



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3726 715*

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 # <i>2024-0516</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA BORROWER 2017-1-MI 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 #	17-22-26-08050008500 878 High Pointe Cir
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. 193.155(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

Petition # 2024-0516	Alternate Key: 3726715	Parcel ID: 17-22-26-0805-000-08500
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 878 HIGH POINTE CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA BORROWER 2017-1 ML LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 370,420	\$ 370,420
2. Assessed or classified use value, *if applicable	\$ 298,140	\$ 298,140
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 298,140	\$ 298,140

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3726715	3590821	3726316	3789942
Address	878 HIGH POINTE CIR MINNEOLA	813 FORESTWOOD DR MINNEOLA	925 ROANOKE DR MINNEOLA	1404 MUIR CIR CLERMONT
Proximity		0.41 Miles	0.14 Miles	0.47 Miles
Sales Price		\$375,000	\$424,900	\$425,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	1.20%	1.60%
Adjusted Sale		\$323,250	\$366,264	\$368,050
\$/SF FLA	\$187.55 per SF	\$175.39 per SF	\$170.99 per SF	\$196.40 per SF
Sale Date		9/11/2023	9/19/2023	8/23/2023
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	1,975	1,843	6600	2,142	-8350	1,874	5050
Year Built	1997	1995		2000		2001	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		3.0	-5000	2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	Y	N	20000	N	20000	Y	0
Fireplace	0	0	0	1	-2500	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		Net Adj. 8.2%	26600	Net Adj. 1.1%	4150	Net Adj. 1.4%	5050
		Gross Adj. 8.2%	26600	Gross Adj. 9.8%	35850	Gross Adj. 1.4%	5050
Adj. Sales Price	Market Value \$370,420	Adj Market Value	\$349,850	Adj Market Value	\$370,414	Adj Market Value	\$373,100
	Value per SF 187.55						

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.

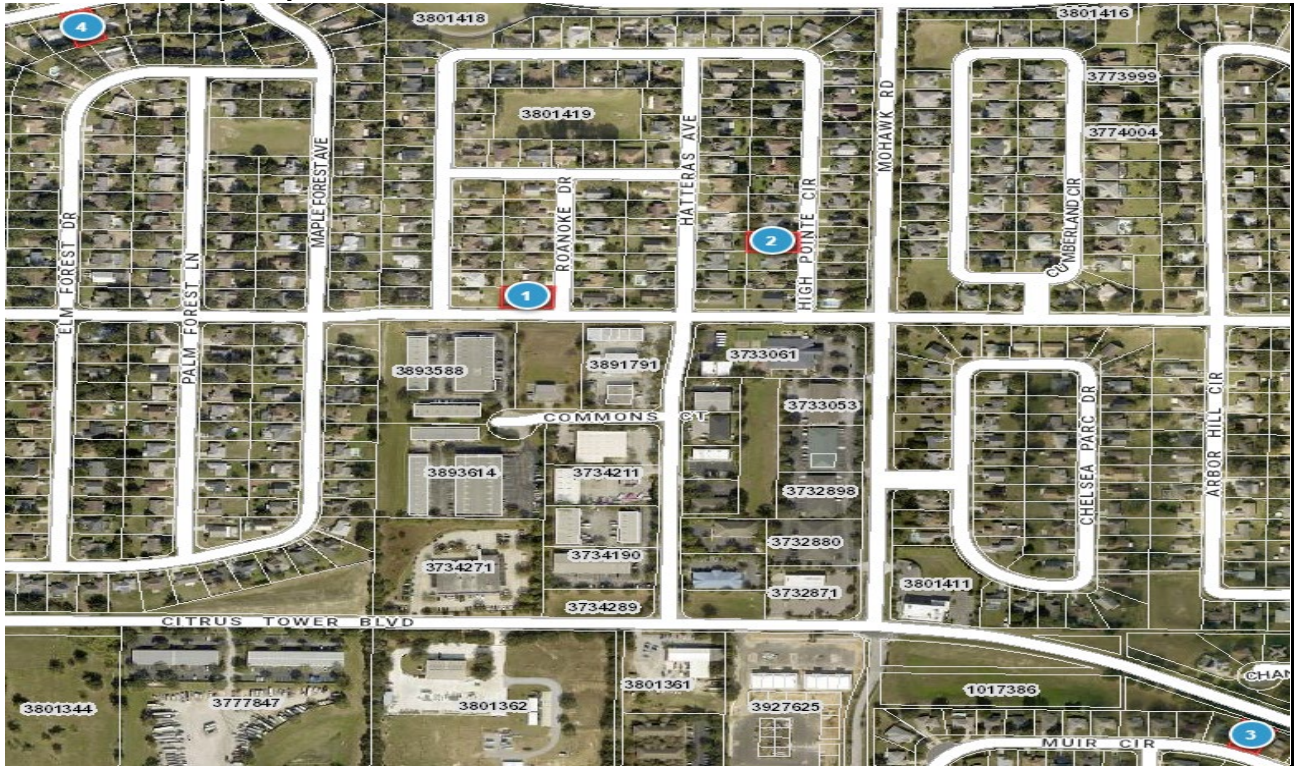
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: 

DATE 

2024-0516 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3726715	878 HIGH POINTE CIR MINNEOLA	-
2	Comp 1	3590821	813 FORESTWOOD DR MINNEOLA	0.41
3	Comp 2	3726316	925 ROANOKE DR MINNEOLA	0.14
4	Comp 3	3789942	1404 MUIR CIR CLERMONT	0.47
5				
6				
7				
8				

Alternate Key 3726715
Parcel ID 17-22-26-0805-000-08500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0516 Subject
PRC Run: 12/10/2024 By

Card # 1 of 1

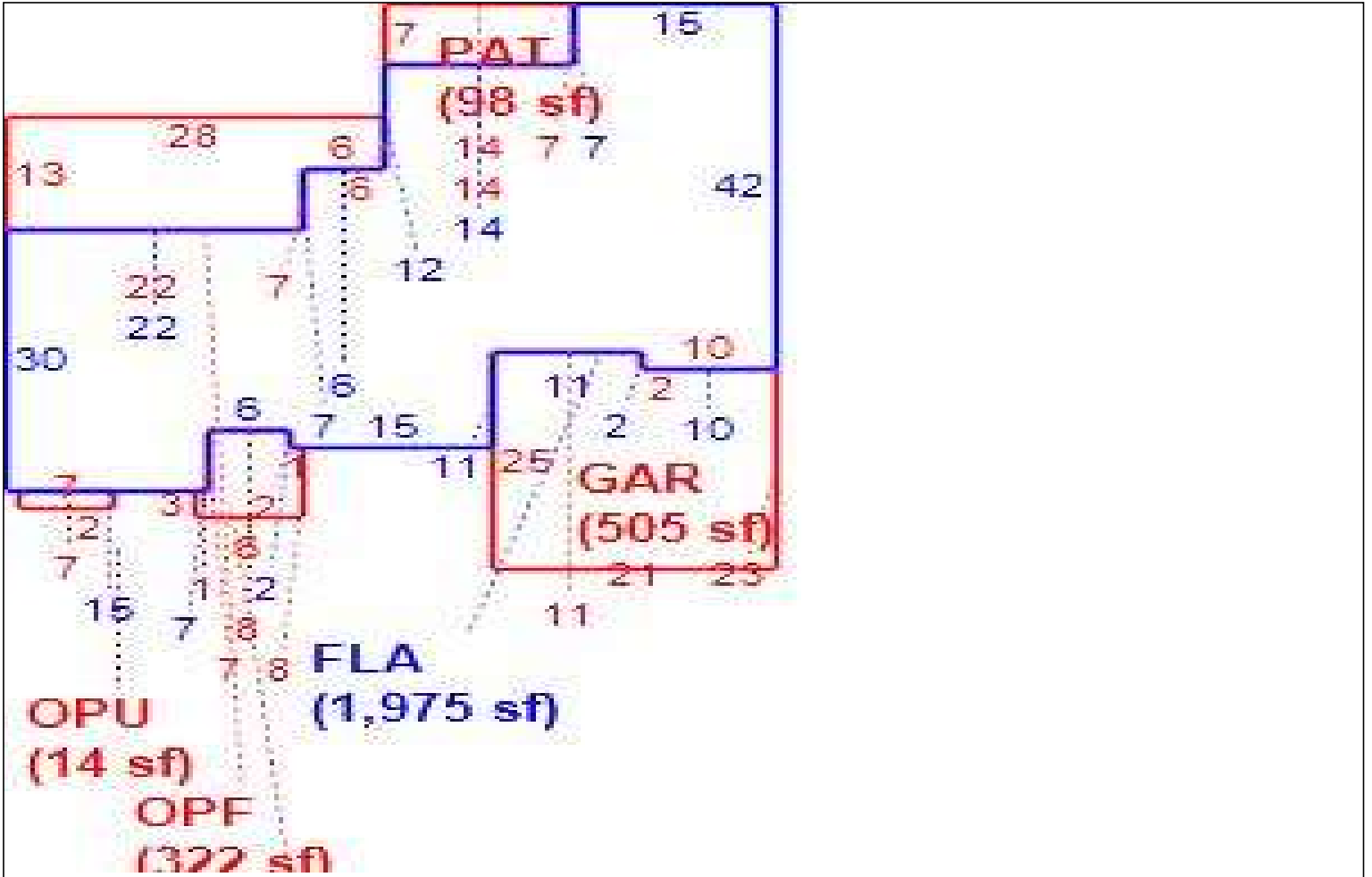
Current Owner		
HPA BORROWER 2017-1 ML LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606-6995

Property Location		
Site Address 878 HIGH POINTE CIR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 85 PB 37 PGS 19-20 ORB 5048 PG 127

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 297,022
Deprec Bldg Value 273,260		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,975	1,975	1,975	1997	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	505	0	1975	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	393	0	123.64	Wall Type	03	Heat Type	6
OPU	OPEN PORCH UNFINIS	0	14	0	297,022	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	98	0	VG	Roof Cover	3	Type AC	03
TOTALS		1,975	2,985	1,975	0				
					Building RCNLD	273,260			

Alternate Key 3726715
 Parcel ID 17-22-26-0805-000-08500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0516 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
POL2	SWIMMING POOL - RESIDENTIAL	216.00	SF	35.00	1997	1997	7560.00	85.00	6,426
PLD2	POOL/COOL DECK	316.00	SF	5.38	1997	1997	1700.00	70.00	1,190
SEN2	SCREEN ENCLOSED STRUCTURE	1103.00	SF	3.50	1997	1997	3861.00	40.00	1,544

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1998	9781783	08-01-1997	12-01-1997	2,000	0000	29X17 SEN			
1998	9780361	08-01-1997	12-01-1997	10,000	0000	POOL			
1998	9771428	07-01-1997	12-01-1997	111,696	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018000538	5048	0127	12-21-2017	WD	U	M	I					
2017093490	4993	1375	08-22-2017	WD	Q	Q	I					
2016119580	4864	0907	10-18-2016	WD	U	U	I					
	1534	0657	07-18-1997	WD	Q	Q	V					
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	
88,000	273,260	9,160	370,420	42470	327950	0.00	327950	370420	370,420	

Parcel Notes

03 QG FROM 500 FER 022703
 4864/907 CYNTHIA A HEINZ JOINED BY HER SPOUSE RICARDO J HERNANDEZ TO CYNTHIA A HEINZ TTEE OF THE CYNTHIA A HEINZ FAMILY TRS DTD 101816
 17X TRUST IS OKAY FOR HOMESTEAD-SCANNED-RRB 120116
 4993/1375 CYNTHIA A HEINZ INDIV & AS TTEE JOINED BY RICARDO J HERNANDEZ TO HP FLORIDA I LLC
 18 BEDS FROM 3 3FIX FROM 0 4FIX FROM 2 XFIX FROM 0 SFR IN GOOD COND PER MLS G4844695 CRA 110317
 5048/127 HP FLORIDA I LLC TO HPA BORROWER 2017-1 ML LLC
 5048/127 M SALE INCL AK3849919 AK3828322 AK3726715
 18VAB PETITION 2018-052 TJW 091418
 18VAB PETITION 2018-052 DENIED TJW 011019
 20TR KEYED FORWARDING ADDR OF 120 S RIVERSID EPLZ STE 2000 CHICAGO IL 60606 6995

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 3590821
Parcel ID 17-22-26-1205-000-04400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0516 Comp 1
PRC Run: 12/10/2024 By
Card # 1 of 2

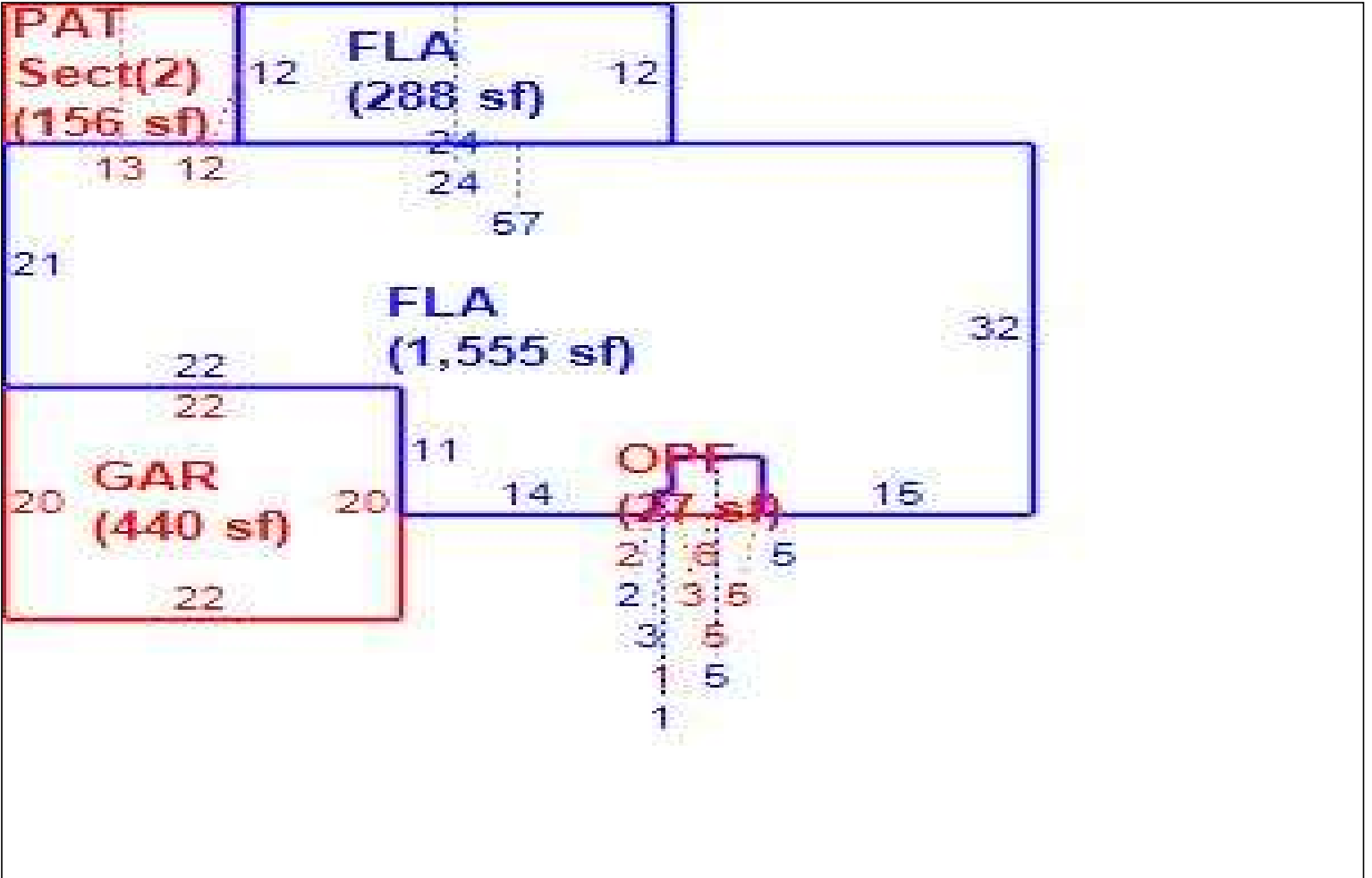
Current Owner		
TIWARI CHANDI		
813 FORESTWOOD DR		
MINNEOLA	FL	34715

Property Location		
Site Address 813 FORESTWOOD DR		
MINNEOLA FL 34715		
Mill Group	00MI	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	TDS 04-22-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASE 1B LOT 44 PB 35 PGS 8-9 ORB 6210 PG 1617

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 2 Replacement Cost 273,676 Deprec Bldg Value 251,782 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	1,843	1,843	1843	1995	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	440	0	124.05	Quality Grade	690	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	27	0	273,676	Wall Type	03	Heat Type	6		
					Condition	VG		Fireplaces	0		
					% Good	92.00					
					Functional Obsol	0		Foundation	3		
					Building RCNLD	251,782		Roof Cover	3	Type AC	03
TOTALS		1,843	2,310	1,843							

Alternate Key 3590821
 Parcel ID 17-22-26-1205-000-04400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0516 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 2

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
UBU3	UTILITY BLDG UNFINISHED	160.00	SF	7.50	2009	2009	1200.00	40.00	480

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	SALE	01-01-2021	04-22-2022	1	0099	CHECK VALUE			
2014	392-13-10	10-24-2013	04-03-2014	6,400	0002	REROOF SHINGLE	04-03-2014		
2006	546-05-09	08-31-2005	06-12-2006	1,700	0000	SHED 8X12			
1996	9403176	03-01-1995	12-01-1995	54,512	0000	SFR			
1995	9403176	07-01-1994	12-01-1994	54,512	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023112916	6210 1617	09-11-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000	
2021137353	5808 1552	09-29-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2021067468	5710 0126	04-30-2021	WD	U	37	I	316,500					
2018045194	5097 0829	04-12-2018	QC	U	U	I	75,900					
	1481 0214	11-01-1996	WD	Q	Q	I	86,000					
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	
88,000	256,678	480	345,158	0	345158	50,000.00	295158	320158	345,158	

Parcel Notes

99FC QG FROM 400 051899 RS
 02FC LAND FROM FF DUE TO SALES RS 102901
 03 QG FROM 475 FER 022503
 14FC CORRECT SKETCH FLA1 FROM 1579SF OPF3 FROM 39SF SPU4 TO FLA SIZE FROM 10X18 YR FROM 1996 ADD UBU 10X16 NPA SFR REROOFED SHINGLES CRA 040314
 5097/829 BRIAN J & LAURA MORREALE AND MELISSA A MONTI FKA MELISSA M MORREALE TO BRIAN J MORREALE MARRIED
 5710/126 BRIAN J & LAURA MORREALE TO OPENDOOR PROPERTY TRUST I
 21X COURTESY HX CARD SENT 062121
 18DS RESEARCH WIFE ADDED TO OWNERSHIP NO INFO FOUND ON SS# RRB 051718
 5808/1552 OPENDOOR PROPERTY TRUST I TO LUIS & ANGELA CRUZ HW
 22FC SFR GOOD COND ADD CAN5 TDS 042222
 23CC EFILE HX APP CP 012123
 6210/1617 LUIS & ANGELA CRUZ TO CHANDI TIWARI SINGLE
 24CC EFILE HX APP CP 121523

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Alternate Key 3726316
 Parcel ID 17-22-26-0805-000-05800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0516 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

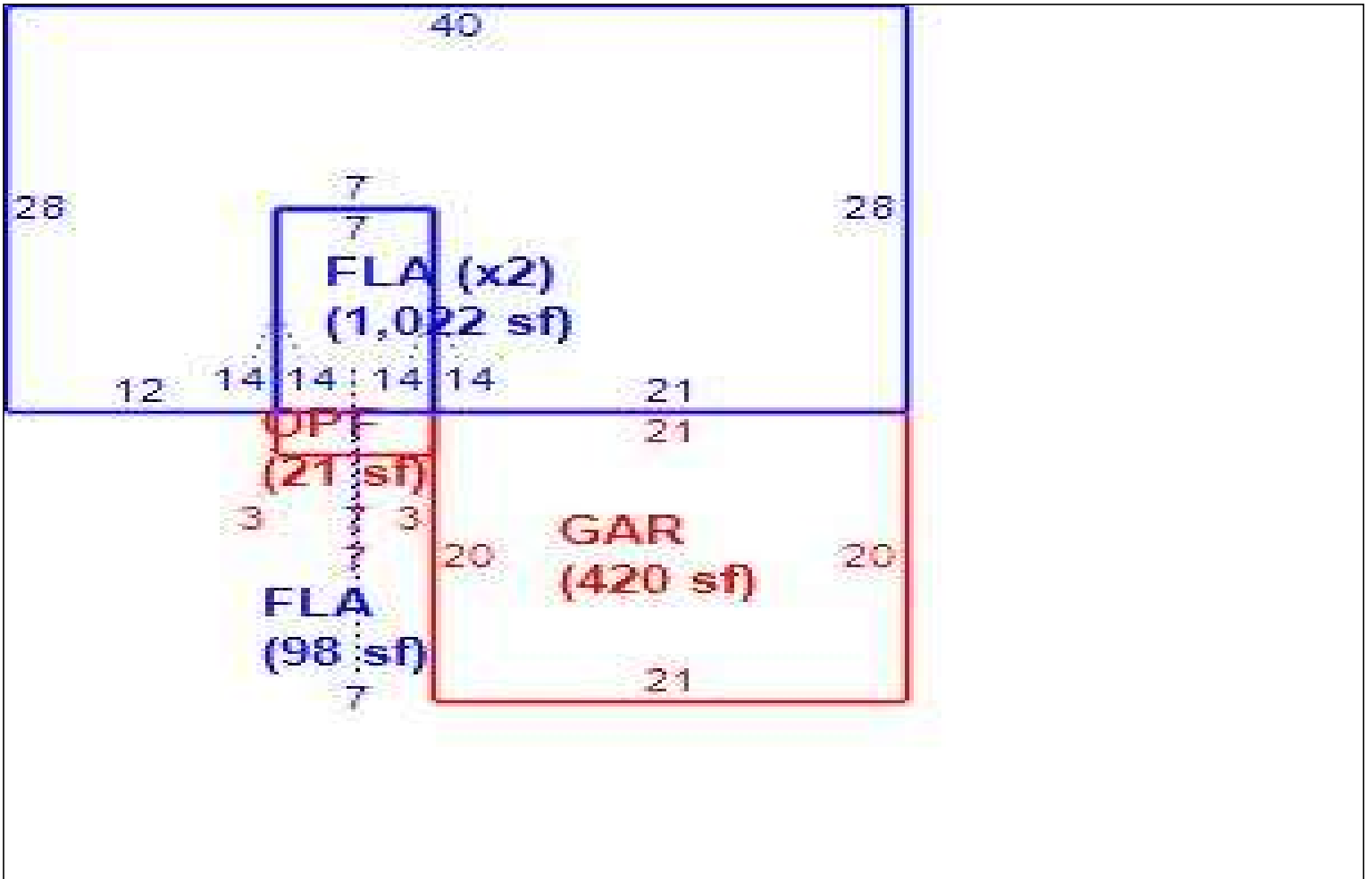
Current Owner		
HOMAN JAIMIE		
925 ROANOKE DR		
MINNEOLA	FL	34715

Property Location			
Site Address 925 ROANOKE DR			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 MINNEOLA, HIGH POINTE PHASE 2 SUB LOT 58 PB 37 PGS 19-20 ORB 6214 PG 1562

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 290,615 Deprec Bldg Value 281,897 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,142	2,142	2142	Effective Area	2142	No Stories	2.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	Base Rate	111.37	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	21	0	Building RCN	290,615	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,142	2,583	2,142	Building RCNLD	281,897				

Alternate Key 3726316
Parcel ID 17-22-26-0805-000-05800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0516 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
RTN2	RETAINING WALL	300.00	SF	2.16	2019	2019	648.00	87.50	567

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	563-19-06	06-25-2019	04-26-2020	9,200	0003	RTN 100LF	04-26-2020		
2006	675-05-12	11-28-2005	06-12-2006	1,886	0000	REMOVE & REPL FRONT DOOR			
2001	1	01-01-2000	03-06-2001	10	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023116383	6214 1562	09-19-2023	WD	Q	01	I	424,900	039	HOMESTEAD	2024	25000
2019021251	5240 1404	02-22-2019	WD	Q	Q	I	251,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018118895	5182 0558	10-05-2018	WD	U	U	I	243,200				
	4052 2463	07-11-2011	WD	U	U	I	140,000				
	4031 1892	04-05-2011	QC	U	U	I	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	
88,000	281,897	567	370,464	0	370464	50,000.00	320464	345464	370,480	

Parcel Notes

1885/1146 CORINNE C KIES AND JAMES D NAPIER JTWROS THEY MOVED HERE 112800 PER HX APPL
03 QG FROM 450 FER 022703
2504/423 JAMES DWAYNE NAPIER TO CORINNE C KIES
4018/2157 CT VS CORINNE C KIES PROP SOLD TO L S T C LLC TTEE OF TRUST NUMBER 1923 NO TRUST DATE GIVEN
4031/1892 LTSC LLC INDIV AND AS TTEE TO LAND TRS SERVICE CORP TRS NO 925 DTD 040511
4052/2463 LAND TRUST SERVICE CORP TTEE TO LORRAINE C FEINBERG
12 LISTING STATES NOT BANK OR SHORT SALE SAME DAY RESPONSE TO OFFERS MANY UPGRADES SCANNED FALLS IN LINE WITH QUALIFIED SALES CRA 022112
17WEB BEDS FROM 3 3FIX FROM 1 DLS 040317
5182/558 LORRAINE C & JASON FEINBERG TO OPENDOOR PROPERTY W32 LLC
5240/1404 OPENDOOR PROPERTY W32 LLC TO MARK CHAPMAN SINGLE
19X COURTESY HX CARD SENT 032219
20 MLS O5740412 ADT 100419
20 EAG FROM 2 2FIX FROM 1 ADT 100419
20X COURTESY HX CARD SENT 010320
20IT ADD 100LF X 3FT TALL RTN TO MISC ADT 042620
6214/1562 MARK CHAPMAN & ASHLEIGH SAPP TO JAIMIE HOMAN SINGLE
24CC EFILE HX APP CP 022724

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 3789942
 Parcel ID 20-22-26-1975-000-05500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0516 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

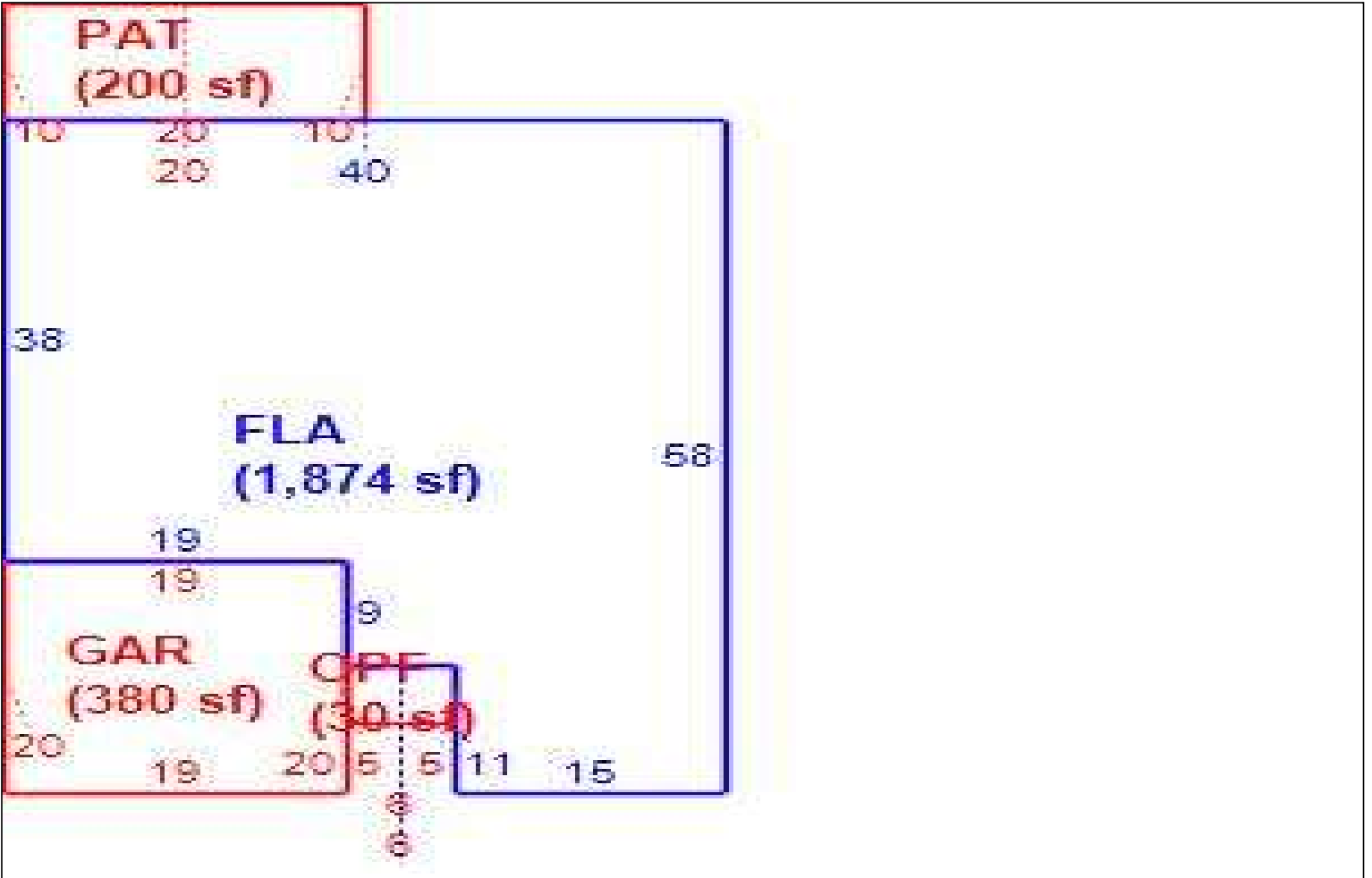
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1404 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
 CLERMONT, SKYVIEW SUB LOT 55 PB 42 PGS 69-70 ORB 6202 PG 1584

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 242,481
Deprec Bldg Value 235,207		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	2001				
GAR	GARAGE FINISH	0	380	0	Effective Area	1874	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	30	0	Base Rate	108.76	Quality Grade	670	Half Baths 0
PAT	PATIO UNCOVERED	0	200	0	Building RCN	242,481	Wall Type	03	Heat Type 6
TOTALS		1,874	2,484	1,874	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	235,207			

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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
POL2	SWIMMING POOL - RESIDENTIAL	276.00	SF	35.00	2009	2009	9660.00	85.00	8,211
PLD3	POOL/COOL DECK	325.00	SF	7.33	2009	2009	2382.00	70.00	1,667

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1177	03-22-2024		10,943	0002	PANEL ROOM 12X20			
2010	200900710	07-10-2009	04-06-2010	17,000	0003	POL	04-06-2010		
2002	110353	01-01-2001	09-04-2001	102,388	0000	SFR/1404 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106380	6202	1584	08-23-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	2956	1653	09-16-2005	QC	U	U	I	64,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2692	1514	05-22-2003	WD	Q	Q	I	132,500				
	2203	0872	10-29-2002	WD	Q	Q	I	117,000				
	1949	0725	05-16-2001	WD	Q	Q	I	120,800				
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	
88,000	235,207	9,878	333,085	0	333085	50,000.00	283085	308085	333,085	

Parcel Notes

1875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC
 1949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW
 2203/872 LUKE A JR & PATRICIA M SEPE HW
 03 QG FROM 525 FER 042803
 2692/1514 DAVID TRAWICK SINGLE
 2956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW
 10FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW
 24CC EFILE HX APP CP 082924

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