



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 1805643

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 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 # 2024-0451	Alternate Key: 1805643	Parcel ID: 28-19-28-0100-068-01500	
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 31101 POCONO ST MOUNT PLYMOUTH	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name Armm Assett Company 2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 197,949	\$ 197,949	
2. Assessed or classified use value, *if applicable	\$ 197,949	\$ 197,949	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 197,949	\$ 197,949	

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

Last Sale Date 4/14/2023 **Price:** \$215,000 Arm's Length Distressed Book 6126 Page 483

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1805643	1365741	1805678	2568950
Address	31101 POCONO ST MOUNT PLYMOUTH	25537 TROON AVE MOUNT PLYMOUTH	26302 SLEEPY HOLLOW ST	25811 ABERDOVEY AVE MOUNT PLYMOUTH
Proximity		0.82 Miles	0.28 Miles	0.77 Miles
Sales Price		\$286,000	\$297,000	\$315,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	2.80%	3.20%
Adjusted Sale		\$246,532	\$260,766	\$277,830
\$/SF FLA	\$137.18 per SF	\$162.19 per SF	\$195.92 per SF	\$206.26 per SF
Sale Date		9/12/2023	5/22/2023	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	1,443	1,520	-3850	1,331	5600	1,347	4800
Year Built	1980	1984	0	1981	0	1981	0
Constr. Type	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
Condition	VG	VG	0	VG	0	VG	0
Baths	2.0	1.0	25000	2.0	0	2.0	0
Garage/Carport	-	1 car Garage	-20000	-	0	Carport	-15000
Porches	2 OPF	OPF	25000	OPF EPF	-10000	OPF	25000
Pool	N	N	0	N	0	N	0
Fireplace	0	1	-2500	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	UBU	UBU PAT	-1200	-	1000	DGF UBF	-42000
Site Size	.20 acres	.21 acres	0	.32 acres	0	.32 acres	0
Location	Neighborhood	Neighborhood	0	Neighborhood	0	Neighborhood	0
View	House	House	0	House	0	House	0
		Net Adj. 9.1%	22450	-Net Adj. 2.3%	-5900	-Net Adj. 9.8%	-27200
		Gross Adj. 31.5%	77550	Gross Adj. 7.3%	19100	Gross Adj. 31.2%	86800
Adj. Sales Price	Market Value \$197,949	Adj Market Value	\$268,982	Adj Market Value	\$254,866	Adj Market Value	\$250,630
	Value per SF 137.18						

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.

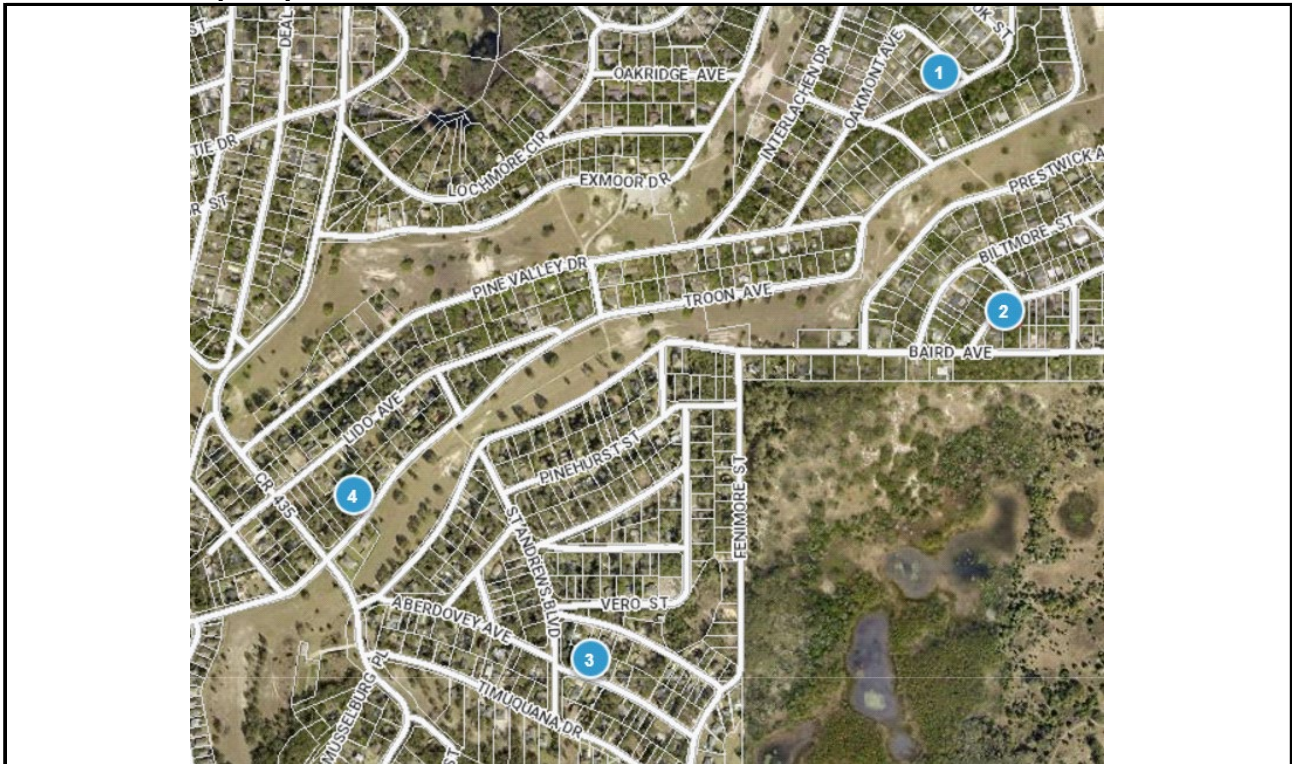
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 11/19/2024

2024-0451 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	1805643	31101 POCONO ST MOUNT PLYMOUTH	-
2	Comp 2	1805678	26302 SLEEPY HOLLOW ST MOUNT PLYMOUTH	0.28
3	Comp 3	2568950	25811 ABERDOVEY AVE MOUNT PLYMOUTH	0.77
4	Comp 1	1365741	25537 TROON AVE MOUNT PLYMOUTH	0.82
5				
6				
7				
8				

Alternate Key 1805643
 Parcel ID 28-19-28-0100-068-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0451 subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

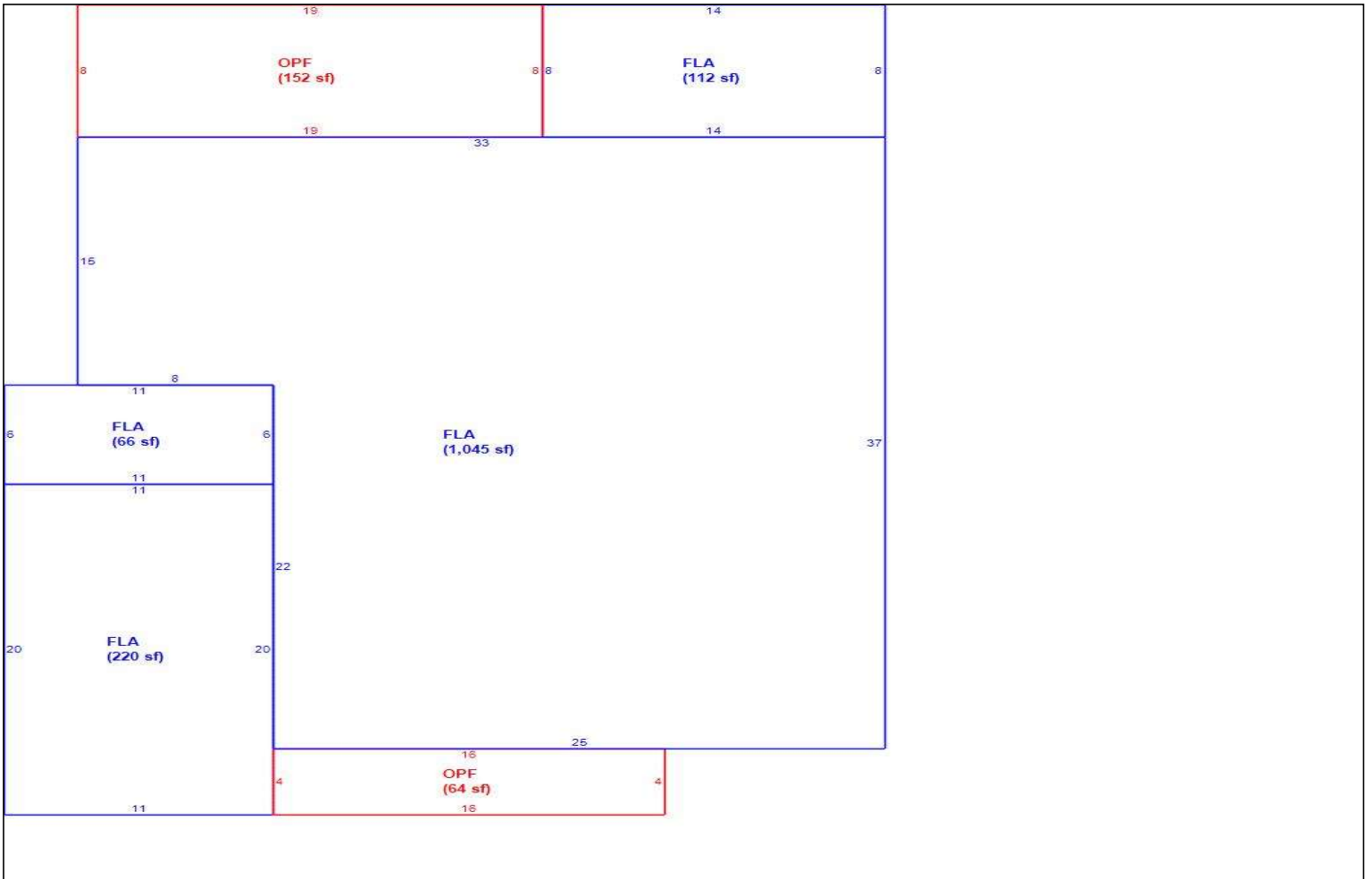
Current Owner		
ARMM ASSET COMPANY 2 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 31101 POCONO ST			
MOUNT PLYMOUTH FL 32776			
Mill Group	0006	NBHD	2433
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-05-201

Legal Description
MT PLYMOUTH LOT 15, BLK 68 PB 8 PG 85 ORB 6126 PG 483

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	62	140		8,680.00 FD	450.00	1.0600	1.50	1.000	1.000	0	44,361	
Total Acres		0.20		JV/Mkt		0		Total Adj JV/Mkt		44,361			
Classified Acres		0		Classified JV/Mkt		44,361		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	168,683	Deprec Bldg Value	153,502	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,443	1,443	1443	1980	1443	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	216	0	98.87	168,683	Quality Grade	650	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	91.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	6	Type AC	03
TOTALS		1,443	1,659	1,443	Building RCNLD	153,502				

Alternate Key 1805643
 Parcel ID 28-19-28-0100-068-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0451 subject
 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
UBU1	UTILITY BLDG UNFINISHED	54.00	SF	4.00	1979	1979	216.00	40.00	86

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018070311	07-20-2018	02-05-2019	10,000	0002	REROOF SHINGLE	02-05-2019		
2008	2007010820	02-27-2007	02-29-2008	1,145	0000	ELEC UPGRADE CK IMPS	02-29-2008		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023044077	6126	0483	04-14-2023	WD	Q	01	I	215,000				
	4608	1769	03-31-2015	WD	Q	Q	I	89,900				
	4062	2272	08-02-2011	CT	U	U	I	100				
	1396	1950	11-01-1995	WD	Q	Q	I	54,000				
	1200	1865	12-01-1992	WD	Q	Q	I	55,000				
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	
44,361	153,502	86	197,949	0	197949	0.00	197949	197949	192,954	

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 1365741
 Parcel ID 28-19-28-0100-064-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0451 comp 1
 PRC Run: 12/10/2024 By

Card # 1 of 1

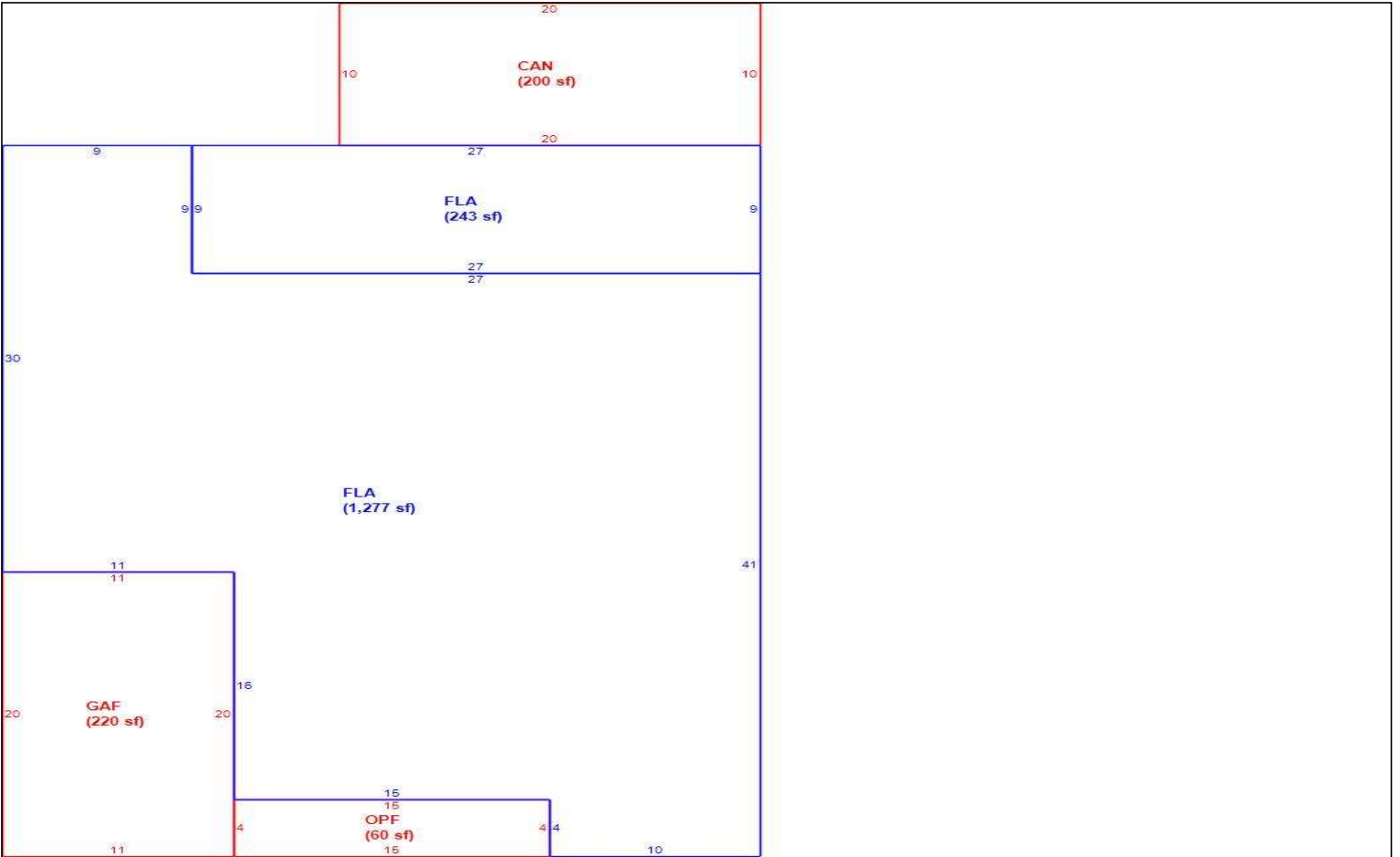
Current Owner			
YANES FRANCISCO			
25537 TROON AVE			
MOUNT PLYMOUT	FL	32776	

Property Location			
Site Address 25537 TROON AVE			
MOUNT PLYMOUTH FL 32776			
Mill Group	0006	NBHD	2433
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	04-23-201

Legal Description
MT PLYMOUTH LOT 29, BLK 64 PB 8 PG 85 ORB 6213 PG 1041

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	50	182		9,100.00	FD	450.00	1.1747	1.50	1.000	1.000	0	39,646
Total Acres		0.21		JV/Mkt		0		Total Adj JV/Mkt		39,646			
Classified Acres		0		Classified JV/Mkt		39,646		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 171,303
Deprec Bldg Value 157,599		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1984	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,520	1,520	1520	Effective Area	1520	No Stories	1.00	Full Baths	1
GAR	GARAGE FINISH	0	220	0	Base Rate	97.76	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	171,303	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	200	0	% Good	92.00	Foundation	3	Fireplaces	1
TOTALS		1,520	2,000	1,520	Functional Obsol	0	Roof Cover	6	Type AC	03
					Building RCNLD	157,599				

Alternate Key 1365741
 Parcel ID 28-19-28-0100-064-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0451 comp 1
 PRC Run: 12/10/2024 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
UBU1	UTILITY BLDG UNFINISHED	100.00	SF	4.00	1983	1983	400.00	40.00	160

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019 2011	SALE 2010010353	01-01-2018 01-22-2010	04-23-2019 04-19-2011	1 7,350	0099 0002	CHECK VALUE REROOF	04-23-2019		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023115370	6213 1041	09-12-2023	WD	Q	01	I	286,000	039	HOMESTEAD	2024	25000
2018137187	5202 2065	11-15-2018	WD	Q	Q	I	157,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1249 1690	09-01-1993	WD	Q	Q	I	64,900				
	0777 1574	05-01-1983	WD	Q	Q	V	5,500				
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	
39,646	157,599	160	197,405	0	197405	50,000.00	147405	172405	192,152	

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Alternate Key 1805678
Parcel ID 28-19-28-0100-086-00700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0451 comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

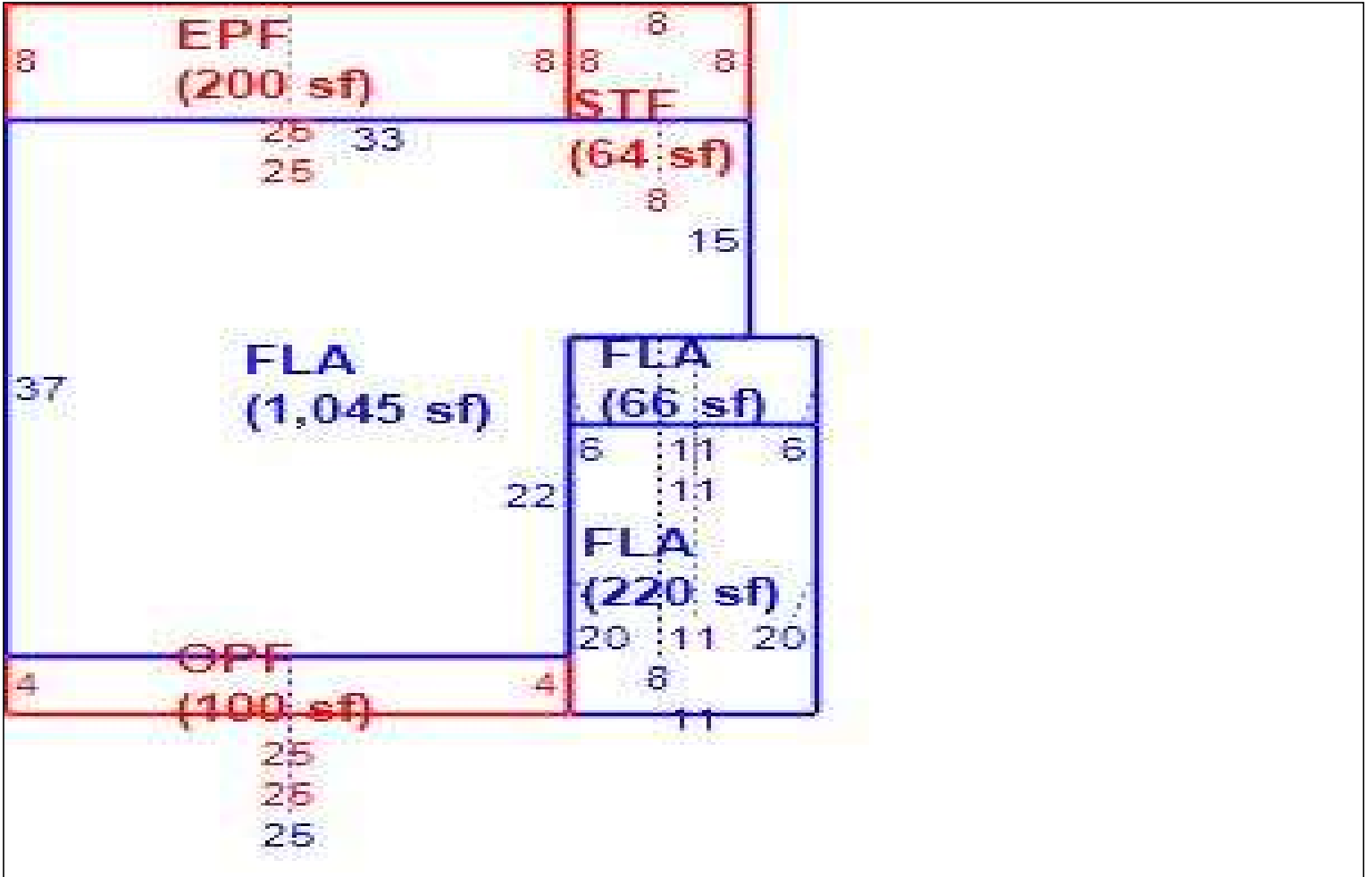
Current Owner		
ARROYO-KOU VIVIAN & STEPHANIE		
26302 SLEEPY HOLLOW ST		
MOUNT PLYMOUT	FL	32776

Property Location			
Site Address 26302 SLEEPY HOLLOW ST			
MOUNT PLYMOUTH FL 32776			
Mill Group	0006	NBHD	2433
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	11-15-201

Legal Description
MT PLYMOUTH LOTS 7, 8 BLK 86 PB 8 PG 85 ORB 6149 PG 2419

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	123	112		13,776.00	FD	450.00	0.9733	1.20	1.000	0	64,647	
Total Acres		0.32		JV/Mkt		0		Total Adj JV/Mkt		64,647			
Classified Acres		0		Classified JV/Mkt		64,647		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 164,239
Deprec Bldg Value 159,312		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail						
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Base Rate	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms
EPF	ENCLOSED PORCH FIN	0	200	0	1981	1331	99.71	EX	97.00	0	159,312	No Stories	1.00	Full Baths
FLA	FINISHED LIVING AREA	1,331	1,331	1,331								Quality Grade	650	Half Baths
OPF	OPEN PORCH FINISHE	0	100	0								Wall Type	03	Heat Type
STF	STORAGE ROOM FINIS	0	64	0								Foundation	3	Fireplaces
TOTALS		1,331	1,695	1,331								Roof Cover	6	Type AC

Alternate Key 1805678
 Parcel ID 28-19-28-0100-086-00700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0451 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	
2025	2024030254	03-07-2024		12,874	0002	REROOF SHINGLE			
2008	2007080342	08-15-2007	02-29-2008	8,465	0000	REROOF W/SHINGLES	02-29-2008		
2007	2006020981	02-27-2006	05-08-2007	2,033	0000	REPL 5 WINDOWS	05-08-2007		
2006	SALE	01-01-2005	05-30-2006	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	
2023063253	6149 2419	05-22-2023	WD	Q	01	I	297,000	039	HOMESTEAD	2024	25000	
2018111507	5173 0731	09-18-2018	WD	Q	Q	I	177,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	2767 1683	02-23-2005	WD	Q	Q	I	147,900					
	1721 2334	05-28-1999	WD	Q	Q	I	55,000					
	1620 0669	06-12-1998	QC	U	U	I	30,000					
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	
64,647	159,312	0	223,959	0	223959	50,000.00	173959	198959	219,001	

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Alternate Key 2568950
Parcel ID 28-19-28-0100-103-02201

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0451 comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

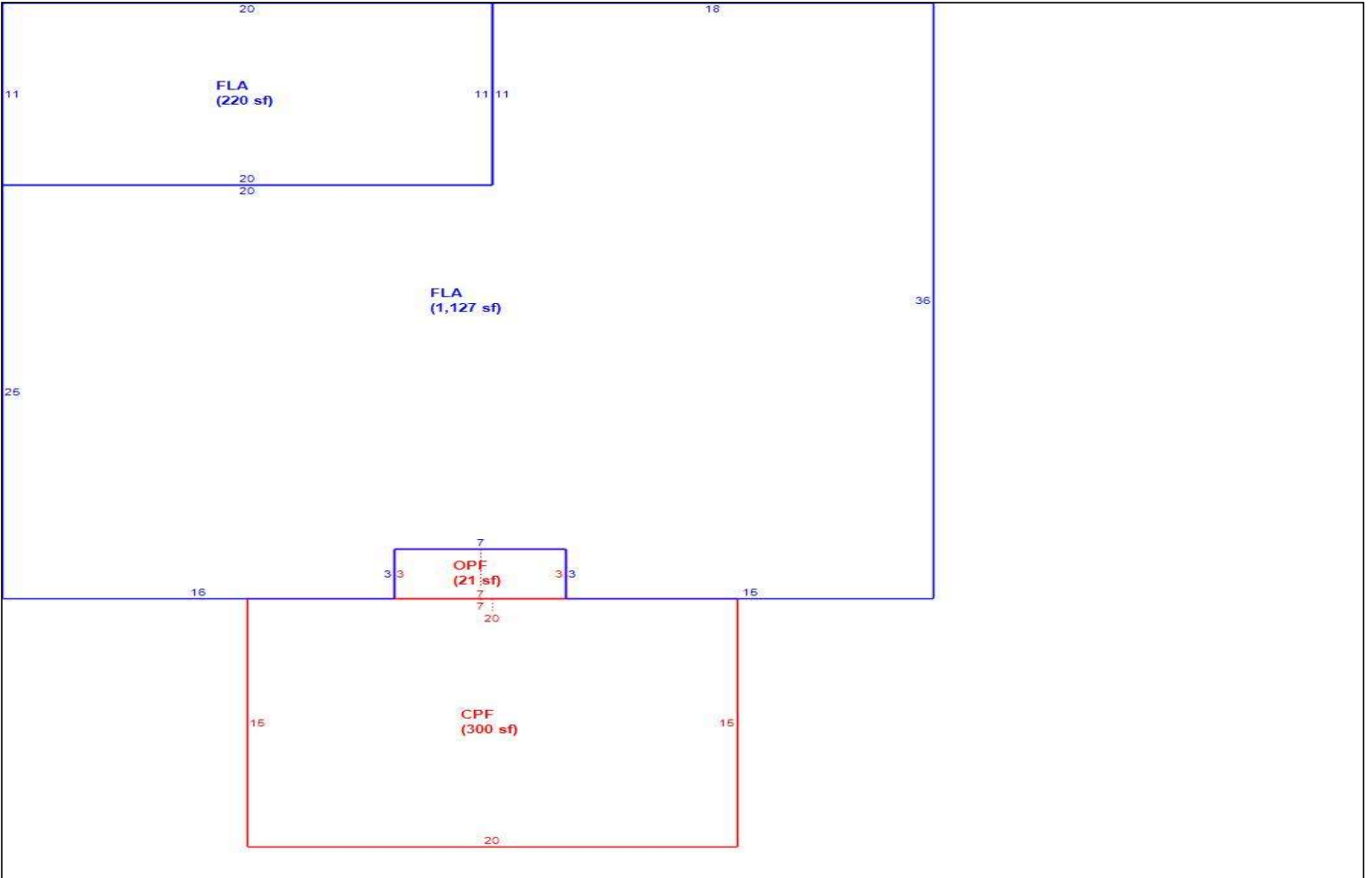
Current Owner			
HEARD ETHAN T & MADISON F			
25811 ABERDOVEY AVE			
MOUNT PLYMOUT	FL	32776	

Property Location			
Site Address 25811 ABERDOVEY AVE			
MOUNT PLYMOUTH FL 32776			
Mill Group	0006	NBHD	2433
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	03-19-202

Legal Description
MOUNT PLYMOUTH PB 8 PG 85 LOTS 22, 23 BLOCK 103 ORB 6126 PG 706

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	100	140		14,000.00 FD	450.00	1.0600	1.25	1.000	1.000	0	59,625	
Total Acres		0.32		JV/Mkt		0		Total Adj JV/Mkt		59,625			
Classified Acres		0		Classified JV/Mkt		59,625		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	161,574	Deprec Bldg Value	148,648	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	Imp Type	R1	Bedrooms	2
CPF	CARPOT FINISHED	0	300	0	1981	1347	99.66	161,574	EX	92.00	0	148,648	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,347	1,347	1,347									Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0									Wall Type	02	Heat Type	6
TOTALS		1,347	1,668	1,347									Foundation	3	Fireplaces	0
													Roof Cover	3	Type AC	03

Alternate Key 2568950
 Parcel ID 28-19-28-0100-103-02201

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0451 com3p 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
UBF3	UTILITY BLDG FINISHED	288.00	SF	10.50	2020	2020	3024.00	92.50	2,797
DGF2	DETACHED GARAGE	960.00	SF	20.00	2023	2023	19200.00	100.00	19,200

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023100741	10-13-2023	03-19-2024	15,402	0003	BLDG 24X40	03-19-2024		
2021	2020020467	02-12-2020	08-17-2020	16,000	0003	SHED 12X24	09-10-2020		
2017	ITREVIEW	01-01-2016	02-13-2017	1	0020	DESKTOP REVIEW *SEE NOTES	02-15-2017		
2011	2010060099	06-10-2010	03-16-2011	2,000	0002	ENCL EX SCRNM RM TO ULTITY RM			
2008	SALE	01-01-2007	02-13-2008	1	0000	CHECK VALUES	02-13-2008		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023044136	6126	0706	04-14-2023	WD	Q	01	I	315,000			
2016133869	4882	1218	11-21-2016	WD	Q	Q	I	143,000			
	4721	1028	12-18-2015	WD	U	M	I	50,000			
	3478	2470	07-23-2007	WD	U	M	I	151,000			
	2200	0262	10-23-2002	QC	U	M	V	73,000			
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	
59,625	148,648	21,997	230,270	0	230270	0.00	230270	230270	206,388	

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