



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3082122**

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 # 2024-0509	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: Home Partners of America; Sfr Acquisitions 1 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 #	05-20-26-1200-000-04800 3803 Bayshore Circle
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)	
<input type="checkbox"/> Parent/grandparent reduction		<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"/> 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"/> 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

Petition # 2024-0509	Alternate Key: 3682122	Parcel ID: 05-20-26-1200-000-04800
Petitioner Name RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 3803 BAYSHORE CIR TAVARES	<input type="checkbox"/> Check if Multiple Parcels
Owner Name SFR ACQUISITIONS 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 306,509	\$ 306,509
2. Assessed or classified use value, *if applicable	\$ 306,509	\$ 306,509
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 306,509	\$ 306,509

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

Last Sale Date 10/14/2021 **Price:** \$310,000 Arm's Length Distressed Book 5821 Page 2411

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3682122	3681754	3782846	3782749
Address	3803 BAYSHORE CIR TAVARES	1310 LAKE IDAMERE BLVD	3614 WINDY MEADOW DR TAVARES	3711 MEADOW GREEN DR
Proximity				
Sales Price		\$327,000	\$312,900	\$280,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	1.20%	2.40%
Adjusted Sale		\$285,798	\$269,720	\$244,720
\$/SF FLA	\$162.09 per SF	\$215.86 per SF	\$193.76 per SF	\$199.93 per SF
Sale Date		6/28/2023	9/8/2023	6/7/2023
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	1,891	1,324	28350	1,392	24950	1,224	33350
Year Built	2001	2000		2001		2003	
Constr. Type							
Condition							
Baths	2.0	2.0	-12000	2.0		2.0	
Garage/Carport	2 CAR	2 CAR		3 CAR	-10000	2 CAR	
Porches							
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							58000
View							
		-Net Adj. 1.3%	-3650	Net Adj. 5.5%	14950	Net Adj. 37.3%	91350
		Gross Adj. 21.1%	60350	Gross Adj. 13.0%	34950	Gross Adj. 37.3%	91350
Adj. Sales Price	Market Value \$306,509	Adj Market Value	\$282,148	Adj Market Value	\$284,670	Adj Market Value	\$336,070
	Value per SF 162.09						

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: SCOTT DAWSON

DATE 11/26/2024

2024-0509 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1		#N/A	#N/A	#N/A
2		#N/A	#N/A	#N/A
3		#N/A	#N/A	#N/A
4		#N/A	#N/A	#N/A
5				
6				
7				
8				

Alternate Key 3682122
Parcel ID 05-20-26-1200-000-04800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0509 Subject
PRC Run: 11/26/2024 By

Card # 1 of 1

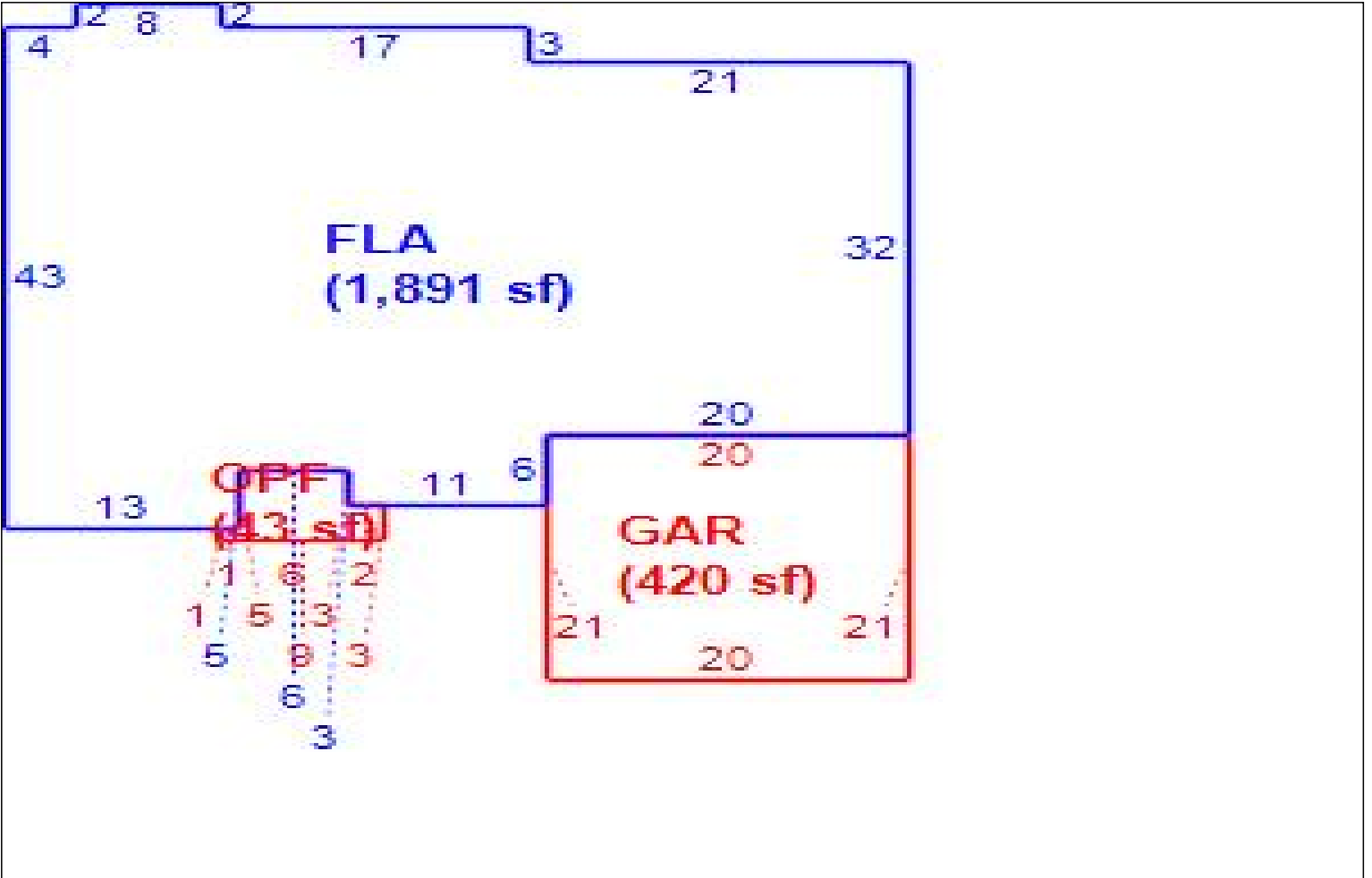
Current Owner		
SFR ACQUISITIONS 1 LLC		
120 S RIVERSIDE PLAZA STE 2000		
CHICAGO	IL	60606

Property Location		
Site Address 3803 BAYSHORE CIR		
TAVARES FL 32778		
Mill Group 000T	NBHD 0653	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
TAVARES, LAKESIDE AT TAVARES SUB LOT 48 PB 36 PGS 76-79 ORB 5821 PG 2411

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	31,000.00	0.0000	2.00	1.000	1.000	0	62,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		62,000		
Classified Acres		0		Classified JV/Mkt		62,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 252,071
Deprec Bldg Value 244,509		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,891	1,891	1891	2001	1891	111.90	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	252,071	0	0	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	43	0	EX	97.00	0	Wall Type	03	Heat Type	6
TOTALS		1,891	2,354	1,891	Functional Obsol	0	0	Foundation	3	Fireplaces	0
					Building RCNLD	244,509	0	Roof Cover	3	Type AC	03

Alternate Key 3682122
 Parcel ID 05-20-26-1200-000-04800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0509 Subject
 PRC Run: 11/26/2024 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	
2005 2002	SALE 0100026	01-01-2004 01-16-2001	04-08-2005 06-29-2001	1 98,696	0000 0000	CHECK VALUE SFR/3-3803 BAY SHORE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021147716	5821	2411	10-14-2021	WD	Q	01	I	310,000				
	2521	1110	02-27-2004	WD	Q	Q	I	147,000				
	1939	2040	04-27-2001	WD	Q	Q	I	138,200				
	1896	0050	01-04-2001	WD	Q	Q	V	15,800				
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	
62,000	244,509	0	306,509	0	306509	0.00	306509	306509	306,509	

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Alternate Key 3681754
Parcel ID 05-20-26-1200-000-01100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0509 Comp 1
PRC Run: 11/26/2024 By sadawson
Card # 1 of 1

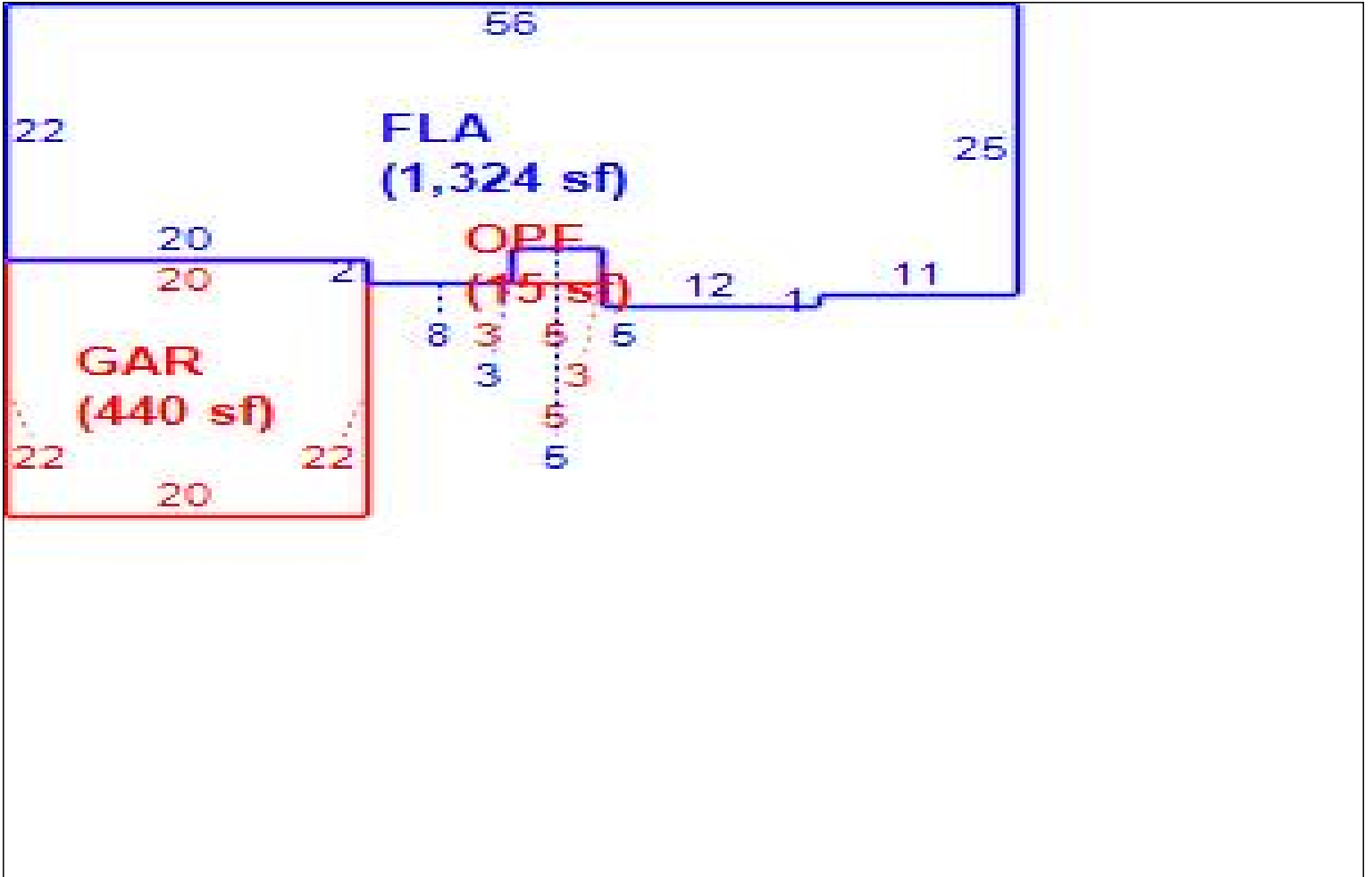
Current Owner		
MOORE JACOB G		
1310 LAKE IDAMERE BLVD		
TAVARES	FL	32778

Property Location		
Site Address 1310 LAKE IDAMERE BLVD		
TAVARES FL 32778		
Mill Group	000T	NBHD 0653
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
TAVARES, LAKESIDE AT TAVARES SUB LOT 11 PB 36 PGS 76-79 ORB 6170 PG 2189

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	31,000.00	0.0000	2.00	1.000	1.000	0	62,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		62,000		
Classified Acres		0		Classified JV/Mkt		62,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	193,473		Deprec Bldg Value 187,669
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	1,324	1,324	1324	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	116.35	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	15	0	193,473	Wall Type	03	Heat Type	6
TOTALS		1,324	1,779	1,324	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	187,669		

Alternate Key 3681754
 Parcel ID 05-20-26-1200-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0509 Comp 1
 PRC Run: 11/26/2024 By sadawson
 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
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	2002	2002	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	562.00	SF	5.38	2002	2002	3024.00	70.00	2,117
SEN2	SCREEN ENCLOSED STRUCTURE	1690.00	SF	3.50	2002	2002	5915.00	45.00	2,662

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	04-19-2007	1	0000	CHECK VALUES	04-19-2007		
2003	02-00689	09-09-2002	03-06-2003	10	0000	SEN			
2003	02-467	06-13-2002	03-06-2003	26,500	0000	SWIM'N PUL			
2001	0000168	03-07-2000	10-02-2000	66,005	0000	SFR/1310 LK IDAMERE BLVD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023080290	6170	2189	06-28-2023	WD	Q	01	I	327,000			
	4319	2352	04-29-2013	WD	U	U	I	86,000			
	3131	0024	03-29-2006	WD	Q	Q	I	207,000			
	2336	0067	06-05-2003	WD	Q	Q	I	121,000			
	1941	2190	04-27-2001	WD	Q	Q	I	99,700			
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	
62,000	187,669	13,347	263,016	0	263016	0.00	263016	263016	263,164	

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Alternate Key 3782846
Parcel ID 05-20-26-1210-000-15300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0509 Comp 2
PRC Run: 11/26/2024 By

Card # 1 of 1

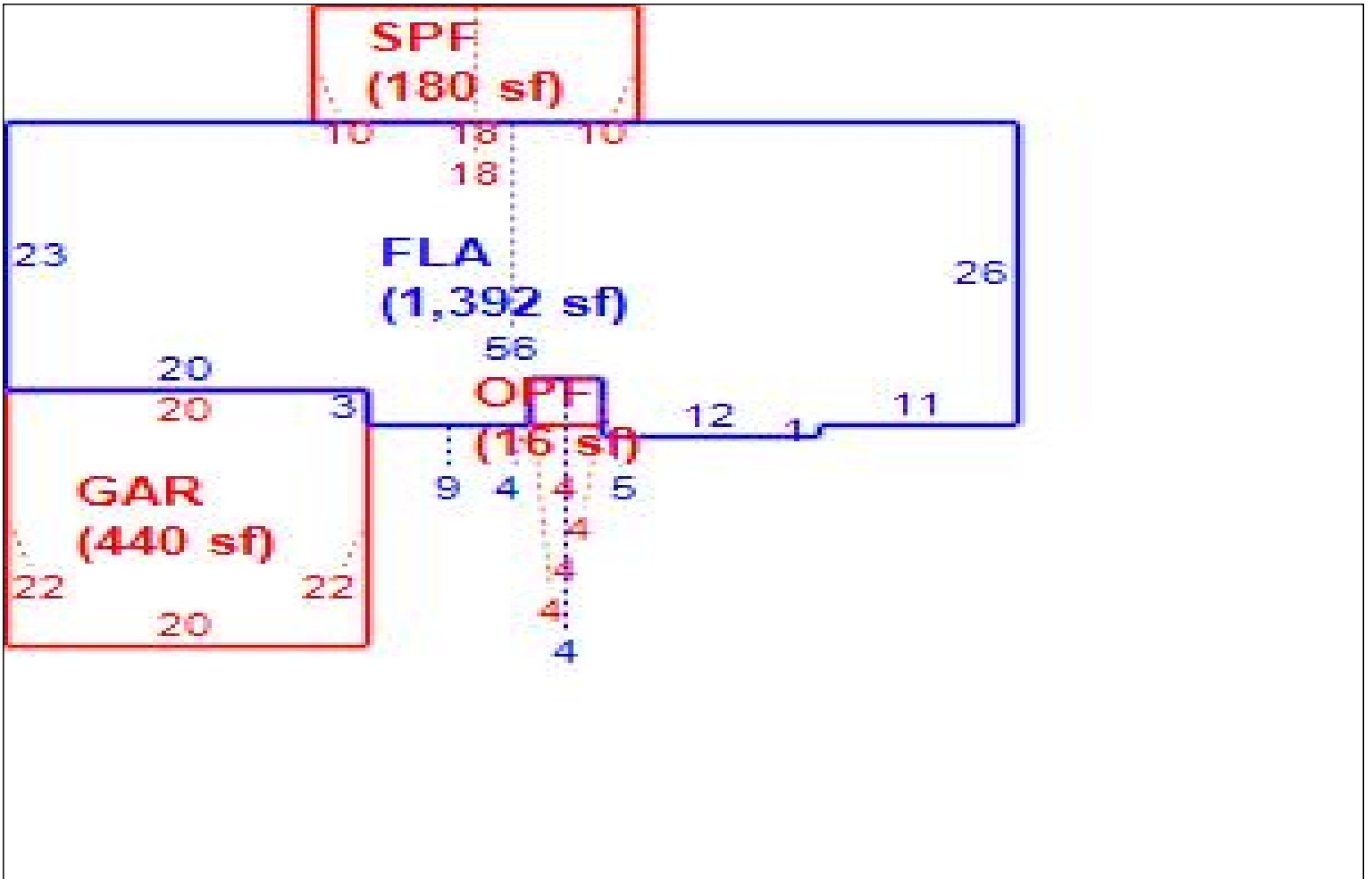
Current Owner		
JENKINS DELPHINE & RICHARD		
3614 WINDY MEADOW DR		
TAVARES	FL	32778

Property Location			
Site Address 3614 WINDY MEADOW DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	0653
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	01-01-202

Legal Description
TAVARES, LAKESIDE AT TAVARES 2ND ADDITION SUB LOT 153 PB 40 PGS 9-10 ORB 6211 PG 550

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	31,000.00	0.0000	2.00	1.000	1.000	0	62,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		62,000		
Classified Acres		0		Classified JV/Mkt		62,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 204,218 Deprec Bldg Value 198,091 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,392	1,392	1392	Effective Area	1392	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	116.10	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	204,218	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	180	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,392	2,028	1,392	Building RCNLD	198,091					

Alternate Key 3782846
 Parcel ID 05-20-26-1210-000-15300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0509 Comp 2
 PRC Run: 11/26/2024 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	
2021 2002	SALE 01-745	01-01-2020 09-18-2001	05-28-2021 01-16-2002	1 71,448	0099 0000	CHECK VALUE 3BR SFR,3614 WINDY MEADOW DR	03-31-2021		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023113356	6211	0550	09-08-2023	WD	Q	01	I	312,900	039	HOMESTEAD	2024	25000
2022071467	5961	1209	05-20-2022	WD	Q	01	I	180,000	059	ADDITIONAL HOMESTEAD	2024	25000
2020062831	5485	0011	06-04-2020	WD	Q	01	I	190,000				
	2116	2416	05-15-2002	WD	Q	Q	I	110,500				
	1983	0515	07-27-2001	WD	Q	Q	V	12,800				
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
62,000	198,091	0	260,091	131651	128440	50,000.00	78440	103440	260,091

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Alternate Key 3782749
Parcel ID 05-20-26-1210-000-11500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0509 Comp 3
PRC Run: 11/26/2024 By

Card # 1 of 1

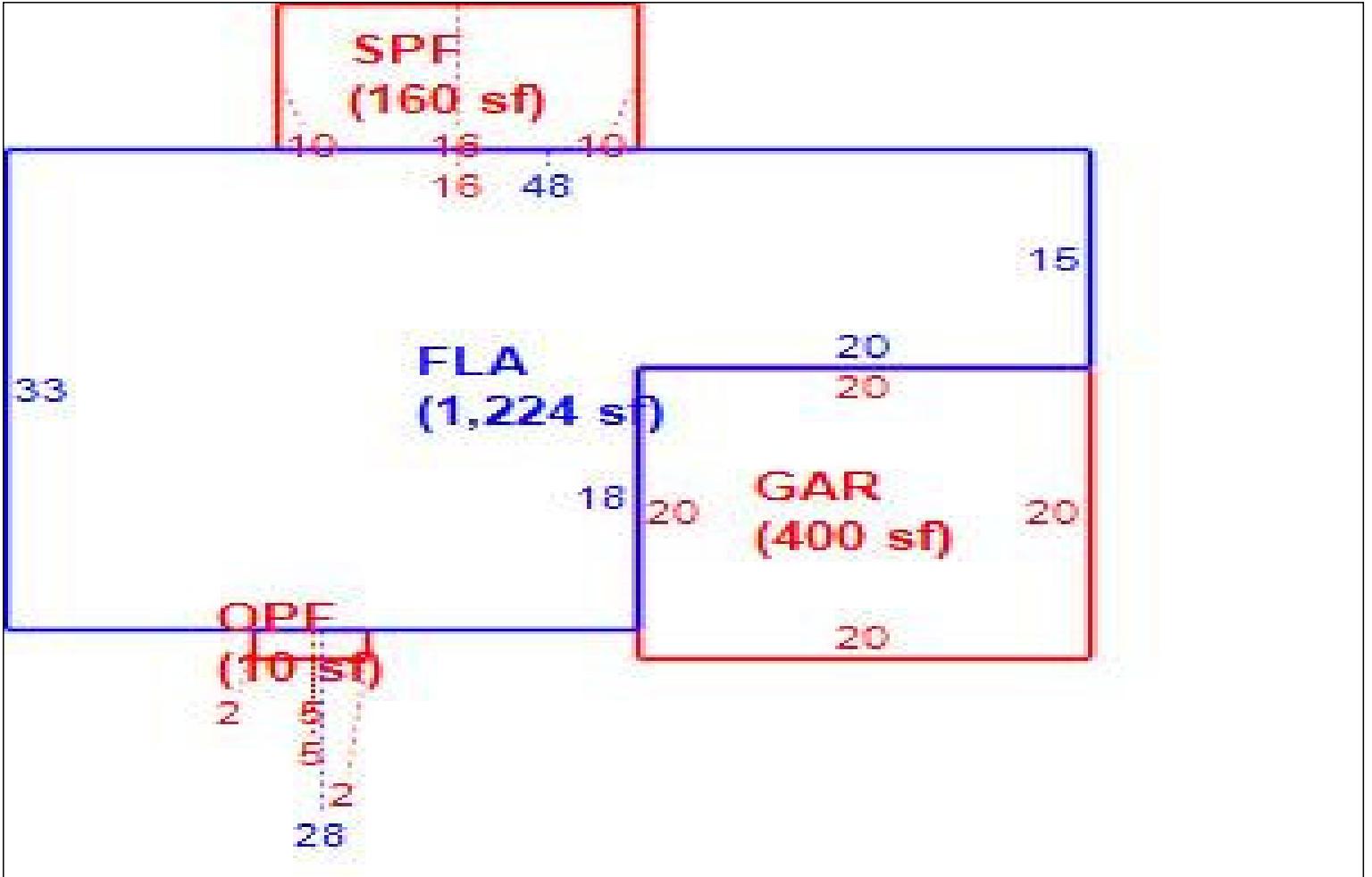
Current Owner		
PHAM LIEU T		
3711 MEADOW GREEN DR		
TAVARES	FL	32778

Property Location			
Site Address 3711 MEADOW GREEN DR			
TAVARES FL 32778			
Mill Group	000T	NBHD	0653
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
TAVARES, LAKESIDE AT TAVARES 2ND ADDITION SUB LOT 115 PB 40 PGS 9-10 ORB 6161 PG 1637

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	31,000.00	0.0000	2.00	1.000	1.000	0	62,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		62,000		
Classified Acres		0		Classified JV/Mkt		62,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 183,613
Deprec Bldg Value 178,105		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	1,224	1,224	1224	2003	1224	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		116.72	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0		183,613	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0			Foundation	3	Fireplaces	0
TOTALS		1,224	1,794	1,224		178,105	Roof Cover	3	Type AC	03

Alternate Key 3782749
 Parcel ID 05-20-26-1210-000-11500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0509 Comp 3
 PRC Run: 11/26/2024 By
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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	
2004	03-00470	05-28-2003	12-15-2003	105,990	0000	3BR SFR,3711 MEADOW GREEN DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023072736	6161 1637	06-07-2023	WD	Q	01	I	280,000		039	HOMESTEAD	2024	25000
2022024637	5901 0705	02-03-2022	WD	Q	01	I	235,000		059	ADDITIONAL HOMESTEAD	2024	25000
	4142 1099	03-09-2012	WD	U	U	I	75,000					
	4113 0602	12-27-2011	CT	U	U	I	100					
	2409 1724	09-12-2003	WD	Q	Q	I	112,000					
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	
62,000	178,105	0	240,105	0	240105	50,000.00	190105	215105	240,105	

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