



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3774229**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0515</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b> <i>HPA BORROWER 2019-3 LLC</i>			
Taxpayer name: Home Partners of America; HP Florida I LLC		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>13-23-25-1905-000-08200 11727 Grand Hills Boulevard</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 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> 2024-0515	Alternate Key: 3774229	Parcel ID: 13-23-25-1905-000-08200	
<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> 11727 GRAND HILLS BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> 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
<b>1. Just Value, required</b>	\$ 328,198	\$ 328,198	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 294,600	\$ 294,600	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 294,600	\$ 294,600	

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

**Last Sale Date** 6/25/2019      **Price:** \$239,000       Arm's Length     Distressed    Book 5301 Page 249

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3774229	3774236	3774281	3783299
<b>Address</b>	11727 GRAND HILLS BLVD CLERMONT	9120 LAZY OAK CT CLERMONT	11748 GRAND HILLS BLVD CLERMONT	10205 SPRING MOSS AVE CLERMONT
<b>Proximity</b>		0.03 Miles	0.06 Miles	1.01 Miles
<b>Sales Price</b>		\$369,000	\$448,800	\$408,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.40%	4.40%	2.00%
<b>Adjusted Sale</b>		\$315,126	\$401,227	\$354,960
<b>\$/SF FLA</b>	\$192.38 per SF	\$193.80 per SF	\$248.13 per SF	\$208.80 per SF
<b>Sale Date</b>		11/30/2023	1/23/2023	7/14/2023
<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>	1,706	1,626	4000	1,617	4450	1,700	300
<b>Year Built</b>	1999	2001	0	1999	0	1999	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>	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
<b>Pool</b>	N	N	0	Y	-20000	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>	N	N	0	N	0	Y	-2704
<b>Site Size</b>							
<b>Location</b>	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
<b>View</b>	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 1.3%	4000	-Net Adj. 3.9%	-15550	-Net Adj. 0.7%	-2404
		Gross Adj. 1.3%	4000	Gross Adj. 6.1%	24450	Gross Adj. 0.8%	3004
<b>Adj. Sales Price</b>	Market Value <b>\$328,198</b>	Adj Market Value	<b>\$319,126</b>	Adj Market Value	<b>\$385,677</b>	Adj Market Value	<b>\$352,556</b>
	Value per SF 192.38						

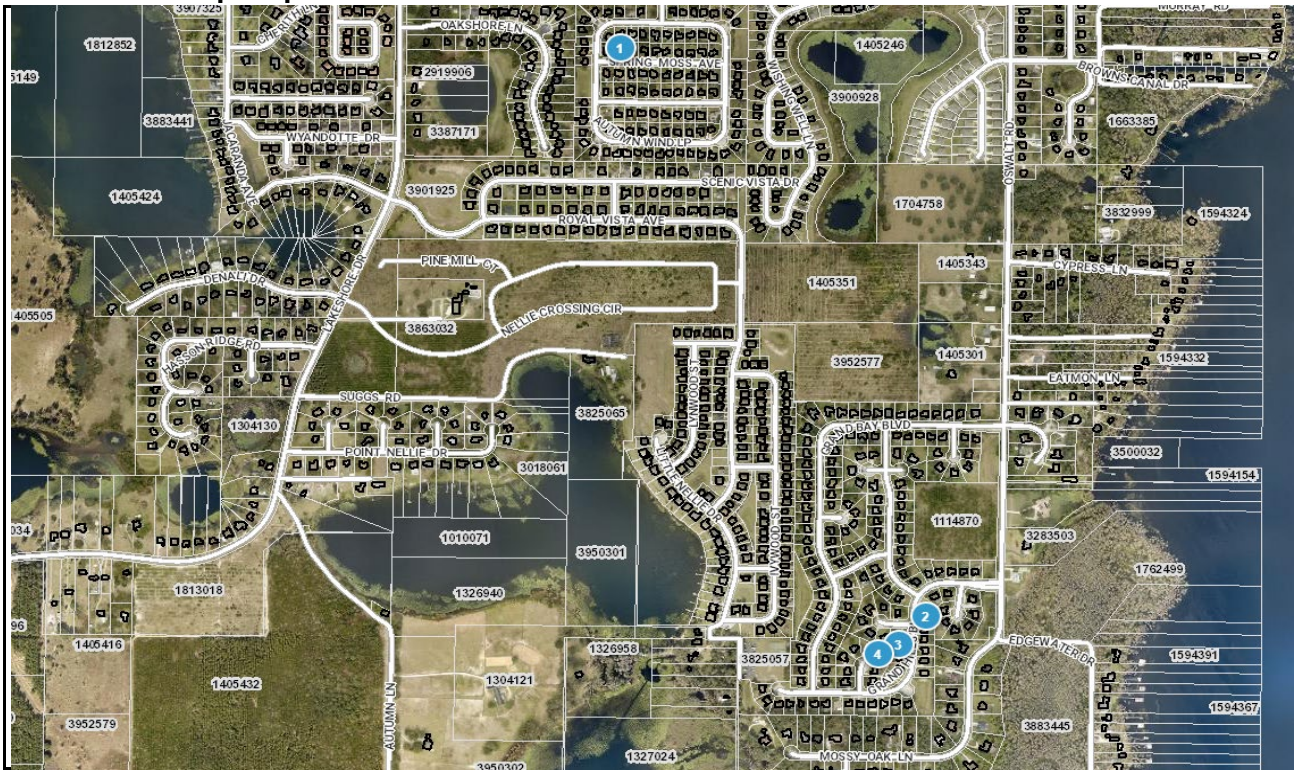
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**2024-0515 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3783299	10205 SPRING MOSS AVE CLERMONT	1.01
2	comp 2	3774281	11748 GRAND HILLS BLVD CLERMONT	0.06
3	subject	3774229	11727 GRAND HILLS BLVD CLERMONT	-
4	comp 1	3774236	9120 LAZY OAK CT CLERMONT	0.03
5				
6				
7				
8				

Alternate Key 3774229  
 Parcel ID 13-23-25-1905-000-08200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0515 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

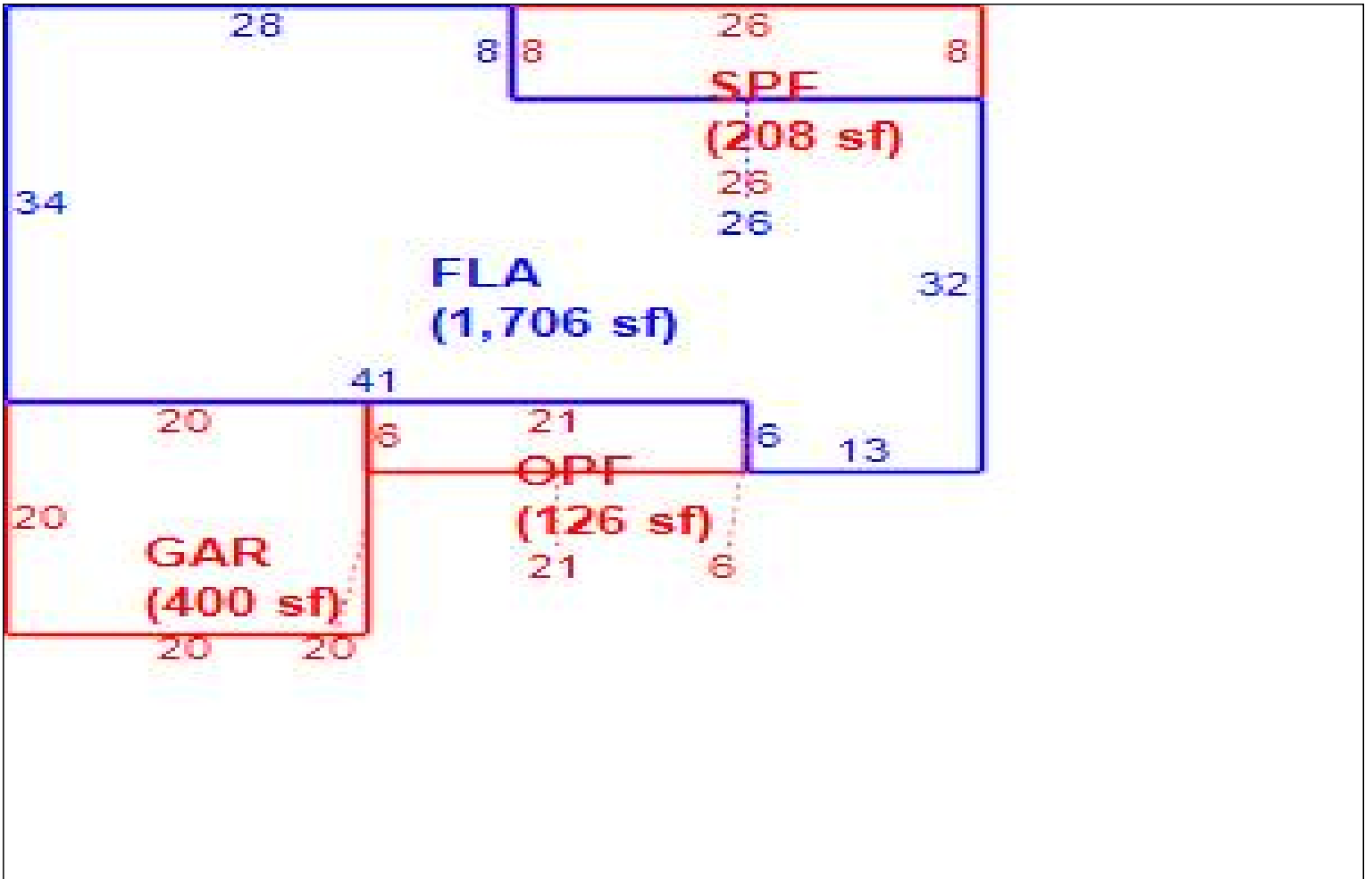
Current Owner		
HPA BORROWER 2019-2 LLC		
120 S RIVERSIDE PLZ STE 200		
CHICAGO	IL	60606

Property Location			
Site Address 11727 GRAND HILLS BLVD			
CLERMONT		FL 34711	
Mill Group	0005	NBHD	4490
Property Use		Last Inspection	
00100	SINGLE FAMILY	SPJ	11-25-201

**Legal Description**  
 HILLS OF LAKE LOUISA PHASE 2 SUB LOT 82 PB 38 PGS 95-96 ORB 5359 PG 1474

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	36,500.00	0.0000	2.50	1.000	1.000	0	91,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,250		
Classified Acres		0		Classified JV/Mkt		91,250		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 244,276 Deprec Bldg Value 236,948 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	1,706	1,706	1706	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	116.44	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	126	0	244,276	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	208	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,706	2,440	1,706	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	236,948			



Alternate Key 3774229  
 Parcel ID 13-23-25-1905-000-08200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0515 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

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2005 2000	SALE 9902142	01-01-2004 02-23-1999	01-12-2005 12-01-1999	1 96,000	0000 0000	CHECK VALUE SFR/11727 GRAND HILLS BLV		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019117608	5359 1474	08-27-2019	WD	U	U	I	100				
2019071861	5301 0249	06-25-2019	WD	Q	Q	I	239,000				
	2659 0093	07-16-2004	WD	Q	Q	I	168,000				
	1762 1938	10-22-1999	WD	Q	Q	I	122,900				
	1646 1561	09-22-1998	WD	U	M	V	1				
<b>Total</b>											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
91,250	236,948	0	328,198	4138	324060	0.00	324060	328198	328,198

**Parcel Notes**

1762/1938 LEGAL READS HILLS OF LAKE LOUISA ONLY NO LOT 82 PB PG IS FOR PH II  
 03 QG FROM 550 FER 032403  
 04 QG FROM 590 FER 012904  
 2659/93 RICHARD O JR & PATRICIA A STRICKLAND TO ROGER W BANDY & CYNDEE C TORGLER HW  
 05FC OPF4 TO SPF NPA LOC FROM 100 QG FROM 600 SFR IN EXCELLENT COND DN 011205  
 5301/249 ROGER W BANDY & CYNDEE C TORGLER-BANDY TO HP FLORIDA I LLC  
 5359/1474 HP FLORIDA I LLC TO HPA BORROWER 2019-2 LLC  
 20 MLS O5783235 SFR IN GOOD COND WELL MAINTAINED SPJ 012320

\*\*\*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 3774236  
Parcel ID 13-23-25-1905-000-08800

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0515 Comp 1  
PRC Run: 12/9/2024 By

Card # 1 of 1

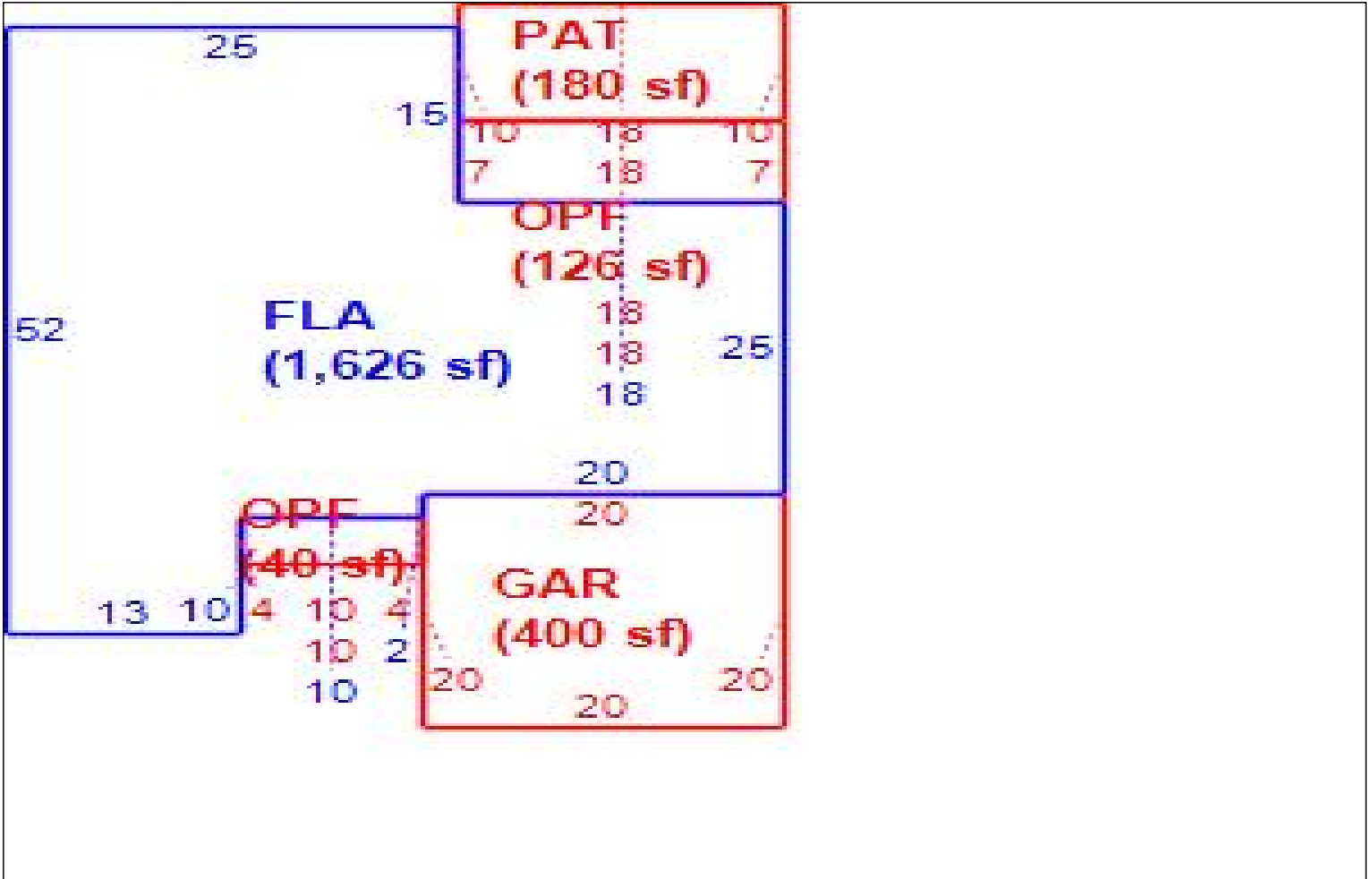
Current Owner		
O'REILLY DE SOUZA MARTINS TIAGO & LA		
9120 LAZY OAK CT		
CLERMONT	FL	34711

Property Location			
Site Address	9120 LAZY OAK CT		
	CLERMONT	FL	34711
Mill Group	0005	NBHD	4490
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-16-201

**Legal Description**  
HILLS OF LAKE LOUISA PHASE 2 SUB LOT 88 PB 38 PGS 95-96 ORB 6252 PG 852

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	36,500.00	0.0000	2.50	1.000	1.000	0	91,250
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,250		
Classified Acres		0		Classified JV/Mkt		91,250		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 232,601 Deprec Bldg Value 225,623 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	1,626	1,626	1626	2001	1626	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		116.67	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	166	0		232,601	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	180	0			Foundation	3	Fireplaces	0
TOTALS		1,626	2,372	1,626		225,623	Roof Cover	3	Type AC	03



Alternate Key 3774236  
 Parcel ID 13-23-25-1905-000-08800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0515 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	03-04-2006	1	0000	CHECK VALUE			
2004	2003110618	11-17-2003	03-11-2004	1,458	0000	18X10 SLAB TO SFR			
2002	2001070699	07-27-2001	01-07-2002	97,196	0000	SFR/9120 LAZY OAK CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023147925	6252	0852	11-30-2023	WD	Q	01	I	369,000	039	HOMESTEAD	2024	25000
	3833	1726	09-30-2009	WD	U	U	I	129,900	059	ADDITIONAL HOMESTEAD	2024	25000
	3769	1014	05-11-2009	CT	U	U	I	100				
	2886	1109	06-29-2005	WD	Q	Q	I	225,000				
	2044	1946	12-14-2001	WD	Q	Q	I	132,900				
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	
91,250	225,623	0	316,873	0	316873	50,000.00	266873	291873	316,873	

**Parcel Notes**

2044/1946 HEATHER J & ALAN J LIVENGOOD W/H  
 03 QG FROM 590 FER 032403  
 04FC ADD CAN5 EST DOG ON CAN QG FROM 600 DN 031104  
 2886/1109 HEATHER J & ALAN J LIVENGOOD TO GEOFFREY JASON HULL SINGLE  
 06FC CAN5 SIZE OK SFR IN VERY GOOD COND QG FROM 610 DN 021606  
 3769/1014 CT VS GEOFFREY JASON HULL SOLD TO FIRST HORIZON HOME LOANS  
 3833/1726 FIRST HORIZON HOME LOANS TO SCOTT C CREIGHTON SINGLE  
 6252/852 SCOTT C CREIGHTON TO TIAGO O'REILLY DE SOUZA MARTINS & LAURA CATALINA MEJIA HW  
 24CC EFILE HX APP CP 012524

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Alternate Key 3774281  
Parcel ID 13-23-25-1905-000-11300

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0515 Comp 2  
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	288.00	SF	35.00	2000	2000	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	415.00	SF	5.38	2000	2000	2233.00	70.00	1,563
SEN2	SCREEN ENCLOSED STRUCTURE	1453.00	SF	3.50	2000	2000	5086.00	40.00	2,034

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	03-04-2006	1	0000	CHECK VALUES			
2004	SALE	01-01-2003	01-29-2004	1	0000	CHECK VALUES			
2001	0022249	03-02-2000	04-04-2001	2,406	0000	36X16 SEN			
2001	0010552	01-12-2000	04-04-2001	19,100	0000	POOL			
2000	9903106	03-16-1999	12-01-1999	88,000	0000	SFR/11748 GRAND HILLS BLV			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023019434	6095 1310	01-23-2023	WD	Q	01	I	448,800	003	DISABILITY VETERAN	2024	5000
2022090645	5984 1473	06-30-2022	QC	U	11	I	100	039	HOMESTEAD	2024	25000
2022082041	5974 0836	06-03-2022	WD	Q	01	I	376,000	059	ADDITIONAL HOMESTEAD	2024	25000
2021123306	5788 2338	09-07-2021	CT	U	11	I	284,100				
2020007310	5407 2123	01-16-2020	WD	U	11	I	100				
<b>Total</b>											55,000.00

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	
91,250	224,929	12,165	328,344	0	328344	55,000.00	273344	298344	328,472	

**Parcel Notes**

01FC ADD POL PLH PLD SEN TO MISC DN 040401  
 2141/1378 DENNIS E & JENNIFER J FONTE TO JOAN E KELLER SINGLE  
 03 QG FROM 575 FER 032403  
 2366/2199 JOAN E KELLER TO BRANDON W & MELINDA ASTRAN HW  
 04 QG FROM 590 FER 012904  
 05 LOC FROM 125 FER 061705  
 2945/784 BRANDON W & MELINDA ASTRAN TO PAUL ONDIS MARRIED  
 06X DEBRA ONDIS IS PAUL ONDIS'S WIFE BUT SHE IS NOT A PERM RES OF FL  
 06FC NO CHANGES TO SFR IN EXCELLENT COND QG FROM 615 DN 021606  
 09 QG FROM 675 DN 110708  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 20 MAILING ADDR CHGD FROM 11748 GRAND HILLS BLVD CLERMONT FL 34711 INFO SCANNED JRF 120519  
 5407/2123 PAUL ONDIS TO PAUL DAVID ONDIS TRUST NO TRUST DATE GIVEN  
 20IT OWNER WANTED TO KNOW ORIGINAL PROPERTY DESCRIPTION OR ORIGINAL PARCEL IT IS AK1507740 HH 042420  
 5788/2338 CT VS PAUL DAVID ONDIS ET AL SOLD TO WILMINGTON SAVINGS FUND SOCIETY FSB AS TTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-E  
 21X COURTESY HX CARD SENT 092021  
 5974/836 WILMINGTON SAVINGS FUND SOCIETY FSB AS TTEE OF TEH RESIDENTIAL CREDIT OPP TRUST V-E TO SILVERADO PROPERTIES INC  
 5984/1473 SILVERADO PROPERTIES INC TO CATAMOUNT PROPERTIES 2018 LLC  
 6095/1310 CATAMOUNT PROPERTIES 2018 LLC TO PEDRO LUIS & JESSICA GUZMAN MARRIED COUPLE  
 23X RECD VA BENEFIT LTR FOR PEDRO ATTACHED TO HX VADX APP FOR 2024 INFO SCANNED AS 041123  
 23CC EFILE HX APP CP 041123

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Alternate Key 3783299  
Parcel ID 12-23-25-0800-000-01200

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0515 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

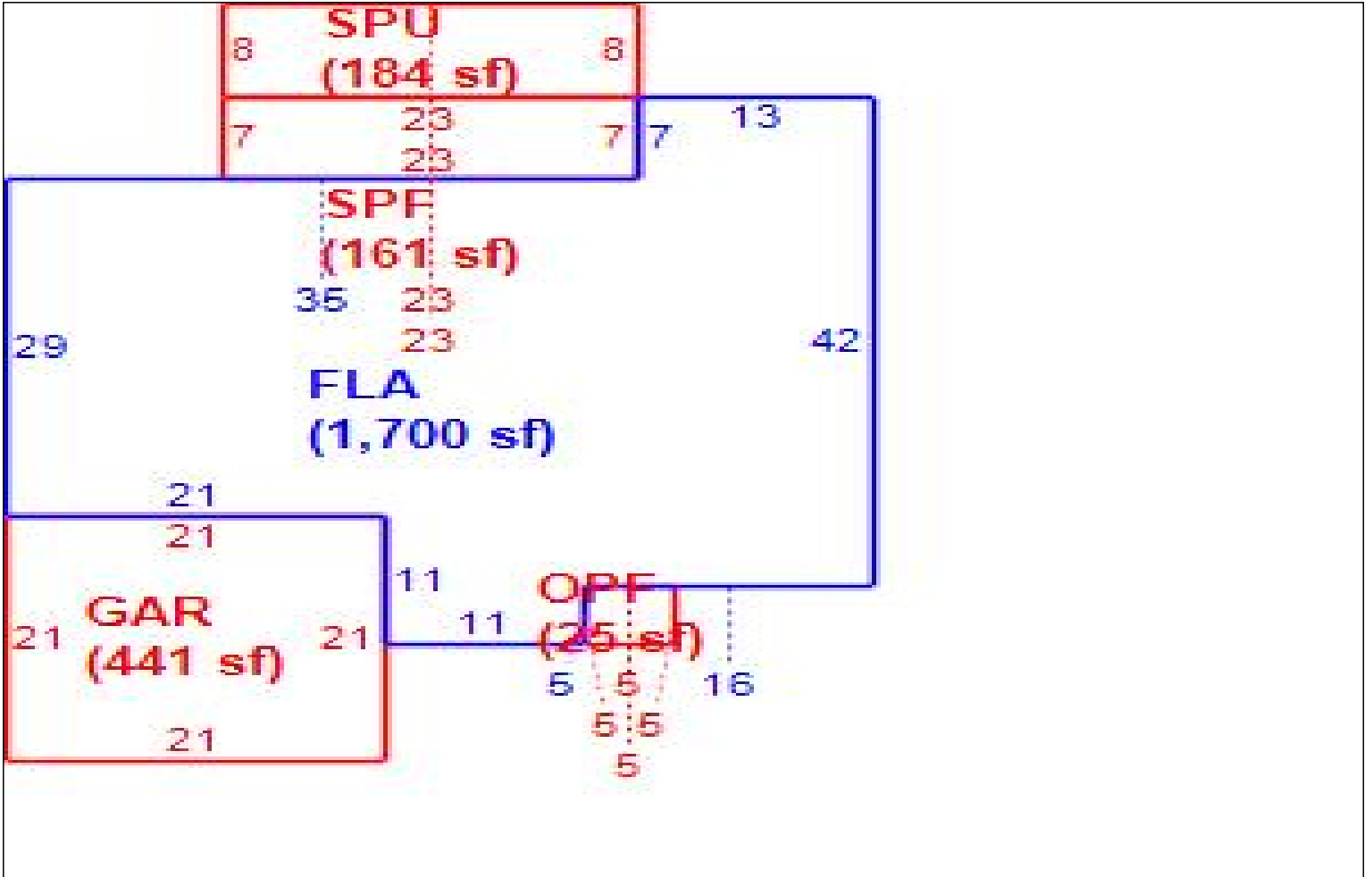
Current Owner		
BARRETT PAMELA K		
100 MAXWELL XING		
BRENTWOOD	TN	37027

Property Location			
Site Address	10205 SPRING MOSS AVE		
	CLERMONT	FL	34711
Mill Group	0005	NBHD	4482
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-14-202

**Legal Description**  
HIDDEN HILLS PHASE I LOT 12 PB 40 PGS 44-45 ORB 6177 PG 1169

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	60,000.00	0.0000	1.80	1.000	1.000	0	108,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		108,000		
Classified Acres		0		Classified JV/Mkt		108,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 209,107
Deprec Bldg Value 202,834		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	1,700	1,700	1700	1999				
GAR	GARAGE FINISH	0	441	0	Effective Area	1700	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	25	0	Base Rate	99.58	Quality Grade	655	Half Baths 0
SPF	SCREEN PORCH FINIS	0	161	0	Building RCN	209,107	Condition	EX	Wall Type 03
SPU	SCREEN PORCH UNFIN	0	184	0	% Good	97.00	Foundation	3	Fireplaces 0
TOTALS		1,700	2,511	1,700	Functional Obsol	0	Roof Cover	3	Type AC 03
					Building RCNLD	202,834			

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	200.00	SF	10.50	2016	2016	2100.00	80.00	1,680
UCP3	CARPORT/POLE SHED UNFINISHE	160.00	SF	8.00	2016	2016	1280.00	80.00	1,024

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	6	04-14-2021	04-14-2022	1	0000	CK ROOF TARP BY GCF AND FRONT O			
2018	SALE	06-13-2017	08-15-2017	1	0099	CHECK VALUE SEE NOTES	08-15-2017		
2017	2016100448	10-18-2016	03-14-2017	3,800	0003	SHED 24X10	03-14-2017		
2001	0050096	05-02-2000	04-28-2001	2,490	0000	SEN TO EXISTING DECK			
2000	9809055	04-15-1999	12-01-1999	91,000	0000	SFR FOR Y2K			
1999	9809055	09-15-1998	12-01-1998	91,000	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023085814	6177 1169	07-14-2023	WD	Q	01	I	408,000				
2023063989	6150 2313	05-19-2023	WD	U	37	I	369,400				
2017052064	4943 2134	04-14-2017	WD	Q	Q	I	219,000				
2016095731	4834 1631	08-31-2016	CT	U	U	I	150,000				
	2581 0322	05-03-2004	WD	Q	Q	I	143,500				
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	
108,000	202,834	2,704	313,538	0	313538	0.00	313538	313538	313,623	

**Parcel Notes**

00 LOC FROM 88 FER 050699  
 01 LOC FROM 100 FER 111300  
 01FC CHG OPF04 TO SPF CAN05 TO SPU DN 040301  
 02 LOC FROM 90 FER 112701  
 03 LOC FROM 100 FER 111302  
 04 LOC FROM 110 QG FROM 550 FER 020604  
 2581/322 JANET T CHENAULT TO MANUEL ANTONIO QUIROZ SINGLE AND REINA QUIROZ SINGLE  
 16 MANUEL ANTONIO QUIROZ MIRANDA DECEASED 012615 DC  
 16 MAILING ADDR CHGD PER NCOA CARD INFO SCANNED DW 080516  
 4834/1631 CT VS MANUEL ANTONIO QUIROZ ET AL PROP SOLD TO LORETTA POMINVILLE  
 4834/1631 OUR SCR N HAD REINA QUIROZ OK TO SC PER COURT  
 16X COURTESY HX CARD SENT 092116  
 17X COURTESY HX CARD SENT 122216  
 17FC SFR HAS NEWER SHINGLES ADD UBF 10X20 WITH AN 8X20 UCP ON THE SIDE OF UBF SFR IS IN GOOD EXT COND SUB UPDATED FOR 17 DN 031417  
 4943/2134 LORETTA & JON POMINVILLE TO CIRO & ADRIANA ESCOTO HW  
 17 PER MLS G4839819 SFR HAS BEEN RENOVATED CK REMODEL BOX FOR 2018 DN 061317  
 17X COURTESY HX CARD SENT 062117  
 18X COURTESY HX CARD SENT 122617  
 18FC SEE 17 MLS NOTE SFR HAS BEEN RENOVATED IN VERY GOOD EXT COND QG FROM 630 DUE TO REMODELED KITCHEN NEW ROOF NEW CARPET IN ALL THE BEDROMMS REPAINTED IN AND OUT DN 081517  
 22FCL SFR HAS NEW SHINGLE ROOF MHS 041422  
 6150/2313 CIRO & ADRISANA ESCOTO TO OPENDOOR PROPERTY TRUST I  
 6177/1169 OPENDOOR PROPERTY TRUST I TO PAMELA KAYE BARRETT SINGLE

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