



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3772350

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 reasons 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 # 2024-0447	Alternate Key: 3772350	Parcel ID: 26-24-26-2310-000-01400
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 1722 WESTMINSTER TRL CLERMONT	<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
1. Just Value, required	\$ 305,725	\$ 305,725
2. Assessed or classified use value, *if applicable	\$ 239,180	\$ 239,180
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 239,180	\$ 239,180

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

Last Sale Date 7/11/2019 **Price:** \$195,000 Arm's Length Distressed **Book** 5311 **Page** 955

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3772350	3720181	3789037	3789047
Address	1722 WESTMINSTER TRL CLERMONT	1912 SHOAL CT CLERMONT	16129 WILKINSON DR CLERMONT	16036 WILKINSON DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$325,000	\$390,000	\$370,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	3.20%	3.20%
Adjusted Sale		\$287,950	\$343,980	\$326,340
\$/SF FLA	\$168.26 per SF	\$227.81 per SF	\$153.56 per SF	\$153.36 per SF
Sale Date		3/28/2023	4/6/2023	4/14/2023
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	1,817	1,264	27650	2,240	-21150	2,128	-15550
Year Built	1998	1997		1999		2000	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		2.0		2.1	-5000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	228 sf	129 sf		224 sf		228 sf	
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	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 9.6%	27650	-Net Adj. 6.1%	-21150	-Net Adj. 6.3%	-20550
		Gross Adj. 9.6%	27650	Gross Adj. 6.1%	21150	Gross Adj. 6.3%	20550
Adj. Sales Price	Market Value \$305,725	Adj Market Value	\$315,600	Adj Market Value	\$322,830	Adj Market Value	\$305,790
	Value per SF 168.26						

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.

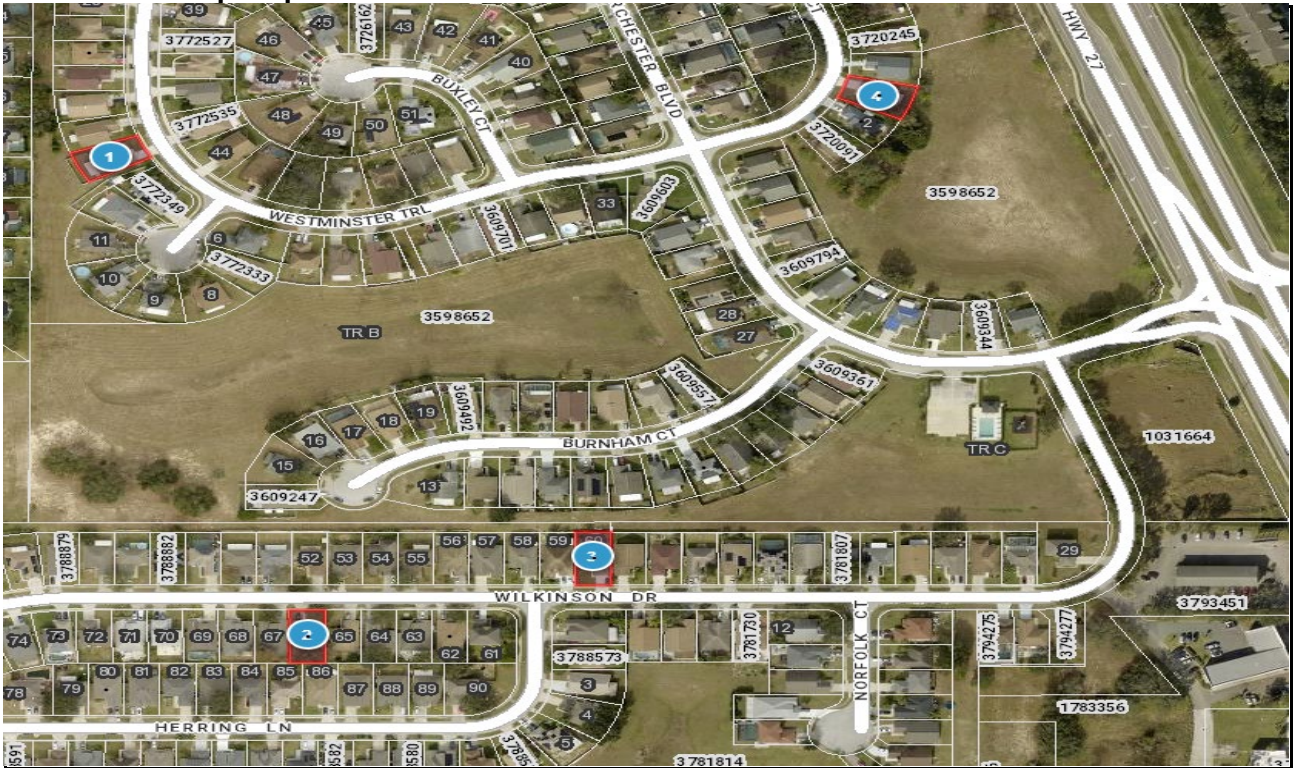
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner comp 3 is our comp 3 also they are making adjustment on bedroos on comp 3 and not on comp 1 and 2 comp 5 and 6 is in a different sub all three of our comps is in the subject sub.

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: Mohamed Shariff

DATE 11/14/2024

2024-0447 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3772350	1722 WESTMINSTER TRL CLERMONT	-
2	comp 2	3789037	16129 WILKINSON DR CLERMONT	same sub
3	comp 1	3720181	1912 SHOAL CT CLERMONT	same sub
4	comp 3	3789047	16036 WILKINSON DR CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3772350
Parcel ID 26-24-26-2310-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0447 subject
PRC Run: 12/3/2024 By mshariff
Card # 1 of 1

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

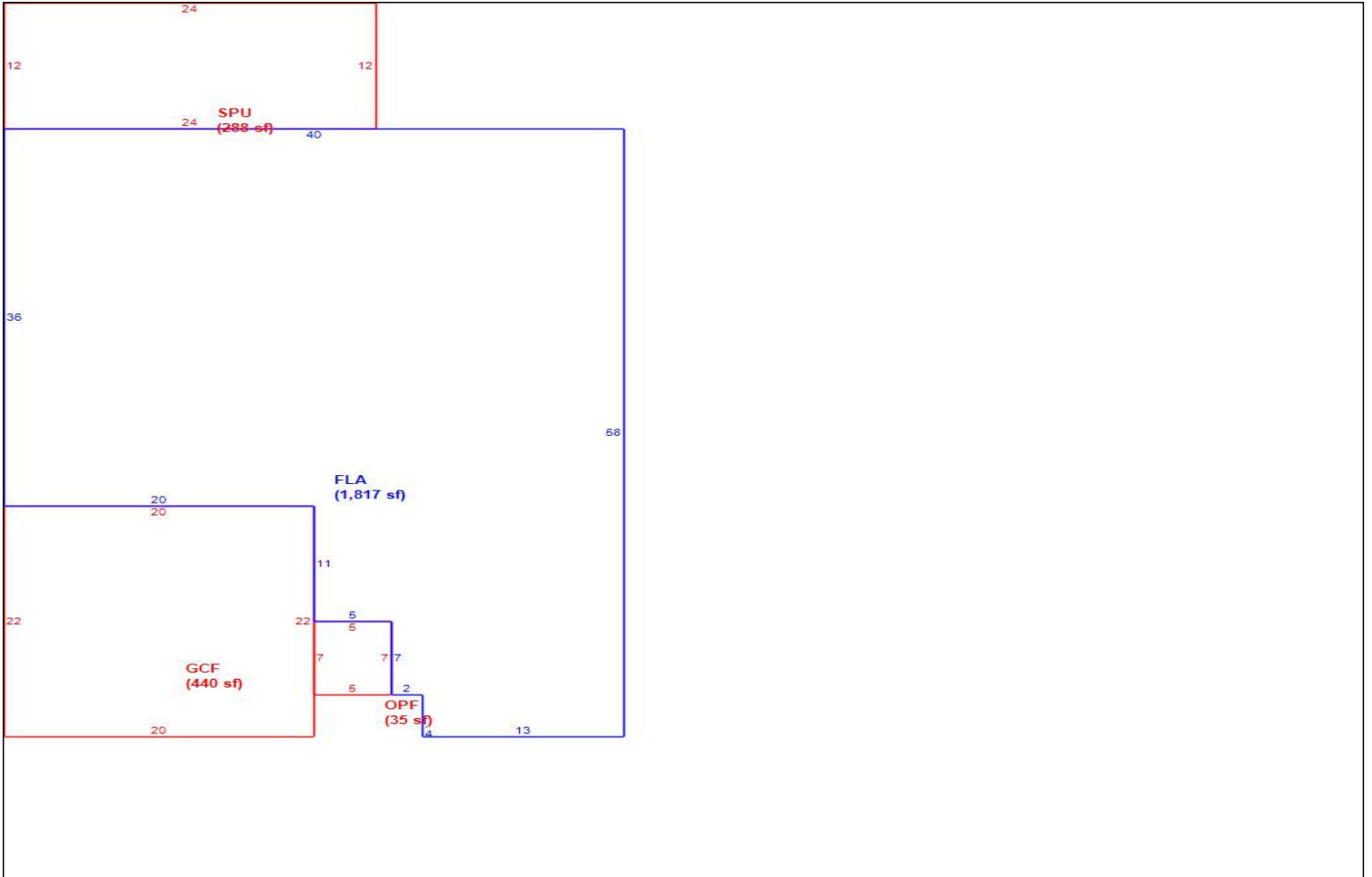
subject

Property Location		
Site Address	1722 WESTMINSTER TRL	
	CLERMONT	FL 34714
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WESTCHESTER PHASE 3 SUB LOT 14 PB 38 PGS 56-57 ORB 5390 PG 786

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 233,222 Deprec Bldg Value 226,225 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	1,817	1,817	1817	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	105.71	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	288	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,817	2,580	1,817	0	Roof Cover	3	Type AC	03

Alternate Key 3772350
 Parcel ID 26-24-26-2310-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0447 subject
 PRC Run: 12/3/2024 By mshariff
 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	
2006 2004	SALE 2003101339	01-01-2005 11-03-2003	04-20-2006 03-05-2004	1 4,498	0000 0000	CHECK VALUE 12X24 SCREEN RM			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2019142132	5390	0786	11-25-2019	WD	U	M	I	755,000				
2019079891	5311	0955	07-11-2019	WD	Q	Q	I	195,000				
2016019161	4744	1003	02-11-2016	CT	U	U	I	14,800				
	2938	1067	08-26-2005	WD	Q	Q	I	249,000				
	1576	1415	01-09-1998	WD	Q	Q	I	94,000				
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	
79,500	226,225	0	305,725	66545	239180	0.00	239180	305725	298,560	

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Alternate Key 3720181
 Parcel ID 26-24-26-2305-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0447 comp 1
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
RENIERIS GINA M		
1912 SHOAL CT		
CLERMONT	FL	34714

comp 1

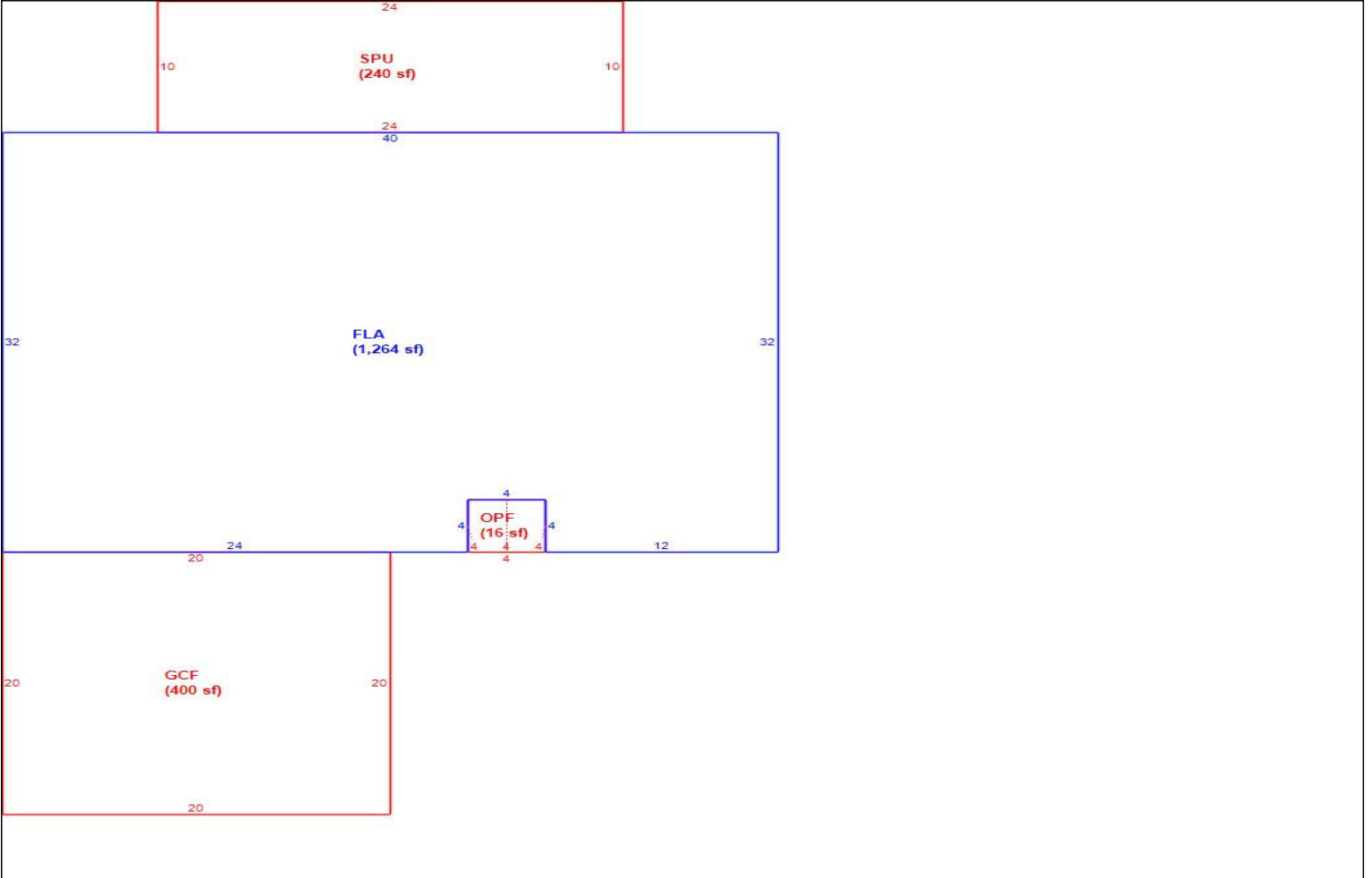
Property Location			
Site Address	1912 SHOAL CT		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 01-01-202

Legal Description
WESTCHESTER PHASE 2 SUB LOT 3 PB 37 PGS 27-28 ORB 6121 PG 1914

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 177,259
		Deprec Bldg Value 171,941	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	1,264	1,264	1264	1997					
GAR	GARAGE FINISH	0	400	0						
OPF	OPEN PORCH FINISHE	0	16	0						
SPU	SCREEN PORCH UNFIN	0	240	0						
TOTALS		1,264	1,920	1,264						
					Effective Area	1264	No Stories	1.00	Full Baths	2
					Base Rate	109.92	Quality Grade	665	Half Baths	0
					Building RCN	177,259	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	171,941				

Alternate Key 3720181
 Parcel ID 26-24-26-2305-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0447 comp 1
 PRC Run: 12/3/2024 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	
2016	SALE	01-01-2015	03-28-2016	1	0099	CHECK VALUE	03-28-2016		
2002	00001	01-01-2001	06-13-2002	1	0000	CHECK VALUE			
1998	9790357	09-01-1997	12-01-1997	2,880	0000	24X10 SCRNM RM			
1998	7020442	02-01-1997	12-01-1997	67,080	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023040345	6121 1914	03-28-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2022021597	5897 0682	02-14-2022	CT	U	11	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4684 2166	09-11-2015	WD	Q	Q	I	139,000				
	3912 2024	05-26-2010	QC	U	U	I	26,428				
	3890 2202	02-25-2010	WD	U	U	I	71,300				
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	
79,500	171,941	0	251,441	0	251441	50,000.00	201441	226441	246,246	

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Alternate Key 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0447 comp 2
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
MUIRA SHAQUILLE A		
16129 WILKINSON DR		
CLERMONT	FL	34714

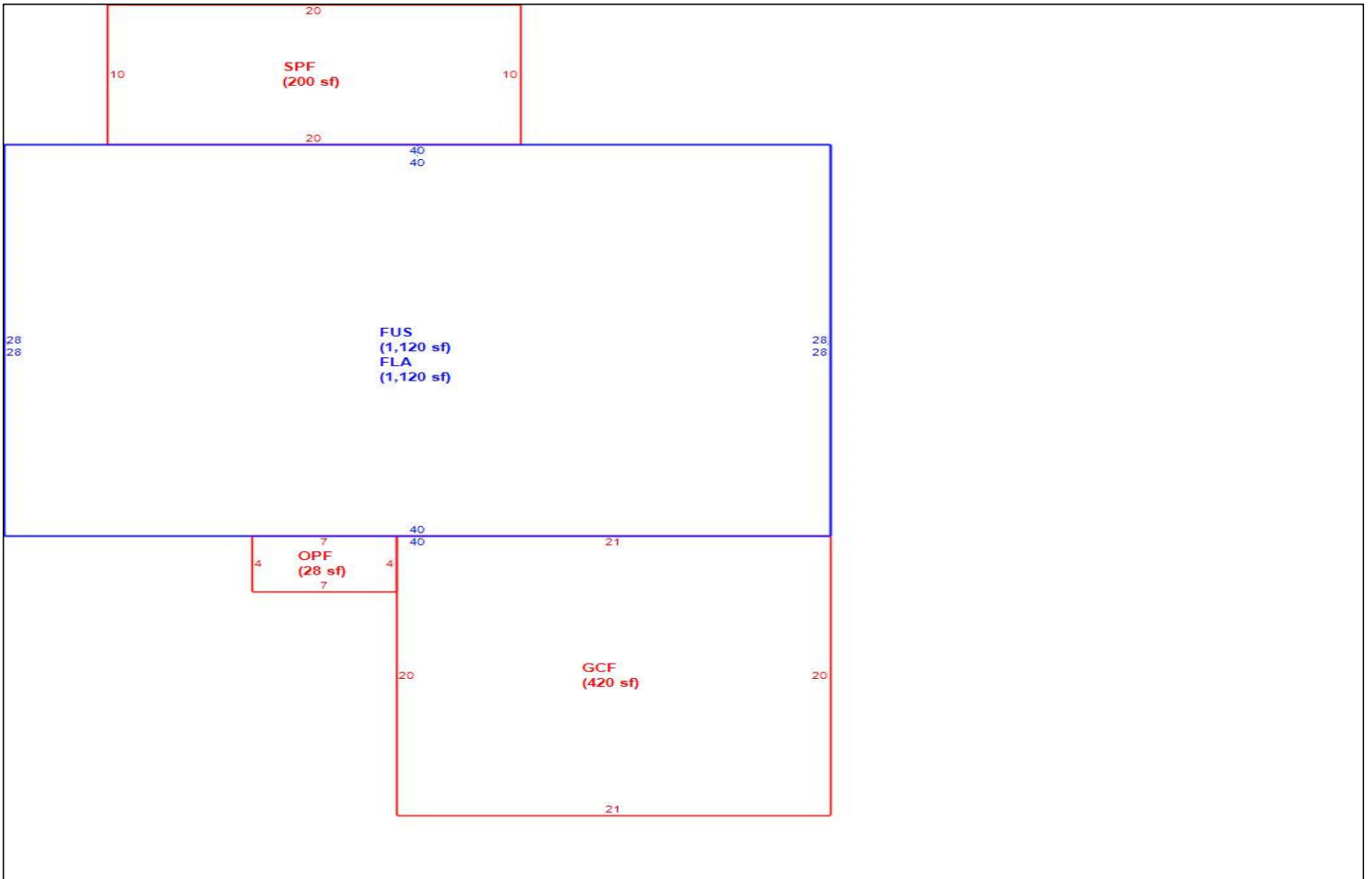
comp 2

Property Location		
Site Address	16129 WILKINSON DR	
	CLERMONT	FL 34714
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTCHESTER PHASES 6 & 7 SUB LOT 60 PB 41 PGS 83-86 ORB 6121 PG 2086

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 271,896
		Deprec Bldg Value 263,738	Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2240	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,120	1,120	1120	Base Rate	102.70	Quality Grade	665	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	271,896	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	28	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	200	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,240	2,888	2,240	Building RCNLD	263,738	Roof Cover	3	Type AC	03

Alternate Key 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0447 comp 2
 PRC Run: 12/3/2024 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
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014	
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014	
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUE		
2000	1	01-01-1999	05-12-2000	1	0000	SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2023040384	6121	2086	04-06-2023	WD	Q	01	I	390,000				
2016106777	4848	2087	10-03-2016	WD	Q	Q	I	200,000				
	4424	0415	12-12-2013	WD	Q	Q	I	177,000				
	3573	0646	12-31-2007	WD	U	U	I	176,000				
	3418	2010	04-12-2007	CT	U	U	I	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
79,500	263,738	0	343,238	0	343238	0.00	343238	343238	334,662

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Alternate Key 3789047
 Parcel ID 26-24-26-2325-000-06600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0447 comp 3
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
CAPOTE FONSECA MIGUEL E & LACY R CA		
1036 WILKINSON DR		
CLERMONT	FL	34714

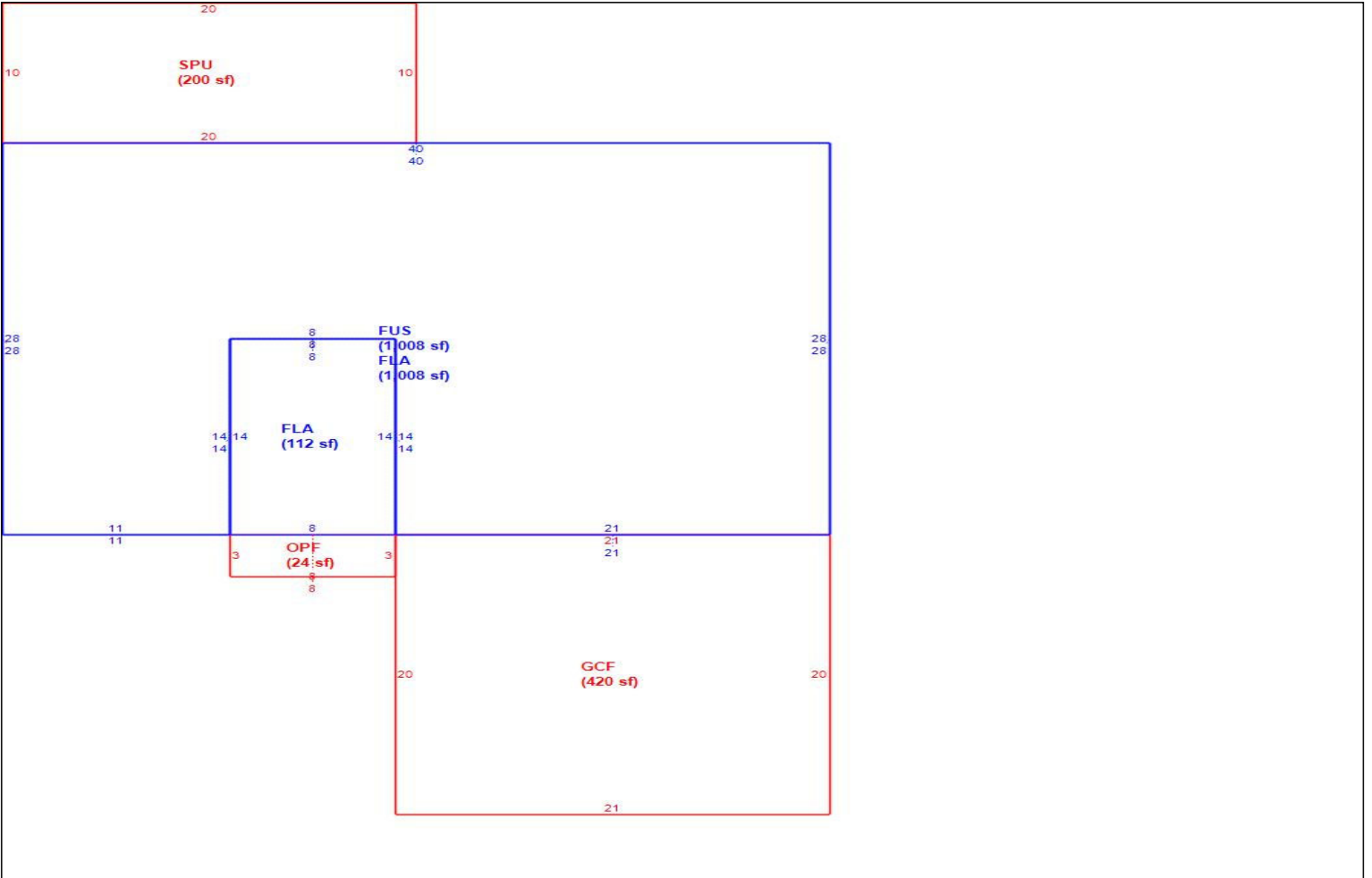
comp 3

Property Location		
Site Address 16036 WILKINSON DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTCHESTER PHASES 6 & 7 SUB LOT 66 PB 41 PGS 83-86 ORB 6126 PG 1664

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 267,980 Deprec Bldg Value 259,941 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2128	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,008	1,008	1008	Base Rate	103.88	Quality Grade	665	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	267,980	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	24	0	% Good	97.00	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	200	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,128	2,772	2,128	Building RCNLD	259,941				

Alternate Key 3789047
 Parcel ID 26-24-26-2325-000-06600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0447 comp 3
 PRC Run: 12/3/2024 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
2001	0020479	02-14-2000	12-14-2000	1	0000	SFR/16036 WILKINSON DR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023044377	6126	1664	04-14-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000
	4513	0348	07-18-2014	WD	Q	Q	I	155,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1845	1655	07-27-2000	WD	Q	Q	I	119,600				
	1789	1941	12-30-1999	WD	U	M	V	1				
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
79,500	259,941	0	339,441	0	249581	50,000.00	199581	224581	331,185

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