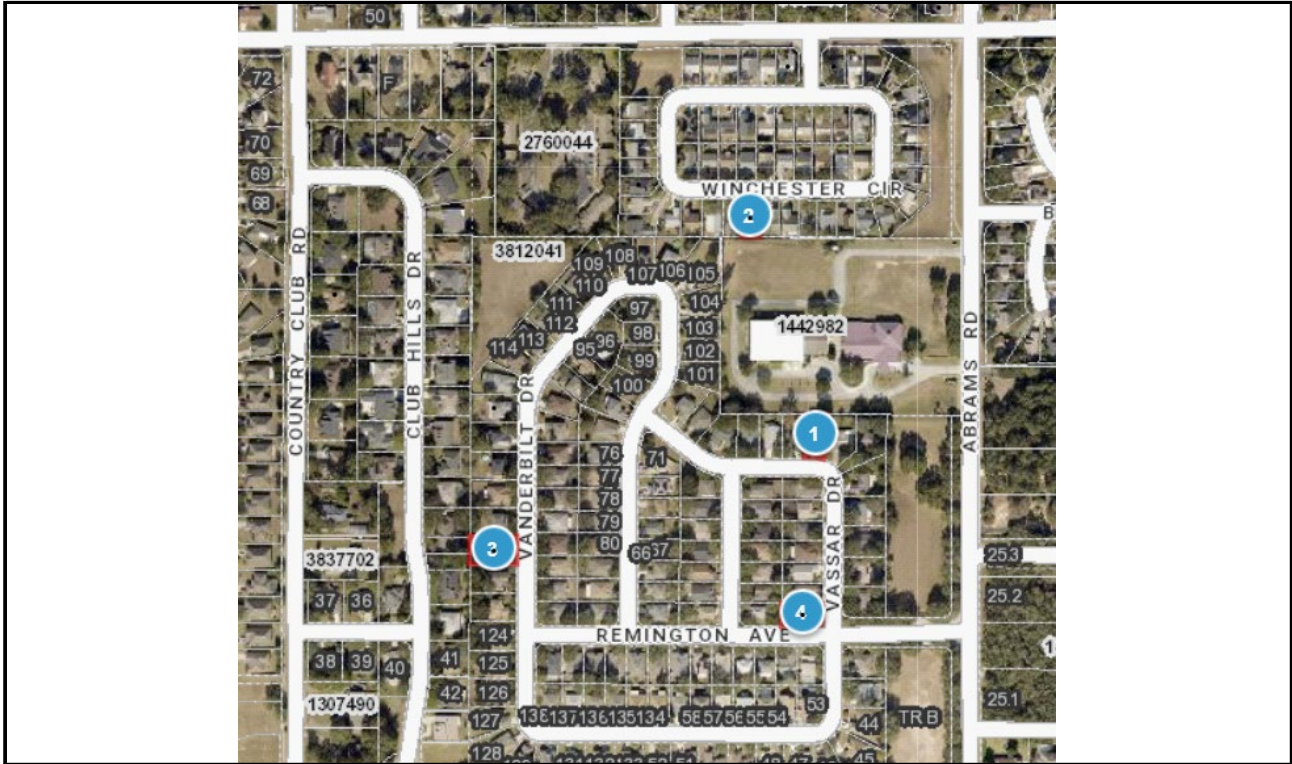
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen

DATE 11/18/2024

2024-0409 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3774902	917 VASSAR DR EUSTIS	-
2	Comp 3	3602463	2663 WINCHESTER CIR EUSTIS	0.11
3	Comp 2	3811997	970 VANDERBILT DR EUSTIS	0.17
4	Comp 1	3774927	1060 VASSAR DR EUSTIS	0.09
5				
6				
7				
8				

Alternate Key 3774902
 Parcel ID 07-19-27-1800-000-00800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0409 subject
 PRC Run: 12/11/2024 By

Card # 1 of 1

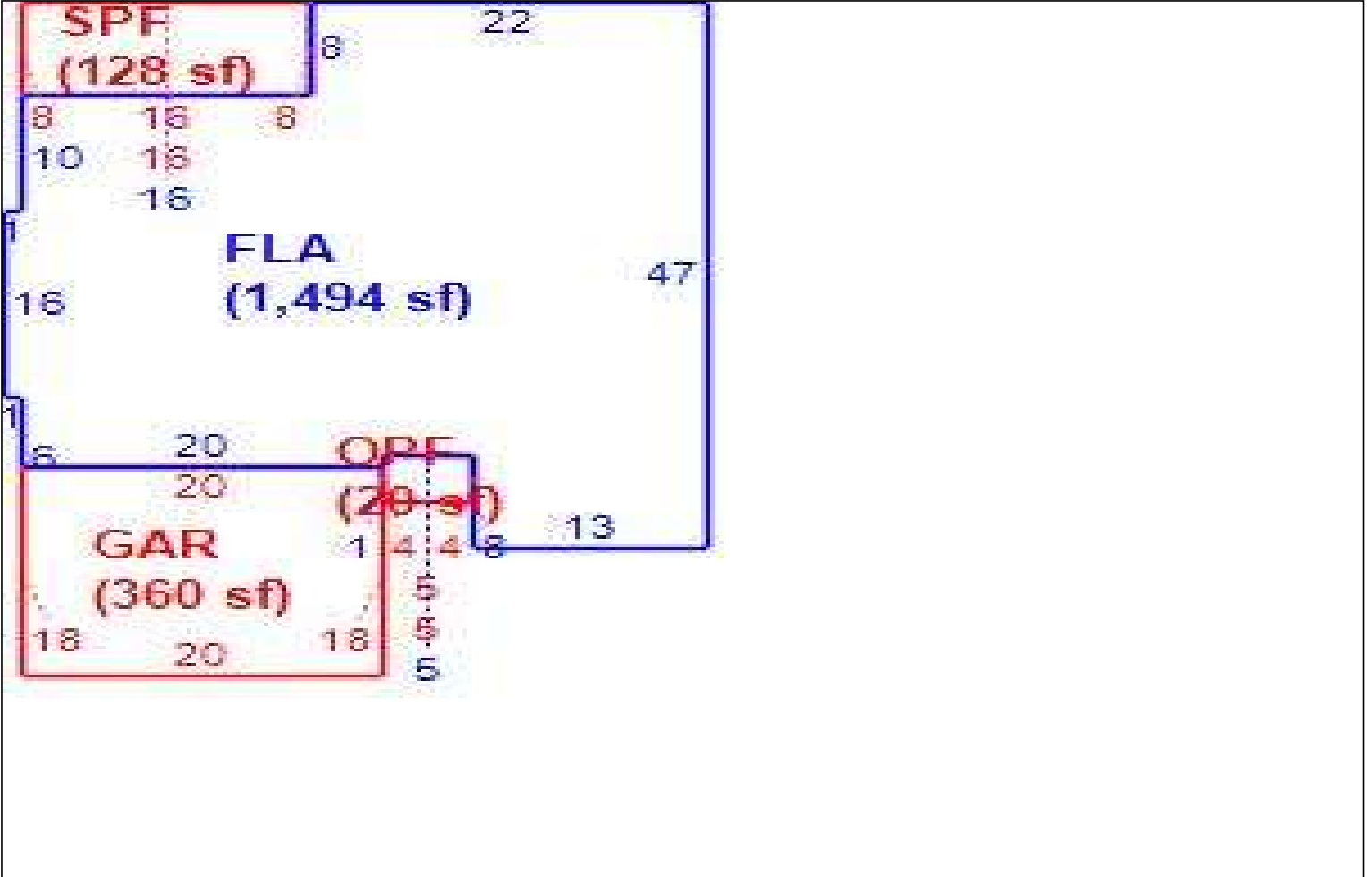
Current Owner		
ALTO ASSET COMPANY 1 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 917 VASSAR DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, REMINGTON CLUB SUB LOT 8 PB 39 PGS 25-26 ORB 5376 PG 448

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500			
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0			

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 174,744	Deprec Bldg Value 159,017	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	1,494	1,494	1494	1999	1494	94.86	174,744	G	91.00	0	159,017
GAR	GARAGE FINISH	0	360	0								
OPF	OPEN PORCH FINISHE	0	20	0								
SPF	SCREEN PORCH FINIS	0	128	0								
TOTALS		1,494	2,002	1,494								

Alternate Key 3774902
 Parcel ID 07-19-27-1800-000-00800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0409 subject
 PRC Run: 12/11/2024 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
2020 2000	SALE 9900476	01-01-2019 07-02-1999	04-20-2020 12-01-1999	1 82,875	0099 0000	CHECK VALUE SFR/3-917 VASSAR DR	04-20-2020	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2019130867	5376	0448	11-13-2019	WD	Q	Q	I	209,100				
2019014864	5233	1163	01-31-2019	WD	Q	Q	I	174,000				
2018145942	5213	0518	12-11-2018	WD	U	U	I	170,000				
	1768	0201	11-10-1999	WD	Q	Q	I	101,500				
	1730	0132	06-30-1999	WD	Q	Q	V	14,000				
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
87,500	159,017	0	246,517	34847	211670	0.00	211670	246517	241,565

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Alternate Key 3774927
Parcel ID 07-19-27-1800-000-03300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0409 comp 1
PRC Run: 12/11/2024 By

Card # 1 of 1

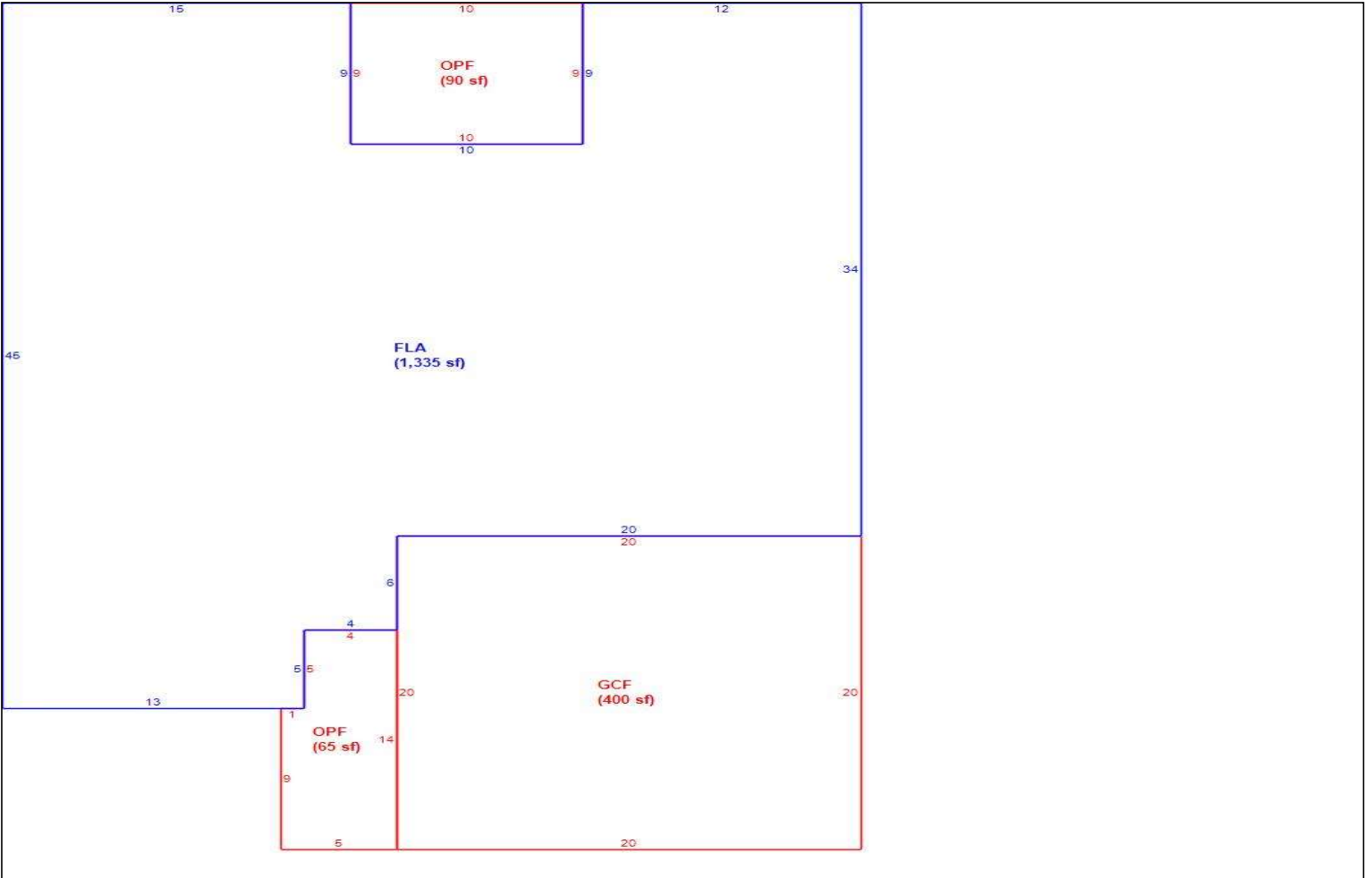
Current Owner		
VASSAR DRIVE 1060 LAND TRUST ELITE TRUST & ESCROW COMPANY LL 1222 CAMP AVE		
MOUNT DORA	FL	32757

Property Location			
Site Address 1060 VASSAR DR			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	2352
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	01-23-202

Legal Description
EUSTIS, REMINGTON CLUB SUB LOT 33 PB 39 PGS 25-26 ORB 6098 PG 336 ORB 6197 PG 2303

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 161,908 Deprec Bldg Value 157,051 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	1,335	1,335	1335	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	96.37	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	155	0	161,908	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
TOTALS		1,335	1,890	1,335	157,051	Building RCNLD	157,051	Type AC	03

Alternate Key 3774927
 Parcel ID 07-19-27-1800-000-03300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0409 comp 1
 PRC Run: 12/11/2024 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	
2020	19-01202	09-16-2019	01-23-2020	10,000	0002	REROOF	01-23-2020		
2008	SALE	01-01-2007	01-11-2008	1	0000	CHECK VALUE			
1999	9700556	01-01-1998	12-01-1998	74,283	0000	3BD SFR/1060 VASSAR DR.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023102036	6197	2303	04-05-2023	QC	U	11	1	100				
2023021539	6098	0336	02-21-2023	WD	Q	01	1	247,000				
	3907	2230	05-18-2010	WD	U	U	1	99,000				
	3358	1536	01-29-2007	WD	Q	Q	1	195,000				
	3247	1016	12-28-2005	QC	U	U	1	0				
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	
87,500	157,051	0	244,551	0	244551	0.00	244551	244551	239,744	

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Alternate Key 3811997
Parcel ID 07-19-27-1805-000-12100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0409 comp 2
PRC Run: 12/11/2024 By

Card # 1 of 1

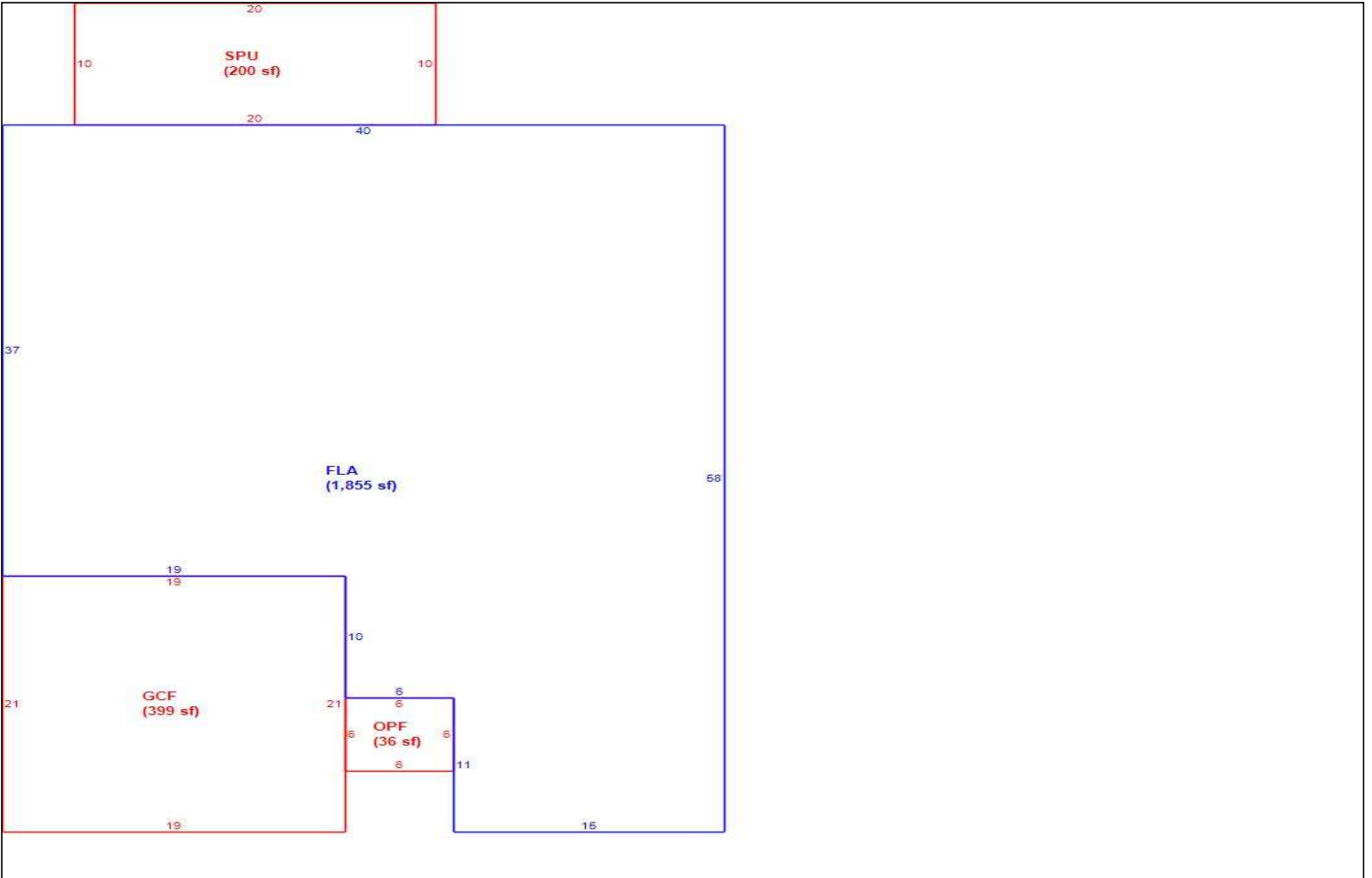
Current Owner		
PLAMEN MANOLOV REVOCABLE LIVING T		
3267 TALA LOOP		
LONGWOOD	FL	32779

Property Location		
Site Address 970 VANDERBILT DR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
REMINGTON CLUB PHASE II PB 47 PG 77-78 LOT 121 ORB 6222 PG 48

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 206,759
		Deprec Bldg Value	200,556
		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	1,855	1,855	1855	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	92.81	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	206,759	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	200	0	EX	Foundation	3	Fireplaces	0
		% Good	97.00		0	Roof Cover	3	Type AC	03
		Functional Obsol	0		200,556				
TOTALS		1,855	2,490	1,855	Building RCNLD				

Alternate Key 3811997
 Parcel ID 07-19-27-1805-000-12100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0409 comp 2
 PRC Run: 12/11/2024 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 2003	SALE 0200640	01-01-2007 08-12-2002	01-11-2008 05-27-2003	1 111,512	0000 0000	CHECK VALUE SFR/4 970 VANDERBILT DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023122565	6222	0048	09-29-2023	WD	Q	01	I	305,000				
2019116091	5357	2020	10-07-2019	QC	U	U	I	100				
	3448	2056	05-31-2007	WD	Q	Q	I	206,500				
	2243	1569	12-31-2002	WD	Q	Q	I	117,900				
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	
87,500	200,556	0	288,056	0	288056	0.00	288056	288056	281,627	

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Alternate Key 3602463
Parcel ID 07-19-27-1150-000-02400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0409 comp 3
PRC Run: 12/11/2024 By
Card # 1 of 1

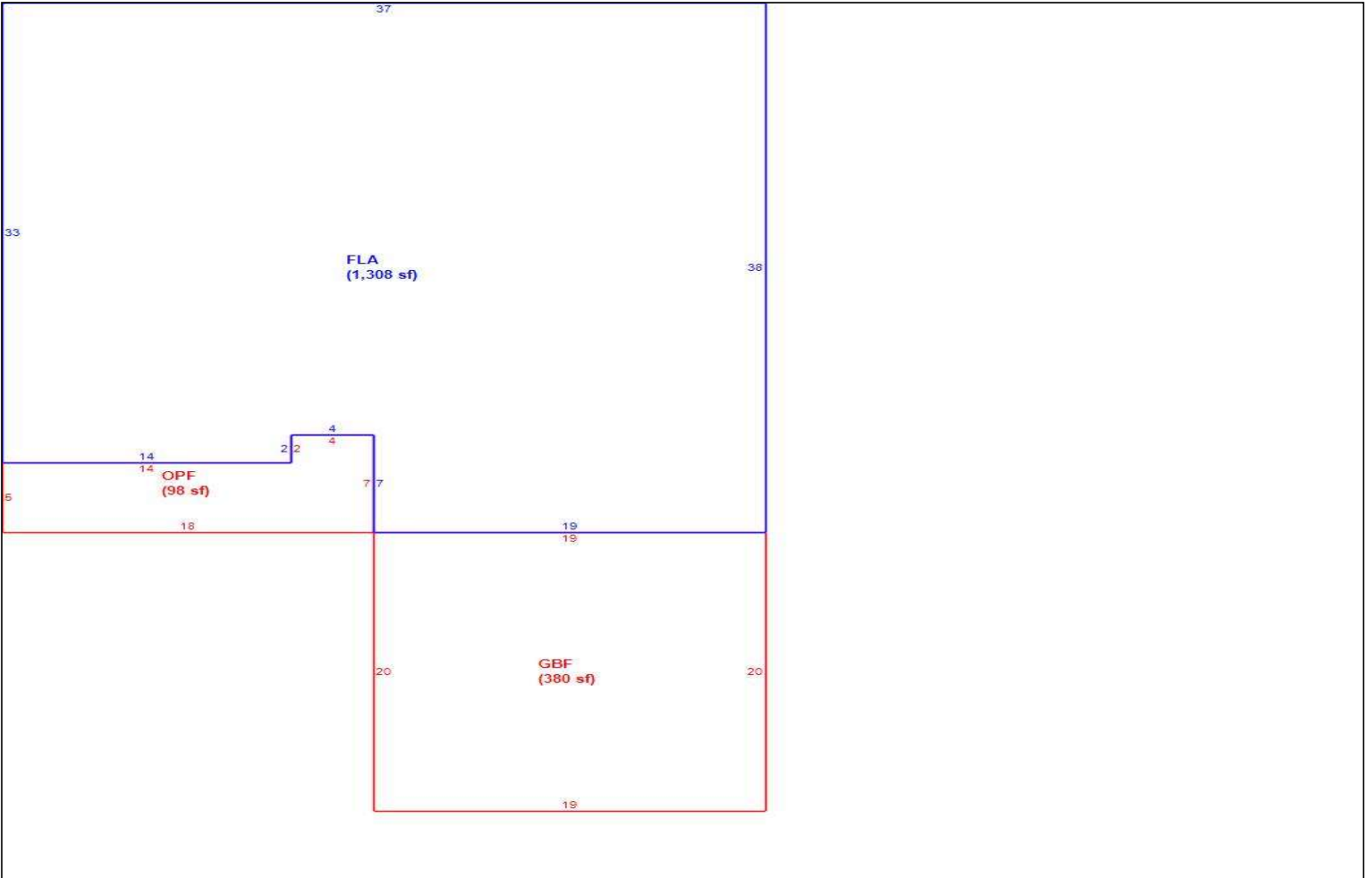
Current Owner		
HOGAN ROBIN AND DAVID MIKELS		
2663 WINCHESTER CIR		
EUSTIS	FL	32726

Property Location		
Site Address 2663 WINCHESTER CIR		
EUSTIS FL 32726		
Mill Group	000E	NBHD 2352
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, WINCHESTER ESTATES SUB LOT 24 PB 36 PG 14 ORB 6210 PG 587

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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		87,500		
Classified Acres		0		Classified JV/Mkt		87,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 163,782
Deprec Bldg Value 149,042		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,308	1,308	1308	1995	1308	99.78	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	163,782	163,782	G	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	98	0	91.00	91.00	0	Wall Type	02	Heat Type	6
TOTALS		1,308	1,786	1,308	0	0	0	Foundation	3	Fireplaces	0
					Building RCNLD	149,042	149,042	Roof Cover	3	Type AC	03

Alternate Key 3602463
 Parcel ID 07-19-27-1150-000-02400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0409 comp 3
 PRC Run: 12/11/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2007	SALE	01-01-2006	03-05-2007	1	0000	CHECK VALUES			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112504	6210	0587	08-31-2023	WD	Q	01	I	264,900	039	HOMESTEAD	2024	25000
	4075	0294	09-01-2011	WD	U	U	I	58,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3995	0202	01-11-2011	CT	U	U	I	100				
	3171	1135	05-25-2006	WD	Q	Q	I	189,900				
	1873	0539	08-28-2000	WD	U	U	I	0				
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	
87,500	149,042	0	236,542	0	236542	50,000.00	186542	211542	231,971	

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