



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3841806**

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 #	2024-0507	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA Borrower 2016-1 LLC</i>			
Taxpayer name: Home Partners of America; HP Florida I 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 #	03-22-25-020000008700 263 Pima Trl
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 # 2024-0507	Alternate Key: 3841806	Parcel ID: 03-22-25-0200-000-08700
Petitioner Name 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:	Property Address 263 PIMA TRL GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name ome Partners of America; HP Florida I LL	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 408,823	\$ 408,823
2. Assessed or classified use value, *if applicable	\$ 349,410	\$ 349,410
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 349,410	\$ 349,410

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

Last Sale Date 4/17/2015 **Price:** \$209,700 Arm's Length Distressed Book 4617 Page 1337

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3841806	3855703	3911954	3923151
Address	263 PIMA TRL GROVELAND	149 HARVEST GATE BLVD GROVELAND	128 WHITE HORSE WAY GROVELAND	9556 BLACK WALNUT DR CLERMONT
Proximity		0.48 Miles	0.99 Miles	1.11 Miles
Sales Price		\$644,900	\$440,000	\$450,100
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	2.00%	2.40%
Adjusted Sale		\$553,324	\$382,800	\$393,387
\$/SF FLA	\$146.79 per SF	\$194.97 per SF	\$139.91 per SF	\$147.12 per SF
Sale Date		10/18/2023	7/27/2023	6/30/2023
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	2,785	2,838	-2650	2,736	2450	2,674	5550
Year Built	2006	2017	0	2021	0	2021	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.1	3.0	-1000	2.1	0	3.0	-1000
Garage/Carport	2 Car	3 Car	-10000	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	Y	Y	0	N	20000	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	none	Y	-1120	N	0	N	0
Site Size							
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residetal	Residetal	0	Residetal	0	Residetal	0
		-Net Adj. 2.7%	-14770	Net Adj. 5.9%	22450	Net Adj. 6.2%	24550
		Gross Adj. 2.7%	14770	Gross Adj. 5.9%	22450	Gross Adj. 6.7%	26550
Adj. Sales Price	Market Value \$408,823	Adj Market Value	\$538,554	Adj Market Value	\$405,250	Adj Market Value	\$417,937
	Value per SF 146.79						

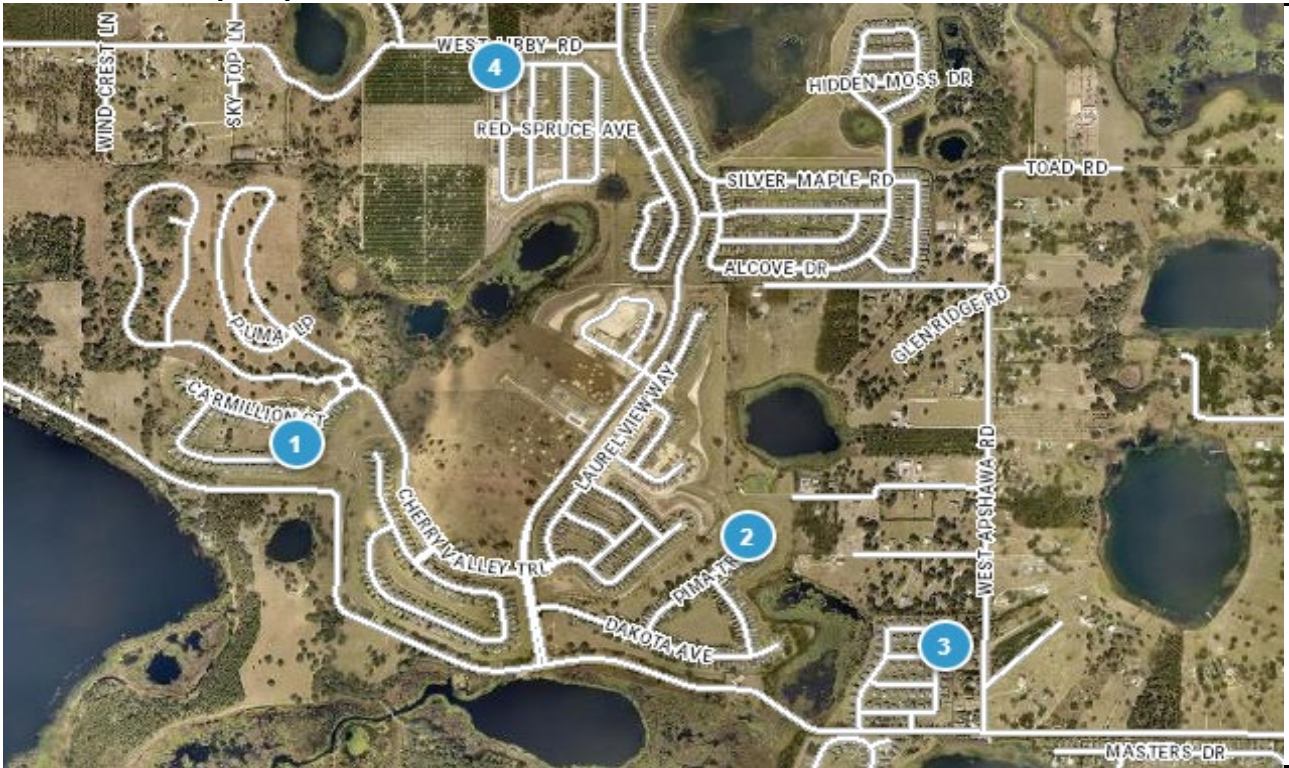
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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 11/27/2024

2024-0507 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3911954	128 WHITE HORSE WAY GROVELAND	0.99
2	subject	3841806	263 PIMA TRL GROVELAND	-
3	comp 1	3855703	149 HARVEST GATE BLVD GROVELAND	0.48
4	comp 3	3923151	9556 BLACK WALNUT DR CLERMONT	1.11
5				
6				
7				
8				

Alternate Key 3841806
 Parcel ID 03-22-25-0200-000-08700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0507 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

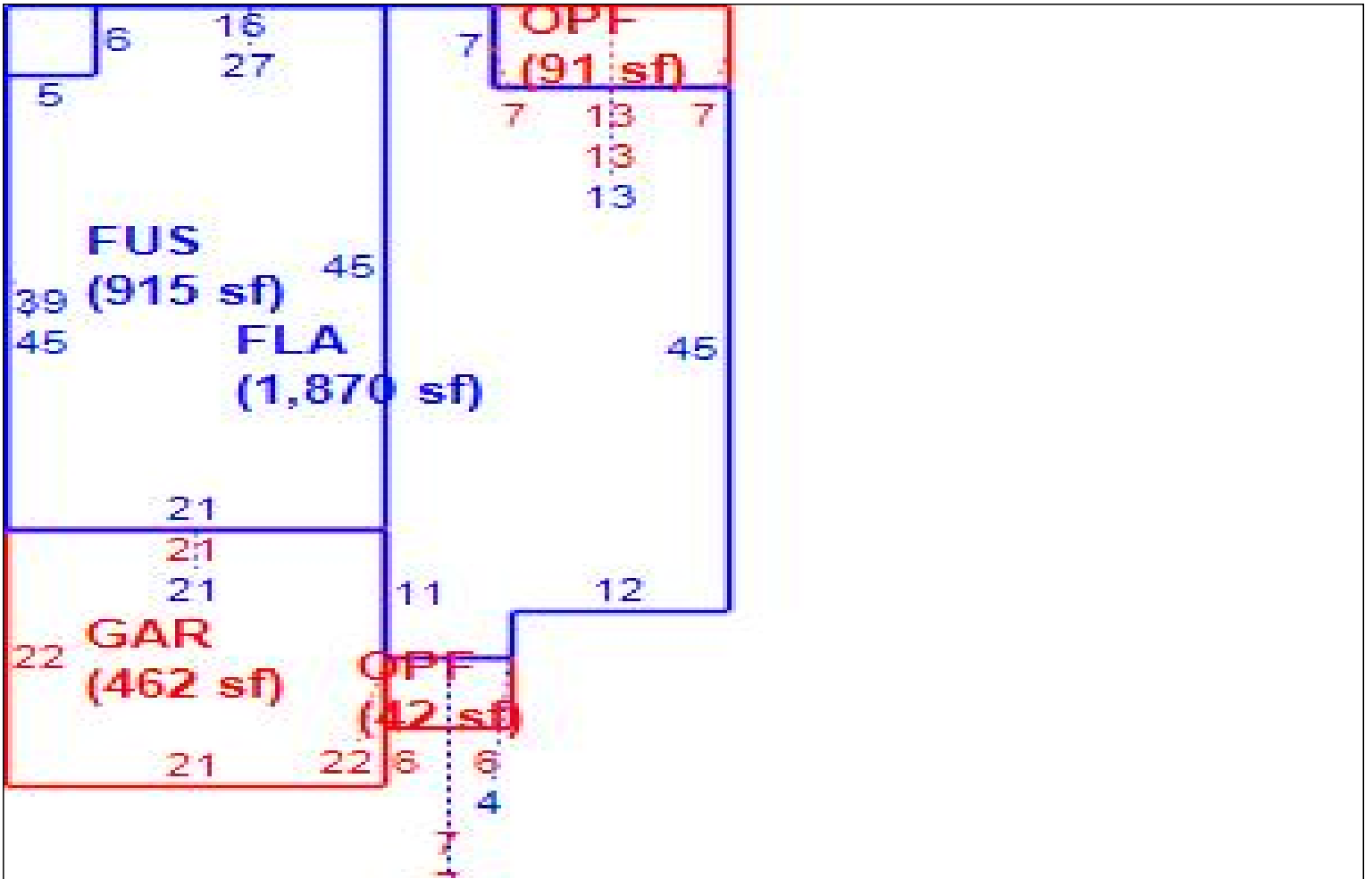
Current Owner		
HPA BORROWER 2016-1 LLC		
180 N STETSON AVE STE 3650		
CHICAGO	IL	60601

Property Location			
Site Address	263 PIMA TRL	FL	34736
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

Legal Description
 CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 87 ORB 4740 PG 988

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 333,582 Deprec Bldg Value 323,575 Multi Story 1



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	1,870	1,870	1870	2006	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	915	915	915	2785	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	462	0	101.76	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	133	0	333,582	Foundation	3	Fireplaces	0
					Condition	Roof Cover	3	Type AC	03
					EX				
					% Good				
					97.00				
					Functional Obsol				
					0				
					Building RCNLD				
					323,575				
	TOTALS	2,785	3,380	2,785					

Alternate Key 3841806
Parcel ID 03-22-25-0200-000-08700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0507 Subject
PRC Run: 12/9/2024 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	312.00	SF	35.00	2006	2006	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	648.00	SF	5.38	2006	2006	3486.00	70.00	2,440
SEN2	SCREEN ENCLOSED STRUCTURE	1752.00	SF	3.50	2006	2006	6132.00	55.00	3,373

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	SALE	01-01-2015	02-18-2016	1	0099	CHECK VALUE	02-18-2016		
2007	622-06-07B	07-05-2006	01-02-2007	133,285	0000	SFR 4/BR 263 PIMA TRL	01-02-2007		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2016015378	4740	0988	02-04-2016	WD	U	M	I				
	4617	1337	04-17-2015	WD	Q	Q	I				
	4583	1069	01-15-2015	WD	U	U	I				
	4484	1646	05-21-2014	CT	U	U	I				
	3322	2319	11-30-2006	WD	Q	Q	I				
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
70,000	323,575	15,095	408,670	24320	384350	0.00	384350	408670	408,823

Parcel Notes

3322/2319 SEAN J OLIVA MARRIED
08 ORD NO 2002-07-31 ANNEXED TO CITY OF GROVELAND
14X OLIVA RENEWAL CARD RETURNED WITH ADDR OF 628 NANI ST LANAI CITY HI 96763 CMD 021014
14X SEAN OLIVA INTENT TO DENY RETURNED UNDELIVERABLE INSUFFICIENT ADDRESS CORRECT PO YELLOW STICKER FROM PO AW 032814
4484/1646 CT VS SEAN J OLIVIA AND LUCY OLIVA PROP SOLD TO HSBC BANK USA NA TTEE
14X SEAN OLIVA DENIAL RETURNED TO SENDER UNABLE TO FORWARD KM 070814
4583/1069 HSBC BANK USA NA TTEE TO KARRY & ALISON ALLISON HW
15X COURTESY HX CARD SENT 022715
15 SEE MLS O5302704 SFR LOOKS TO BE IN GOOD INT COND DN 031315
4617/1337 KARRY & ALISON ALLISON TO HP FLORIDA I LLC
4740/988 HP FLORIDA I LLC TO HPA BORROWER 2016-1 LLC
4740/988 M SALE INCL 12 PARCELS IN MULTI SUBS
16FCL SFR IN GOOD EXT COND SPF5 TO OPF DN 021816
16 QG FROM 575 SALE WAS A EARLY 15 SALE VAL OK FOR 2016 DN 031716
20VAB PETITION 2020-144 TJW 091720
20VAB PETITION 2020-144 WITHDRAWN NO CHANGE TJW 111620
22TR ATTEMPTED NOT KNOWN 180 N STETSON AVE STE 3650 CHICAGO IL 60601 6709
23TR ATTEMPTED NOT KNOWN 180 N SETSON AVE STE 3650 CHICAGO IL 60601 6709
24TR IN DISPUTE 180 N STETSON AVE STE 3650 CHICAGO IL 60601 6709

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 3855703
 Parcel ID 02-22-25-0010-000-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0507 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

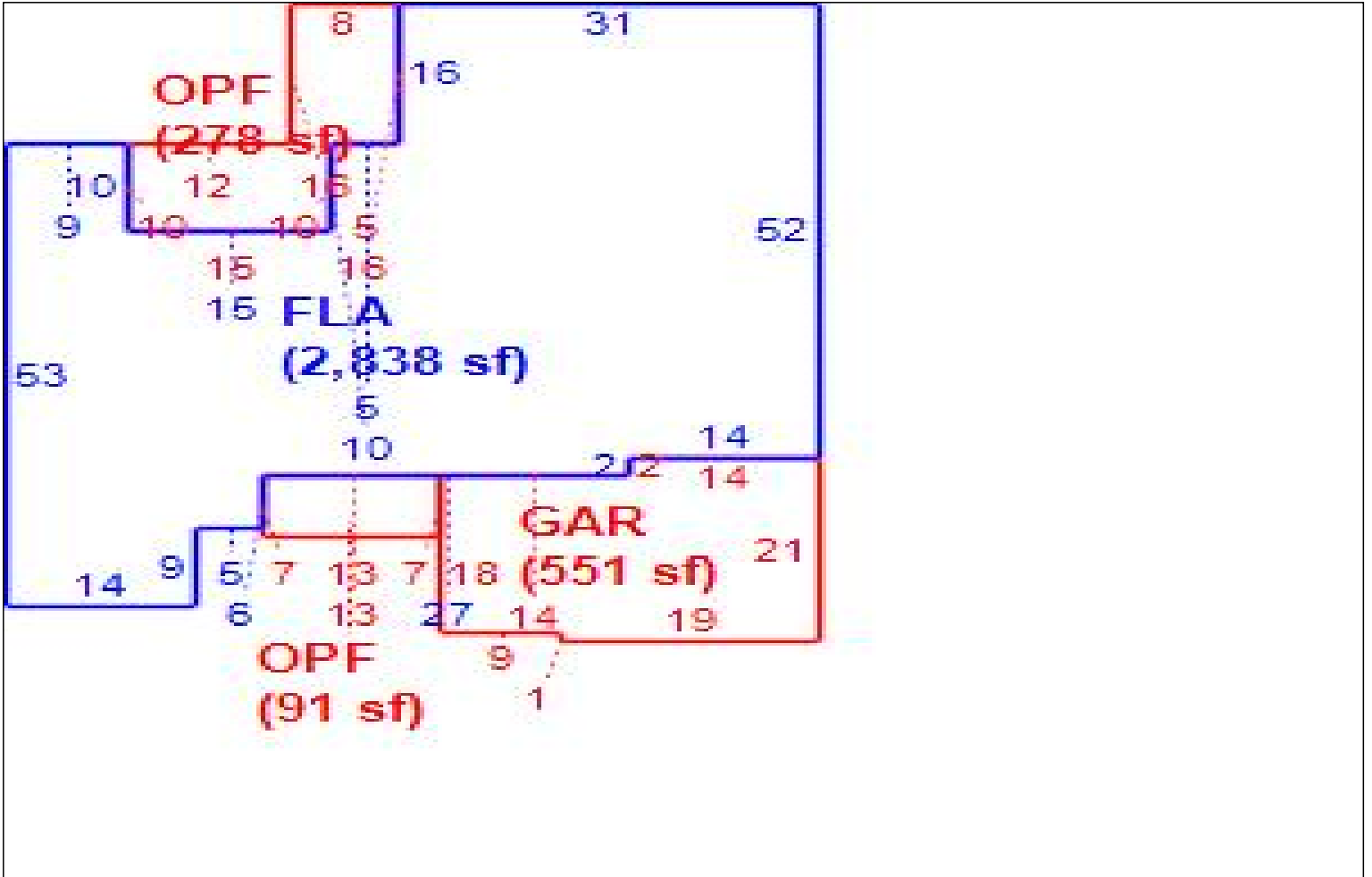
Current Owner		
KAUFMAN ELIZABETH AND KATIE LEE		
149 HARVEST GATE BLVD		
GROVELAND	FL	34736

Property Location			
Site Address 149 HARVEST GATE BLVD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	BDK	10-29-202

Legal Description
CHERRY LAKE OAKS PB 60 PG 8-9 LOT 23 ORB 6232 PG 1548

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	35,000.00	0.0000	2.50	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	351,657		Deprec Bldg Value 341,107
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	2,838	2,838	2838	2017	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	551	0	104.51	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	369	0	351,657	Wall Type	03	Heat Type	6	
TOTALS		2,838	3,758	2,838	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					0					
					Building RCNLD					
					341,107					

Alternate Key 3855703
 Parcel ID 02-22-25-0010-000-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0507 Comp 1
 PRC Run: 12/9/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	152.00	SF	46.00	2020	2020	6992.00	90.00	6,293
PLD2	POOL/COOL DECK	976.00	SF	5.38	2020	2020	5251.00	90.00	4,726
SEN2	SCREEN ENCLOSED STRUCTURE	2184.00	SF	3.50	2020	2020	7644.00	90.00	6,880
SOK1	OUTDOOR SUMMER KITCHEN	1.00	UT	1200.00	2020	2020	1200.00	93.32	1,120

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2006-0202	07-14-2020	10-29-2020	10,000	0002	SCRN CAGE	10-29-2020		
2021	2004-0215	06-01-2020	10-29-2020	44,042	0003	POL W/DECK	10-29-2020		
2019	1805-0040	05-08-2018	02-07-2019	4,350	0002	SCRN ENCL	02-07-2019		
2018	187-02-17BEP	02-01-2017	07-14-2017	125,000	0001	SFR 3721SF 149 HARVEST GATE BLVD	07-19-2017		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023131673	6232 1548	10-18-2023	WD	Q	01	I	644,900	039	HOMESTEAD	2025	25000
2017137120	5045 0330	12-11-2017	WD	Q	Q	I	352,500	059	ADDITIONAL HOMESTEAD	2025	25000
2017137119	5045 0329	12-11-2017	QC	U	U	I	100				
2016018426	4743 1551	02-02-2016	WD	U	M	V	1,166,000				
	3581 2282	02-07-2008	WD	U	M	V	5,187,900				
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	341,107	19,019	447,626	0	447626	50,000.00	397626	422626	448,143	

Parcel Notes

4743/1551 LAKE OAKS INVESTMENTS LLC TO HIBISCUS LAND DEVELOPMENT OF LAKE CO LLC
 4743/1551 M SALE INCL 21 PARCELS IN CHERRY LAKE OAKS SUB
 5045/329 HIBISCUS LAND DEVELOPMENT OF LAKE COUNTY LLC TO HIBISCUS HOMES OF FLORIDA INC
 5045/330 HIBISCUS HOMES OF FLORIDA INC TO JAMES V & VERNICE L BROWN HW
 18X COURTESY HX CARD SENT 012218
 18X VADX BELONGS TO JAMES BROWN LP 022818
 18CC SUBMITTED TVADX APP WITH VA LTR KCH 082818
 18X DENY TVADX JAMES WAS AWARDED 100 PERCENT SERVICE CONNECTED BUT NOT TOTAL AND PERM STATUS LD 082918
 19FC CHG OPF4 TO SPF4 MHS 020719
 20WEB ADD 3FIX DLS 051619
 21FC SFR IN GOOD COND ADD MISC SPF4 TO OPF BDK 102920
 6232/1548 JAMES V & VERNICE L BROWN TO ELIZABETH KAUFMAN SINGLE AND KATIE LEE SINGLE JTWROS
 24CC EFILE HX APP CP 092724

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Alternate Key 3911954
Parcel ID 03-22-25-0010-000-12100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0507 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

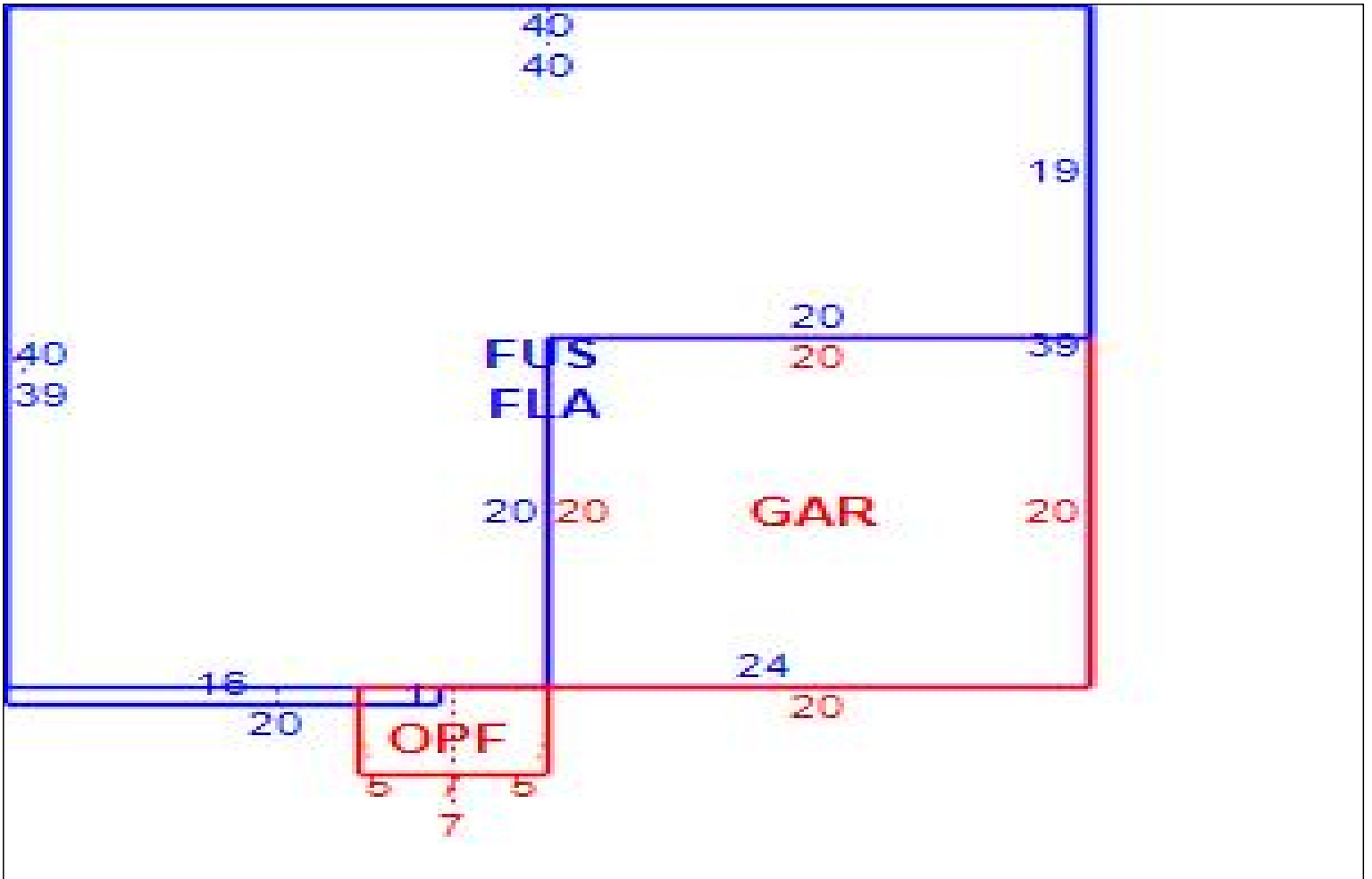
Current Owner		
HARRELSON LANDRY R & AMBER		
128 WHITE HORSE WAY		
GROVELAND	FL	34736

Property Location		
Site Address 128 WHITE HORSE WAY		
GROVELAND FL 34736		
Mill Group	CHGR	NBHD 4492
Property Use		Last Inspection
00100	SINGLE FAMILY	TDS 12-13-202

Legal Description
WATERSIDE AT ESTATES AT CHERRY LAKE PB 70 PG 41-46 LOT 121 ORB 6185 PG 1219

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	35,000.00	0.0000	2.50	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 302,340
Deprec Bldg Value 302,340		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,160	1,160	1160	2021	2736	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,576	1,576	1576	Base Rate	93.23	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	400	0	Building RCN	302,340	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	35	0	Condition	VG	Foundation	3	Fireplaces	
					% Good	100.00	Roof Cover	3	Type AC	03
					Functional Obsol					
TOTALS		2,736	3,171	2,736	Building RCNLD	302,340				

Alternate Key 3911954
 Parcel ID 03-22-25-0010-000-12100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0507 Comp 2
 PRC Run: 12/9/2024 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	
2022	2007-0036	01-01-2021	12-13-2021	344,725	0001	SFR FOR 2022			
2021	2007-0036	10-08-2020	12-23-2020	344,725	0001	SFR 128 WHITE HORSE WAY			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023092224	6185 1219	07-27-2023	WD	Q	01	I	440,000	039	HOMESTEAD	2024	25000	
2021051023	5687 0337	04-09-2021	WD	Q	03	I	317,200	059	ADDITIONAL HOMESTEAD	2024	25000	
2020101764	5543 0270	09-15-2020	WD	Q	05	V	338,100					
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	302,340	0	389,840	38100	351740	50,000.00	301740	326740	389,840	

Parcel Notes

5543/270 SUNFIELD HOMES INC AND ORSI DEVELOPMENT INC TO LENNAR HOMES LLC
 5543/270 M SALE INCL AK3911888 AK3911889 AK3911954 AK3911955 AK3911956 AK3911957
 21 MLS NOT FOUND BDK 101220
 5687/337 LENNAR HOMES LLC TO DAVID & SHARON LOUISE CAMPBELL HW
 21X COURTESY HX CARD SENT 051921
 22CC EFILE HX PORT APP NT 121321
 22X RECEIVED PERM RES CARD ATTACHED OT HX APP LD 121421
 6185/1219 SHARON LOUISE & DAVID CAMPBELL TO LANDRY RUSSELL & AMBER HARRELSON HW
 23CC EFILE HX PORT APP CP 090523

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Alternate Key 3923151
 Parcel ID 34-21-25-0050-000-00400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0507 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

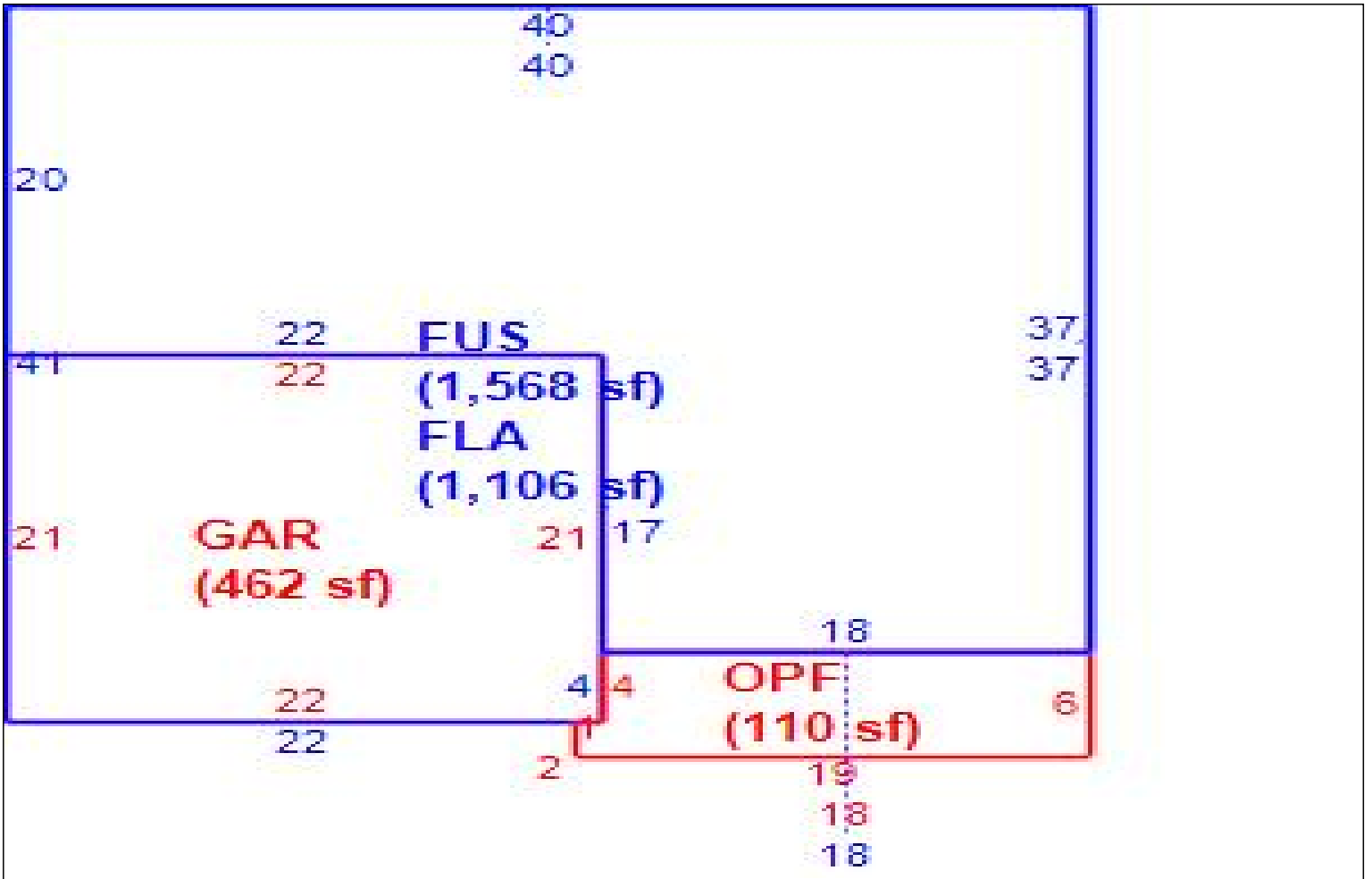
Current Owner		
WISEMAN DANA J & JEREMY R		
9556 BLACK WALNUT DR		
CLERMONT	FL	34715

Property Location			
Site Address	9556 BLACK WALNUT DR		
	CLERMONT	FL	34715
Mill Group	00GR	NBHD	2244
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	10-27-202

Legal Description
ARBORWOOD PHASE 1-A PB 73 PG 96-99 LOT 4 ORB 6175 PG 2301

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	80,000.00	0.0000	1.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 254,944 Deprec Bldg Value 254,944 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5		
FLA	FINISHED LIVING AREA	1,106	1,106	1106	2021	No Stories	1.00	Full Baths	3		
FUS	FINISHED AREA UPPER	1,568	1,568	1568	2674	Quality Grade	635	Half Baths	0		
GAR	GARAGE FINISH	0	462	0	81.19	Wall Type	03	Heat Type	6		
OPF	OPEN PORCH FINISHE	0	110	0	254,944	Foundation	3	Fireplaces	0		
TOTALS					2,674	3,246	2,674	Roof Cover	3	Type AC	03

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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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2102-0173	04-08-2021	07-01-2021	352,562	0001	SFR 9556 BLACK WALNUT DR	07-07-2021		
2022	SALE	01-01-2021		1	0099	CHECK VALUE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023084475	6175 2301	06-30-2023	WD	Q	01	I	450,100	039	HOMESTEAD	2024	25000
2021012678	5631 0142	01-26-2021	WD	Q	05	V	5,325,000	059	ADDITIONAL HOMESTEAD	2024	25000
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	
80,000	254,944	0	334,944	43554	291390	50,000.00	241390	266390	334,944	

Parcel Notes

5631/142 GALVIN RETIREMENT LLC TO D R HORTON INC
 5631/142 M SALE INCL 75 LOTS IN ARBORWOOD PHASE 1-A
 21 NOTICE FROM LAKE COUNTY ADDRESSING OLD PHYS 9532 BLACK WALNUT DR NEW PHYS 9556 BLACK WALNUT DR INFO SCANNED DW 032921
 22 MLS HAS SFR FIN AND SKETCHED HH 070821
 6175/2301 D R HORTON INC TO DANA JOY & JEREMY ROBERT WISEMAN HW
 23CC EFILE HX PORT APP CP 082323

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