



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3680766**

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>2024-0429</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>AMH_Home; Btr Scattered Site Owner 2 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>12-23-25-1200-000-05100 10624 LAKE RALPH</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.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0429	Alternate Key: 3680766	Parcel ID: 12-23-25-1200-000-05100
<b>Petitioner Name</b> Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 10624 LAKE RALPH DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> MH_Home; BtrScattered Site Owner 2 LL	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 322,896	\$ 305,000
<b>2. Assessed or classified use value, *if applicable</b>	\$ 322,896	\$ 322,896
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 322,896	\$ 322,896

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

**Last Sale Date** 3/25/2022 **Price:** \$361,000  Arm's Length  Distressed Book 5928 Page 2083

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3680766	3746384	3775663	3775600
<b>Address</b>	10624 LAKE RALPH DR CLERMONT	10612 REGANS RUN DR CLERMONT	10832 ARIA CT CLERMONT	10653 CRESCENDO LOOP CLERMONT
<b>Proximity</b>		.23 Miles	.28 Miles	.14 Miles
<b>Sales Price</b>		\$350,000	\$335,000	\$355,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	2.00%	2.00%
<b>Adjusted Sale</b>		\$301,700	\$291,450	\$308,850
<b>\$/SF FLA</b>	\$205.39 per SF	\$203.85 per SF	\$225.93 per SF	\$196.47 per SF
<b>Sale Date</b>		9/20/2023	7/12/2023	7/26/2023
<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>	1,485	1,480	250	1,290	9750	1,572	-4350
<b>Year Built</b>	1996	1999	0	1998	0	1998	0
<b>Constr. Type</b>	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
<b>Condition</b>	Good	Good	0	Good	0	Good	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	2 Car	2 Car	0	2 Car	0	2 Car	0
<b>Porches</b>	Screen	Patio	5000	Screen	0	Patio	0
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	none	none	0	none	0	none	0
<b>Site Size</b>							
<b>Location</b>	Subbdivision	Subbdivision	0	Subbdivision	0	Subbdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 1.7%	5250	Net Adj. 3.3%	9750	-Net Adj. 1.4%	-4350
		Gross Adj. 1.7%	5250	Gross Adj. 3.3%	9750	Gross Adj. 1.4%	4350
<b>Adj. Sales Price</b>	Market Value <b>\$305,000</b>	Adj Market Value	<b>\$306,950</b>	Adj Market Value	<b>\$301,200</b>	Adj Market Value	<b>\$304,500</b>
	Value per SF 205.39						

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.

Adjust to \$305,000

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:            MTW**

**DATE    11/26/2024**

**2024-0429 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3680766	10624 LAKE RALPH DR CLERMONT	-
2	comp 3	3775600	10653 CRESCENDO LOOP CLERMONT	.14 Miles
3	comp 2	3775663	10832 ARIA CT CLERMONT	.28 Miles
4	comp 1	3746384	10612 REGANS RUN DR CLERMONT	.23 Miles
5				
6				
7				
8				

Alternate Key 3680766  
 Parcel ID 12-23-25-1200-000-05100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0429 subject  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

Current Owner		
BTR SCATTERED SITE OWNER 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

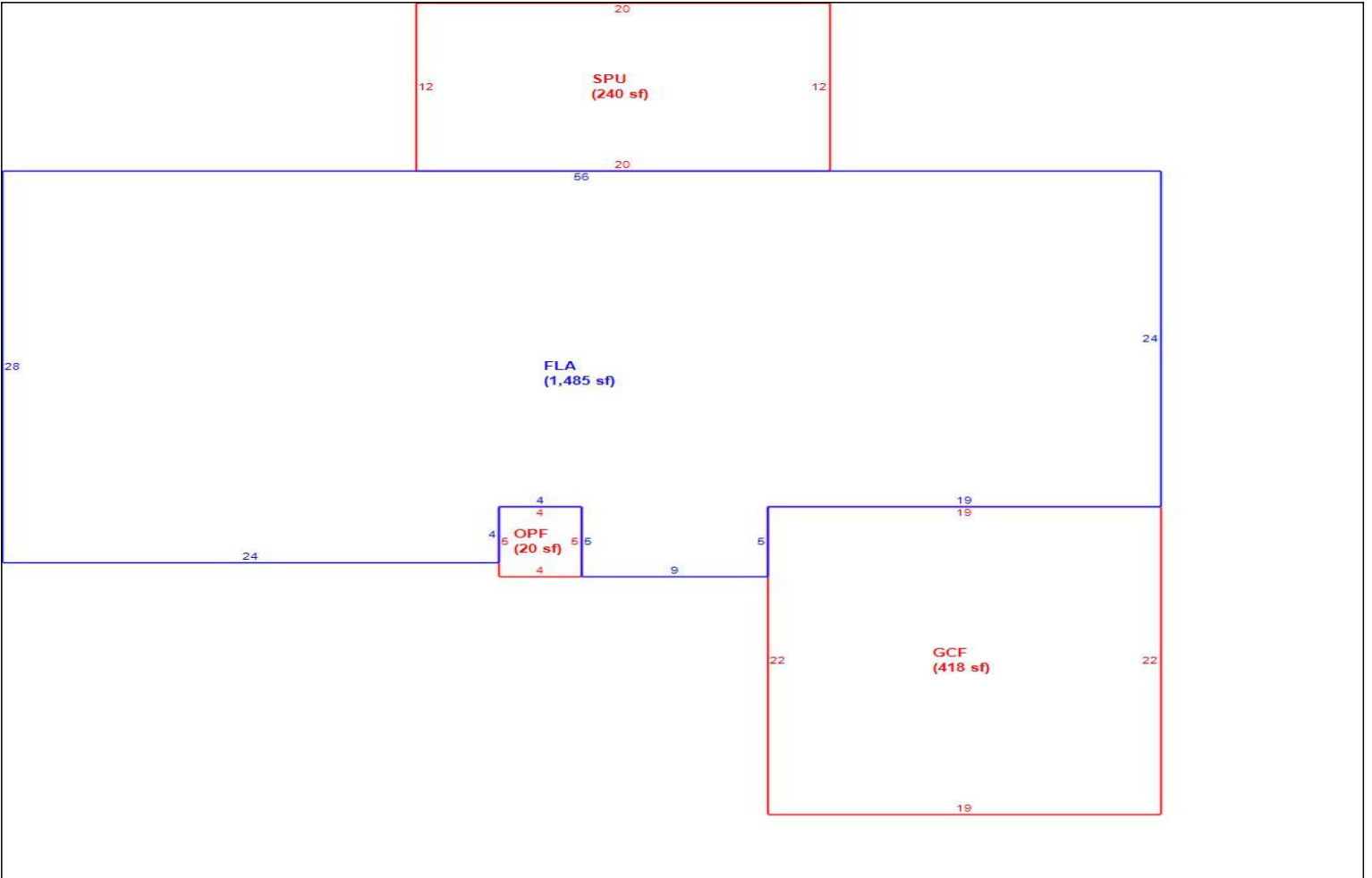
Subject

Property Location		
Site Address 10624 LAKE RALPH DR		
CLERMONT FL 34711		
Mill Group 0005	NBHD 1797	
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 03-09-201

Legal Description
LAKE CRESCENT PINES SUB LOT 51 PB 36 PGS 97-99 ORB 5928 PG 2083

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		110,000				
Classified Acres		0		Classified JV/Mkt 110,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 219,480
		Deprec Bldg Value 212,896	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	1,485	1,485	1485	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	118.74	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	219,480	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0	EX	Foundation	3	Fireplaces	0
		% Good	97.00		0	Roof Cover	3	Type AC	03
		Functional Obsol	0		212,896				
TOTALS		1,485	2,163	1,485					

Alternate Key 3680766  
 Parcel ID 12-23-25-1200-000-05100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0429 subject  
 PRC Run: 12/6/2024 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	
2017	SALE	01-01-2016	03-09-2017	1	0099	CHECK VALUE SEE MLS NOTES	03-09-2017		
2002	SALE	01-01-2001	06-13-2002	1	0000	CK SUB QG'S			
1997	6081547	09-01-1996	12-01-1996	79,209	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2022094100	5989 0501	07-01-2022	WD	Q	05	I	1,185,000					
2022045700	5928 2083	03-25-2022	WD	Q	01	I	361,000					
2016087371	4824 1024	08-18-2016	WD	Q	Q	I	179,000					
	2067 1155	12-27-2001	WD	Q	Q	I	111,000					
	1482 0994	11-01-1996	WD	Q	Q	I	89,500					
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	
110,000	212,896	0	322,896	0	322896	0.00	322896	322896	316,316	

**Parcel Notes**

02X REMOVED BY OWNER  
 2067/1155 EMILIO & LIZETTE B GONZALEZ TO TIMOTHY P O'BRIEN UNMARRIED  
 02 QG FROM 475 TO 550 FER 061402  
 03 QG FROM 550 FER 052303  
 04 QG FROM 535 FER 020604  
 09 NOT PUBLIC RECORD SEE SCANNED INFO FN 120308  
 09X TIMOTHY & KRISTINE O'BRIEN FILED HX ON AK3815034  
 15IT CK CAN ON BACK OF SFR DN 070115  
 16 ADD SPU ON BACK OF SFR ALSO NEW ROOF CABINETRY COUNTER TOPS NEW APPLS NEW PAINT IN AND OUT PER MLS G4829055DN 082516  
 4824/1024 TIMOTHY & KRISTINE O'BRIEN TO DUSTIN P FENDER SINGLE AND LANDIS H BUNCH SINGLE JTWROS  
 16X COURTESY HX CARD SENT 092116  
 17FC SEE 16 NOTE SFR HAS BEEN REMODELED CAN4 TO SPU SF FROM 200SF TO 240SF NPA RESKETCH SFR GCF FROM 18X19 NPA OLD ADS SCANNED DN 030917  
 20WEB BEDS FROM 3 ALSO STATES IS WOOD FRAME PER OWNER CHECKED LISTING AND IS BLOCK TJW 022020  
 09 NOT PUBLIC RECORD BELONGS TO TIMOTHY O'BRIEN PHYS ADDR 10624 LAKE RALPH DR CLERMONT 34711 DO NOT GIVE NAME & ADDR TO ANYONE FN 120308  
 5928/2083 DUSTIN P FENDER & LANDIS H BUNCH NKA FENDER TO VM PRONTO LLC  
 5989/501 M SALE AK3680766 AK3740441 AK3812760 VM PRONTO LLC TO BTR SCATTERED SITE OWNER 2 LLC

\*\*\*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 3746384  
 Parcel ID 12-23-25-1800-000-03800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0429 comp 1  
 PRC Run: 12/6/2024 By  
 Card # 1 of 1

Current Owner		
NICOLINI CLAUDIO		
10612 REAGANS RUN DR		
CLERMONT	FL	34711

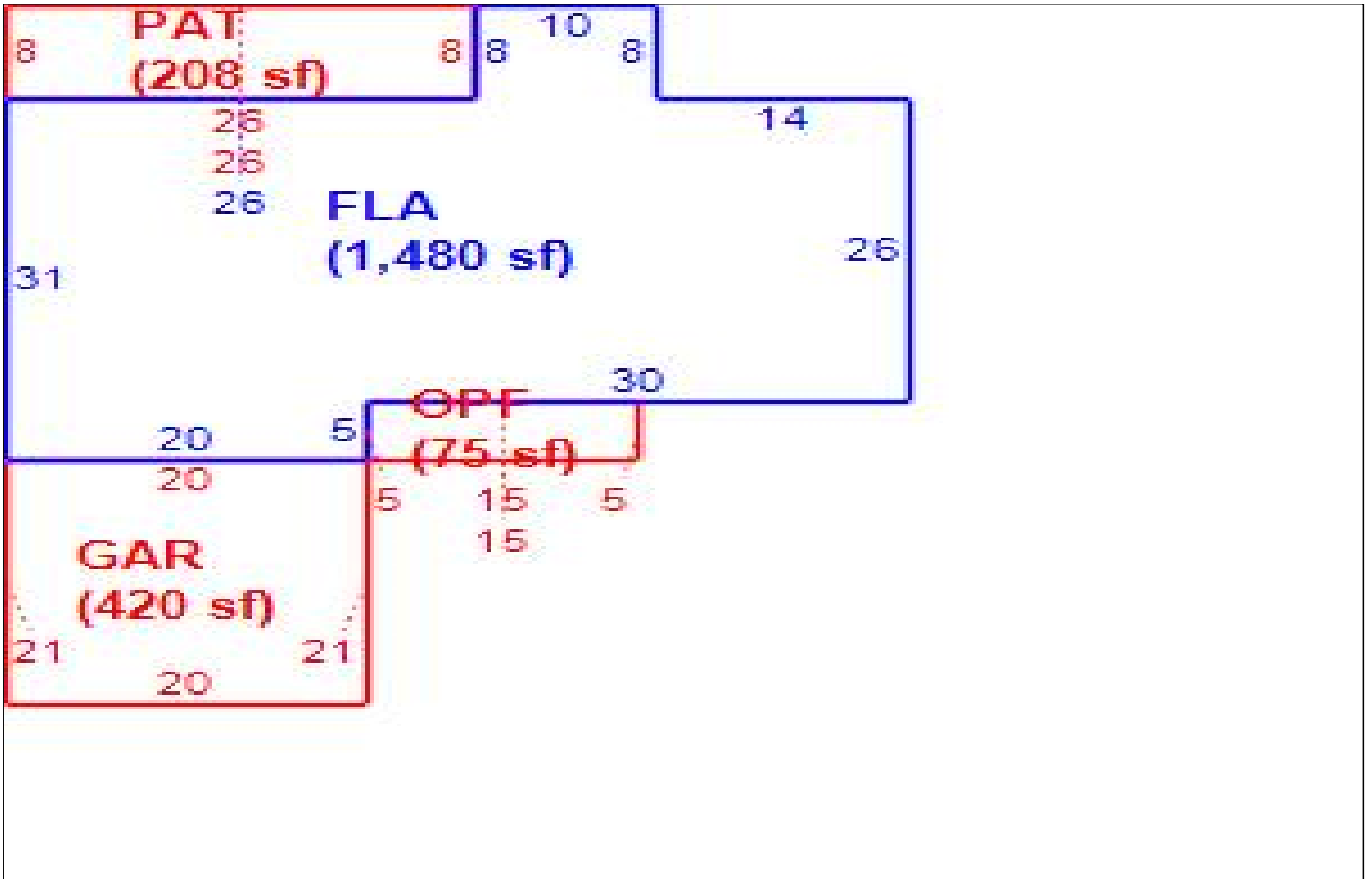
Comp 1

Property Location		
Site Address 10612 REAGANS RUN DR		
CLERMONT FL 34711		
Mill Group	0005	NBHD 1797
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
REAGAN'S RUN SUB LOT 38 PB 37 PGS 88-91 ORB 6223 PG 1726

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 198,413
Deprec Bldg Value 192,461		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,480	1,480	1480	1999				
GAR	GARAGE FINISH	0	420	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	75	0	108.17	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	208	0	198,413	Wall Type	03	Heat Type	6
					Condition	EX		Fireplaces	0
					% Good	97.00			
					Functional Obsol	0	Foundation	3	
					Building RCNLD	192,461	Roof Cover	3	Type AC
TOTALS		1,480	2,183	1,480					



Alternate Key 3746384  
 Parcel ID 12-23-25-1800-000-03800

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0429 comp 1  
 PRC Run: 12/6/2024 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
2004	SALE	01-01-2003	02-06-2004	1	0000	CHECK VALUES		
2000	9808151	04-15-1999	12-01-1999	78,000	0000	SFR FOR Y2K		
1999	9808151	09-14-1998	12-01-1998	78,000	0000	SFR/10612 REAGANS RUN DR		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023123942	6223 1726	09-20-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
	4667 1547	08-04-2015	CT	U	U	I	113,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2943 1738	07-26-2005	QC	U	U	I	0				
	2495 0362	12-29-2003	WD	Q	Q	I	132,900				
	1888 2091	11-28-2000	WD	Q	Q	I	106,000				
<b>Total</b>											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
110,000	192,461	0	302,461	0	302461	50,000.00	252461	277461	296,491

**Parcel Notes**

1888/2091 KIMBERLY WALTERS ENGLILIS TO JOHN A & JEAN D CHRISTMAS HW AND JOHN P CHRISTMAS SINGLE JTWROS  
 02 QG FROM 475 FER 122001  
 03 QG FROM 500 FER 102102  
 2495/362 JOHN A & JEAN D CHRISTMAS AND JOHN P & JOY L CHRISTMAS TO ROBERT E PILLOW & BLANCA M SORIA HW  
 04X BLANCA SORIA IS NOT A PERMANENT RESIDENT ALIEN FN 022094  
 2943/1738 BLANCA SORIA TO ROBERT PILLOW JR  
 2943/1738 ASSUMED ROBERT E PILLOW AND ROBERT PILLOW JR SAME PERSON  
 14X PILLOW RENEWAL CARD RETURNED WITH ADDR OF 12020 WINDY RIDGE LN CLERMONT FL 34711 CMD 021014  
 14X INTENT TO DENY RETURNED FROM PO NOT DELIVERABLE AS ADDRESSED 032014  
 14X ROBERT PILLOW DENIAL RETURNED TO SENDER UNABLE TO FORWARD KM 070814  
 14TR NO SUCH NUMBER 12020 WINDY RIDGE LN CLERMONT FL 34711 9640  
 4667/1547 CT VS ROBERT EMERY PILLOW JR AND BLANCA MARIA SORIA AND LENDERS CORP AND REAGANS RUN HOA INC AND CAPITAL ONE BANK AND CENTRAL FL EDUCATORS FEDERAL CREDIT UNION PROP SOLD TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC  
 19VAB PETITION 2019-106 DLS 091219  
 19VAB PETITION 2019-106 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  
 6223/1726 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO CLAUDIO NICOLINI SINGLE  
 24CC EFILE HX APP CP 091624

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Alternate Key 3775663  
Parcel ID 12-23-25-1100-000-09100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0429 comp 2  
PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
PACHECO RICARDO AND ALICIA HERNAND		
10832 ARIA CT		
CLERMONT	FL	34711

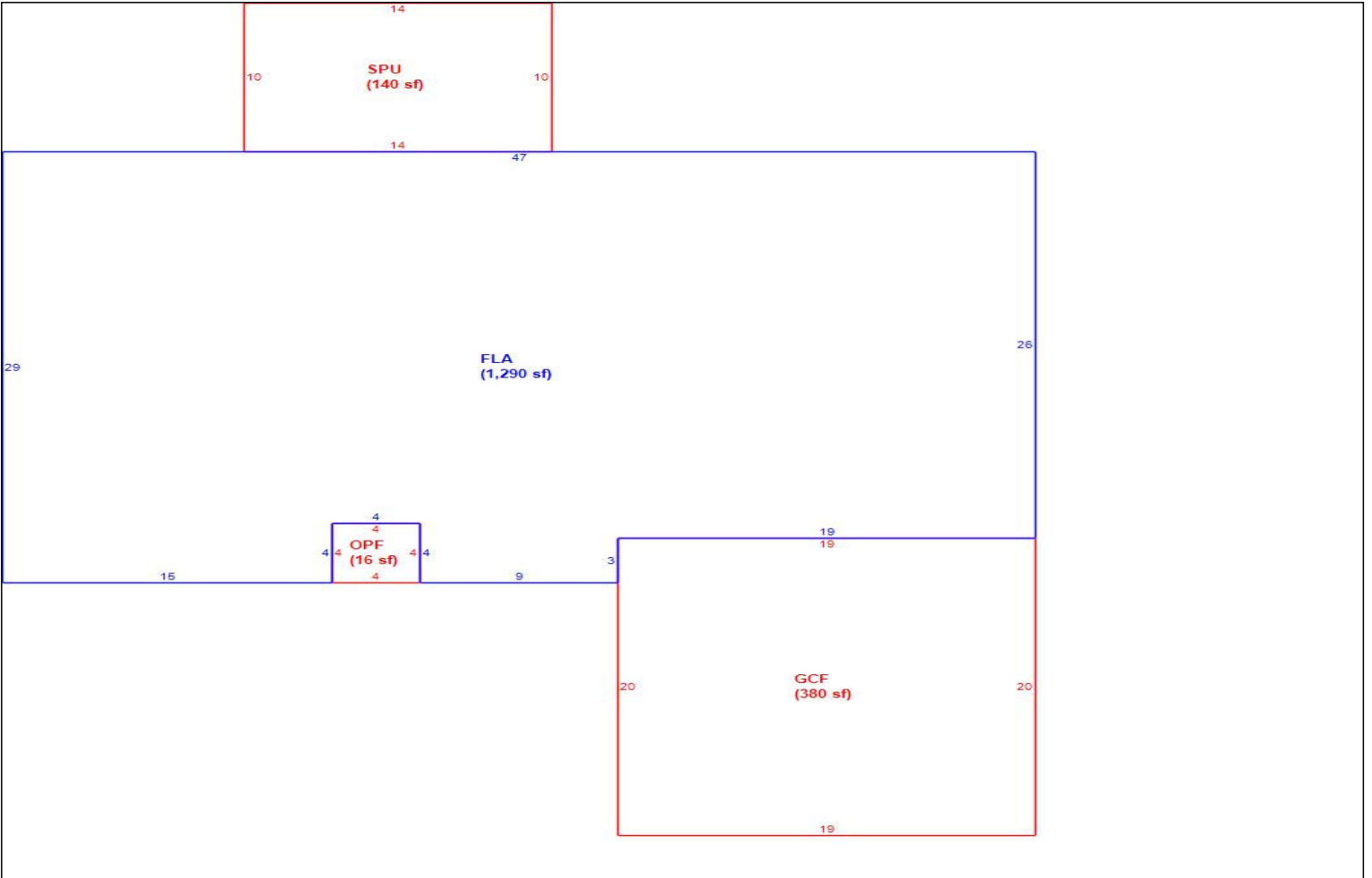
Comp 2

Property Location			
Site Address	10832 ARIA CT		
	CLERMONT	FL	34711
Mill Group	0005	NBHD	1797
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKE CRESCENT PINES EAST SUB LOT 91 PB 38 PGS 77-79 ORB 6179 PG 1762

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 196,179
Deprec Bldg Value 190,294		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	1,290	1,290	1290	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	120.64	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	140	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,290	1,826	1,290	0	Roof Cover	3	Type AC	03

Alternate Key 3775663  
 Parcel ID 12-23-25-1100-000-09100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0429 comp 2  
 PRC Run: 12/6/2024 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	2023031229	03-25-2023	04-12-2024	2,400	0002	REPL WINDOWS 5	04-12-2024		
2006	SALE	01-01-2005	05-30-2006	1	0000	CHECK VALUE			
1999	8040097	04-01-1998	12-01-1998	1,680	0000	10X14 SCRNM RM			
1999	7120906	01-05-1998	12-01-1998	66,534	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023087592	6179 1762	07-12-2023	WD	Q	01	I	335,000					
2017003708	4888 0708	12-30-2016	WD	U	U	I	100,000					
	4276 2405	02-01-2013	WD	U	U	I	90,000					
	2797 2381	03-31-2005	WD	Q	Q	I	185,000					
	1608 0880	04-29-1998	WD	Q	Q	I	84,400					
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	
110,000	190,294	0	300,294	0	300294	0.00	300294	300294	294,487	

**Parcel Notes**

02 LOC FROM 177 TO 200 QG FROM 475 TO 525 FER 061402  
 03 QG FROM 525 FER 101702  
 04 QG FROM 550 FER 020604  
 05 UPDATE LOC FROM 200 QG FROM 590 DN 012005  
 2797/2381 PAUL B & DIANE S MC CARTHY TO DAVID A OLZEROWICZ SINGLE AND CINDY HAYS SINGLE JTWROS  
 06X DAVID OLZEROWICZ MARRIED CINDY MAE HAYS 072705 ML FROM JAMAICA  
 4276/2405 DAVID A & CINDY OLZEROWICZ TO GARLA J COMPSTON SINGLE  
 14SALE ORB 4276/2405 U SALE SHORT SALE PER MLS G4688665 INFO SCANNED DN 031014  
 4888/708 GARLA J COMPSTON TO SAMANTHA J COMPSTON SINGLE  
 17X COURTESY HX CARD SENT 022117  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 6179/1762 SAMANTHA J COMPSTON TO RICARDO PACHECO SINGLE AND ALICIA HERNANDEZ SINGLE JTWROS

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Alternate Key 3775600  
Parcel ID 12-23-25-1100-000-04100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0429 comp 3  
PRC Run: 12/6/2024 By

Card # 1 of 1

Current Owner		
SZEMPLE JESSICA M		
10653 CRESCENDO LOOP		
CLERMONT	FL	34711

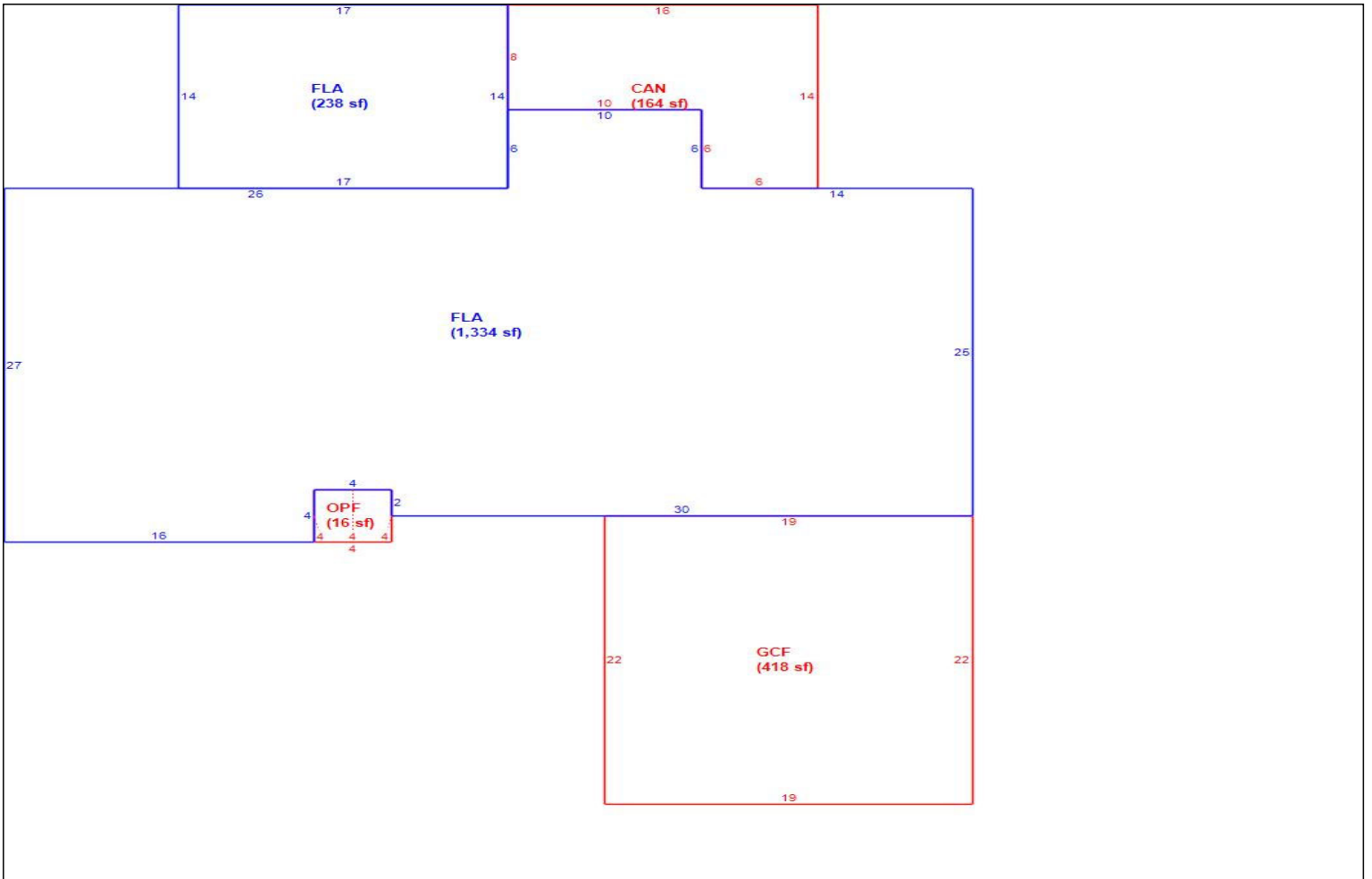
Comp 3

Property Location		
Site Address 10653 CRESCENDO LOOP		
CLERMONT FL 34711		
Mill Group	0005	NBHD 1797
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 03-10-201

Legal Description
LAKE CRESCENT PINES EAST SUB LOT 41 PB 38 PGS 77-79 ORB 6185 PG 173 ORB 6209 PG 392

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	225,566	Deprec Bldg Value	218,799	Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,572	1,572	1572	1998				
GAR	GARAGE FINISH	0	418	0	Effective Area	1572	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	16	0	Base Rate	117.23	Quality Grade	680	Half Baths 0
PAT	PATIO UNCOVERED	0	164	0	Building RCN	225,566	Wall Type	03	Heat Type 6
TOTALS		1,572	2,170	1,572	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	218,799			

Alternate Key 3775600  
 Parcel ID 12-23-25-1100-000-04100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0429 comp 3  
 PRC Run: 12/6/2024 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	
2017	SALE	01-01-2016	03-10-2017	1	0099	CHECK VALUE	03-10-2017		
2016	2015060756	11-23-2015	12-11-2015	200	0006	COU SFR TO RESIDENTIAL HOME	12-11-2015		
2016	SALE	01-01-2015	12-11-2015	1	0099	CHECK VALUE	12-11-2015		
2005	SALE	01-01-2004	01-10-2005	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023111670	6209 0392	09-01-2023	QC	U	11	I	100	039	HOMESTEAD	2024	25000	
2023091900	6185 0173	07-26-2023	WD	Q	01	I	355,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016123276	4868 2421	11-16-2016	WD	Q	Q	I	160,000					
	4605 1376	03-24-2015	WD	Q	Q	I	148,000					
	3431 1957	04-24-2007	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	
110,000	218,799	0	328,799	0	328799	50,000.00	278799	303799	321,923	

**Parcel Notes**

02 QG FROM 475 TO 500 FER 061402  
 03 QG FROM 500 FER 101702  
 04 QG FROM 550 FER 020604  
 2580/1575 DAVID M & DEANNA FURTADO TO CARLOS A BETANCOURT & ANADELINA SALCEDO HW  
 05FC SFR IN EXCELLENT COND DELETE CAN4 AT 80SF ADD FLA4 LOC FROM 200 QG FROM 615 DN 011005  
 2740/2368 CAROLYN GUERRERO SINGLE  
 3431/1957 EGS SERVICES LLC TTEE OF THE CAROLYN GUERRERO TRUST DTD 042407 CAROLYN GUERRERO IS MARRIED TO ISMAEL COTTO  
 07TR NOT DELIVERABLE AS ADDRESSED 10653 CRESCENDO LOOP CLERMONT 34711 7896  
 4605/1376 EGS SERVICES LLC TTEE TO LYDIE & RODRIGUE DJAHUE HW  
 15X COURTESY HX CARD SENT 042015  
 15CC HX APP SUBMITTED LH 052115  
 15CC CHANGE OF MAILING ADDR SUBMITTED DB 081315  
 15 MAILING ADDR CHGD FROM 6000 OAKBEND ST APT 7108 ORLANDO FL 32835 INFO SCANNED LH 081415  
 16FCL SFR IN GOOD EXT COND ADD CAN PER AERIAL NPA UNABLE TO ACCESS BACK YARD DN 121115  
 4868/2421 LYDIE & RODRIGUE DJAHUE TO JOSUET ACOSTA SINGLE AND FLOR A TORRES SINGLE JTWROS  
 17X COURTESY HX CARD SENT 122216  
 17FC SFR IS IN GOOD EXT COND NO CHGS SFR HAS NEWER SHINGLES DN 031017  
 6185/173 JOSUET ACOSTA & FLOR A TORRES TO JESSICA M SZEMPLE SINGLE AND KAREN LEWIS SINGLE JT  
 23TR ATTEMPTED NOT KNOWN 10653 CRESCENDO LOOP CLERMONT FL 34711 ACS 090123  
 6209/392 JESSICA M SZEMPLE AND KAREN LEWIS TO JESSICA M SZEMPLE SINGLE  
 24CC EFILE HX APP CP 022824

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