



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3781813*

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>2024-0527</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 2016-2 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 #	26-24-26-232000002900 16249 Wilkinson Dr
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"/> 5 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 # 2024-0527	Alternate Key: 3781813	Parcel ID: 26-24-26-2320-000-02900	
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 16249 WILKINSON DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name HPA borrower 2016-2 llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 341,519	\$ 341,519	
2. Assessed or classified use value, *if applicable	\$ 271,050	\$ 271,050	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 271,050	\$ 271,050	

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

Last Sale Date 5/24/2016 **Price:** \$180,500 Arm's Length Distressed Book 4788 Page 1276

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3781813	3789037	3720181	3772359
Address	16249 WILKINSON DR CLERMONT	16129 WILKINSON DR CLERMONT	1912 SHOAL CT CLERMONT	1706 WESTMINSTER TRL CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$390,000	\$325,000	\$310,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.60%	2.80%
Adjusted Sale		\$343,980	\$287,950	\$272,180
\$/SF FLA	\$155.24 per SF	\$153.56 per SF	\$227.81 per SF	\$222.37 per SF
Sale Date		4/6/2023	3/28/2023	5/17/2023
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	2,200	2,240	-2800	1,264	65520	1,224	68320
Year Built	2001	1999		1997		1999	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	3.0	2.0	10000	2.0	10000	2.0	10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	24 sf	28 sf		16 sf		16 sf	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	spu 360 sf	spu 200 sf		spu 240 sf		0	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 2.1%	7200	Net Adj. 26.2%	75520	Net Adj. 28.8%	78320
		Gross Adj. 3.7%	12800	Gross Adj. 26.2%	75520	Gross Adj. 28.8%	78320
Adj. Sales Price	Market Value \$341,519	Adj Market Value	\$351,180	Adj Market Value	\$363,470	Adj Market Value	\$350,500
	Value per SF 155.24						

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.

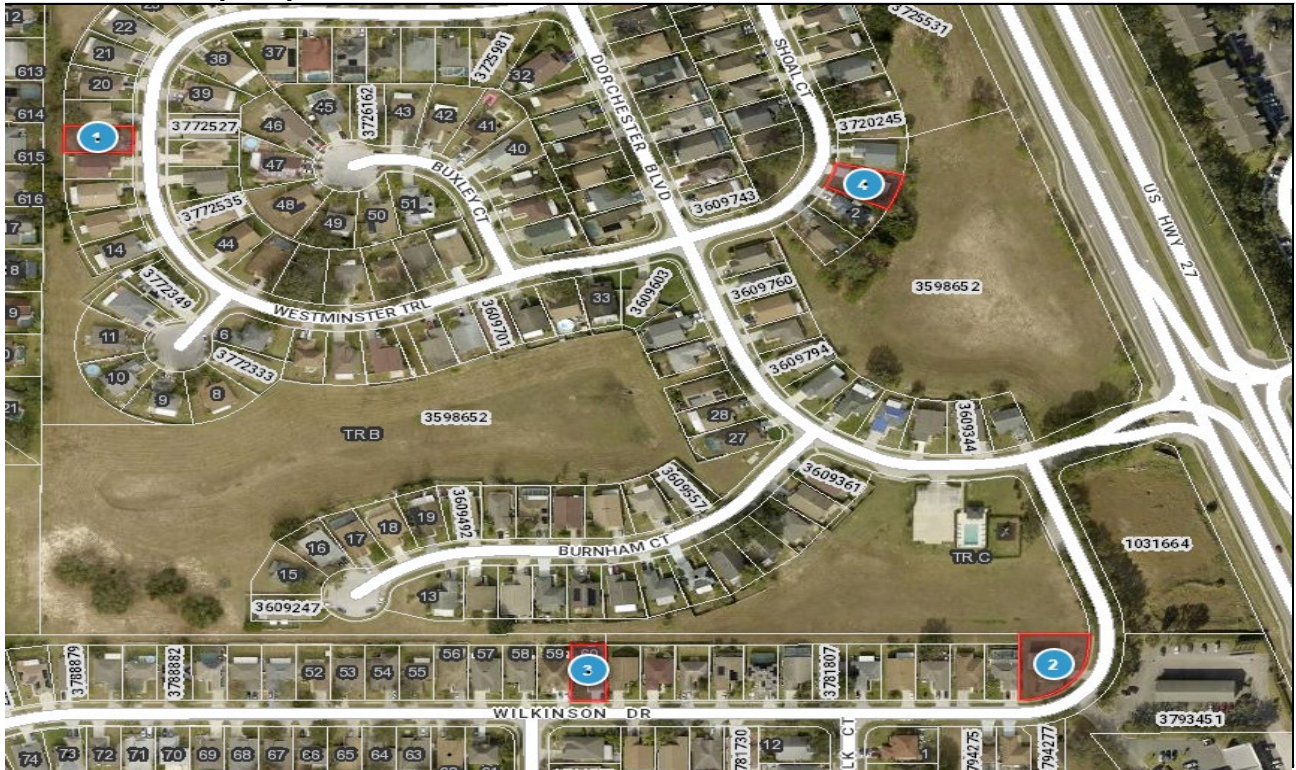
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohamed shariff

DATE 11/20/2024

2024-0527 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3772359	1706 WESTMINSTER TRL CLERMONT	same sub
2	subject	3781813	16249 WILKINSON DR CLERMONT	same sub
3	comp 1	3789037	16129 WILKINSON DR CLERMONT	same sub
4	comp 2	3720181	1912 SHOAL CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3781813
 Parcel ID 26-24-26-2320-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0527 Subject
 PRC Run: 12/3/2024 By

Card # 1 of 1

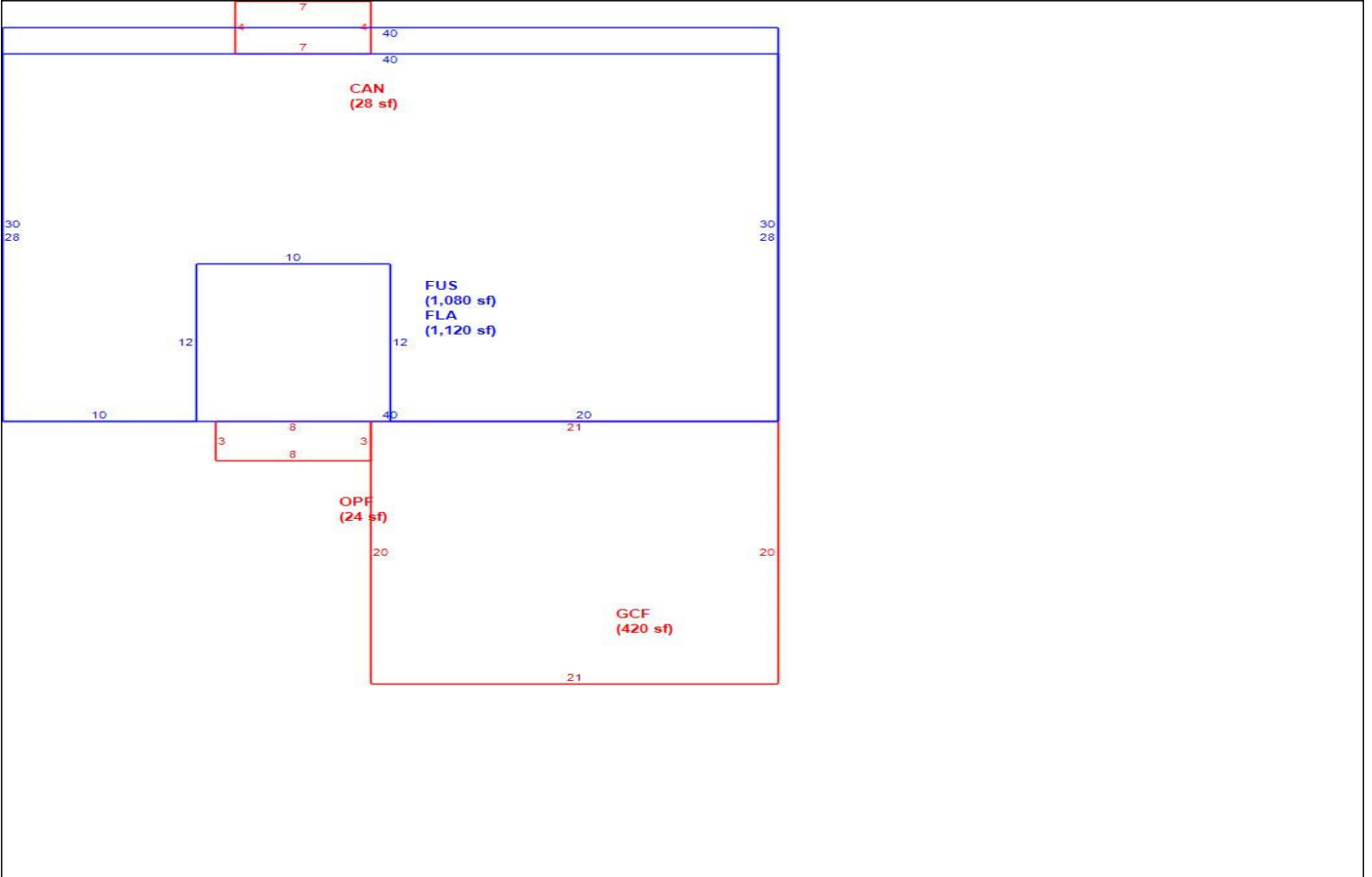
Current Owner	
HPA BORROWER 2016-2 LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

Property Location	
Site Address 16249 WILKINSON DR	
CLERMONT FL 34714	
Mill Group 0005	NBHD 0581
Property Use	
00100	SINGLE FAMILY
Last Inspection	
PJF	01-01-202

Legal Description	
WESTCHESTER PHASE 5 SUB LOT 29 PB 40 PGS 88-89 ORB 4840 PG 2013	

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500			
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 270,123
Deprec Bldg Value 262,019		Multi Story 1	



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	1,120	1,120	1120	2001	2200	No Stories	1.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,080	1,080	1080	103.12	103.12	Quality Grade	665	Half Baths	0
GAR	GARAGE FINISH	0	420	0	270,123	270,123	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	24	0	EX	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	28	0	97.00	97.00	Roof Cover	3	Type AC	03
TOTALS		2,200	2,672	2,200	0	0	Building RCNLD	262,019		

Alternate Key 3781813
 Parcel ID 26-24-26-2320-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0527 Subject
 PRC Run: 12/3/2024 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
2014 2002	SALE 2001060929	01-01-2013 07-23-2001	05-06-2014 02-05-2002	1 117,348	0099 0000	CHECK VALUE SFR/16249 WILKINSON DR	05-06-2014	

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2016100800	4840	2013	09-13-2016	WD	U	M	I	100				
2016057406	4788	1276	05-24-2016	WD	Q	Q	I	180,500				
2016036853	4764	1934	04-06-2016	PO	U	U	I	0				
	4398	0449	10-15-2013	WD	Q	Q	I	165,000				
	2033	0636	11-21-2001	WD	Q	Q	I	130,600				
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
79,500	262,019	0	341,519	70469	271050	0.00	271050	341519	313,069

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 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0527 Comp 1
 PRC Run: 12/3/2024 By

Card # 1 of 1

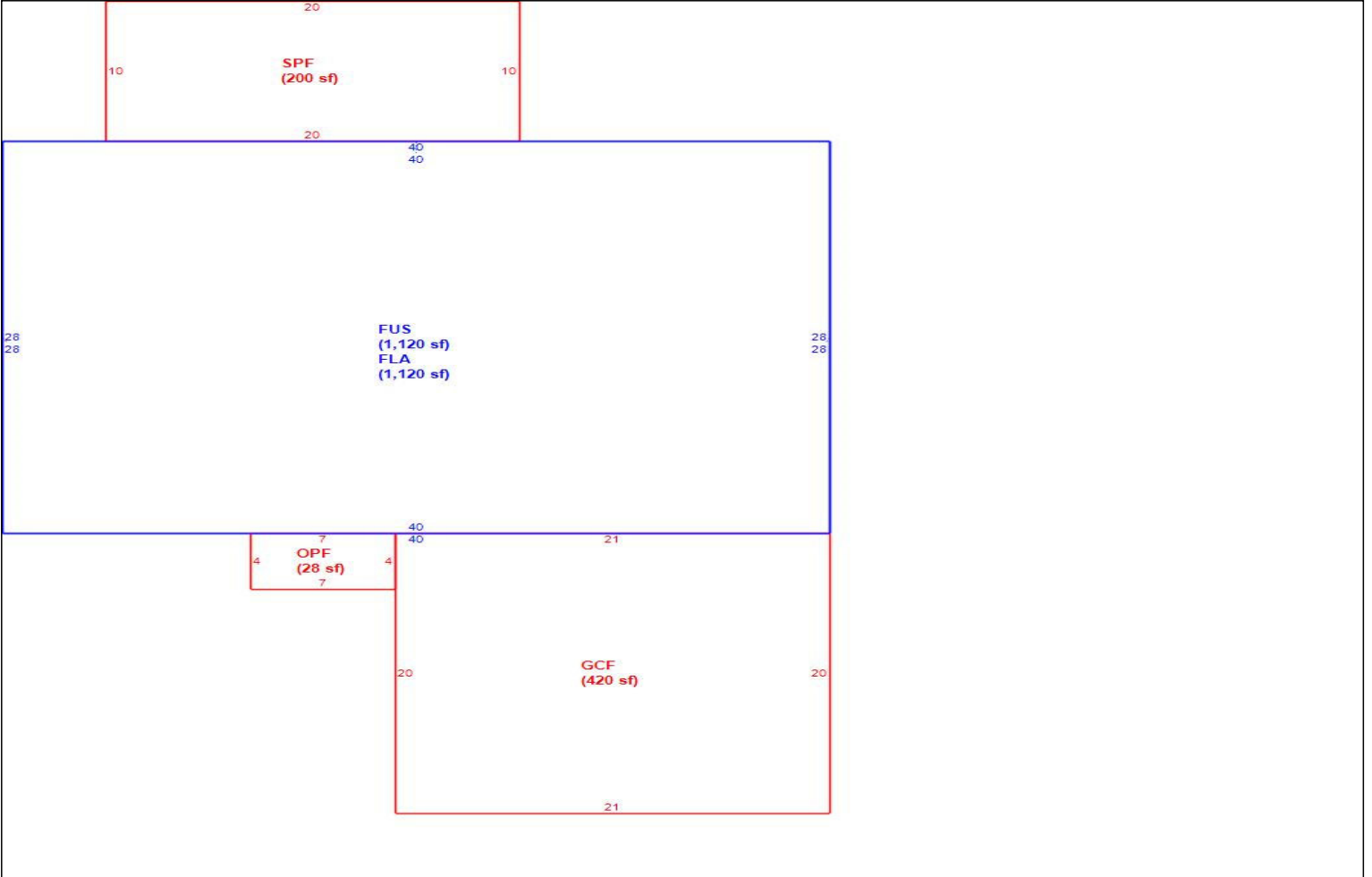
Current Owner		
MUIRA SHAQUILLE A		
16129 WILKINSON DR		
CLERMONT	FL	34714

Property Location		
Site Address 16129 WILKINSON DR		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTCHESTER PHASES 6 & 7 SUB LOT 60 PB 41 PGS 83-86 ORB 6121 PG 2086

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 271,896
Deprec Bldg Value 263,738		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,120	1,120	1120	Effective Area	2240	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,120	1,120	1120	Base Rate	102.70	Quality Grade	665	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	271,896	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	28	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	200	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,240	2,888	2,240	Building RCNLD	263,738	Roof Cover	3	Type AC	03

Alternate Key 3789037
 Parcel ID 26-24-26-2325-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0527 Comp 1
 PRC Run: 12/3/2024 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	
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014		
2014	SALECVD	01-01-2013	05-06-2014	1	0098	AVG N STANDARD	05-06-2014		
2005	SALE	01-01-2004	04-29-2005	1	0000	CHECK VALUE			
2000	1	01-01-1999	05-12-2000	1	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023040384	6121	2086	04-06-2023	WD	Q	01	I	390,000				
2016106777	4848	2087	10-03-2016	WD	Q	Q	I	200,000				
	4424	0415	12-12-2013	WD	Q	Q	I	177,000				
	3573	0646	12-31-2007	WD	U	U	I	176,000				
	3418	2010	04-12-2007	CT	U	U	I	0				
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	
79,500	263,738	0	343,238	0	343238	0.00	343238	343238	334,662	

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Alternate Key 3720181
Parcel ID 26-24-26-2305-000-00300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0527 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

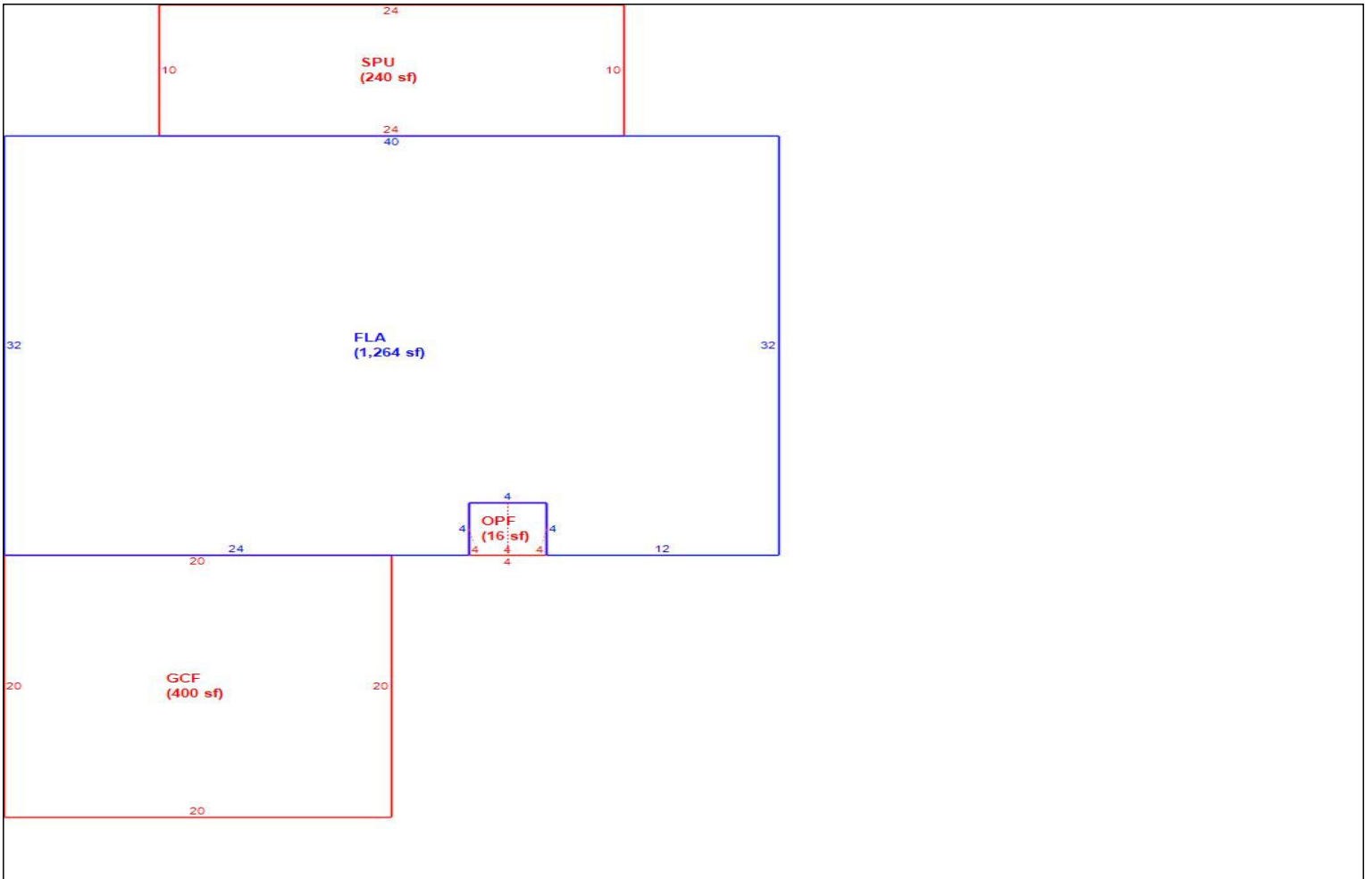
Current Owner			
RENIERIS GINA M			
1912 SHOAL CT			
CLERMONT	FL	34714	

Property Location			
Site Address 1912 SHOAL CT			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WESTCHESTER PHASE 2 SUB LOT 3 PB 37 PGS 27-28 ORB 6121 PG 1914

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 177,259
Deprec Bldg Value 171,941		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail								
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,264	1,264	1264	1997	1264	109.92	177,259	EX	97.00	0	171,941	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0									Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0									Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	240	0									Foundation	3	Fireplaces	0
TOTALS		1,264	1,920	1,264									Roof Cover	3	Type AC	03

Alternate Key 3720181
 Parcel ID 26-24-26-2305-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0527 Comp 2
 PRC Run: 12/3/2024 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	
2016	SALE	01-01-2015	03-28-2016	1	0099	CHECK VALUE	03-28-2016		
2002	00001	01-01-2001	06-13-2002	1	0000	CHECK VALUE			
1998	9790357	09-01-1997	12-01-1997	2,880	0000	24X10 SCRNM RM			
1998	7020442	02-01-1997	12-01-1997	67,080	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023040345	6121 1914	03-28-2023	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
2022021597	5897 0682	02-14-2022	CT	U	11	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4684 2166	09-11-2015	WD	Q	Q	I	139,000				
	3912 2024	05-26-2010	QC	U	U	I	26,428				
	3890 2202	02-25-2010	WD	U	U	I	71,300				
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	
79,500	171,941	0	251,441	0	251441	50,000.00	201441	226441	246,246	

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Alternate Key 3772359
 Parcel ID 26-24-26-2310-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0527 Comp 3
 PRC Run: 12/3/2024 By

Card # 1 of 1

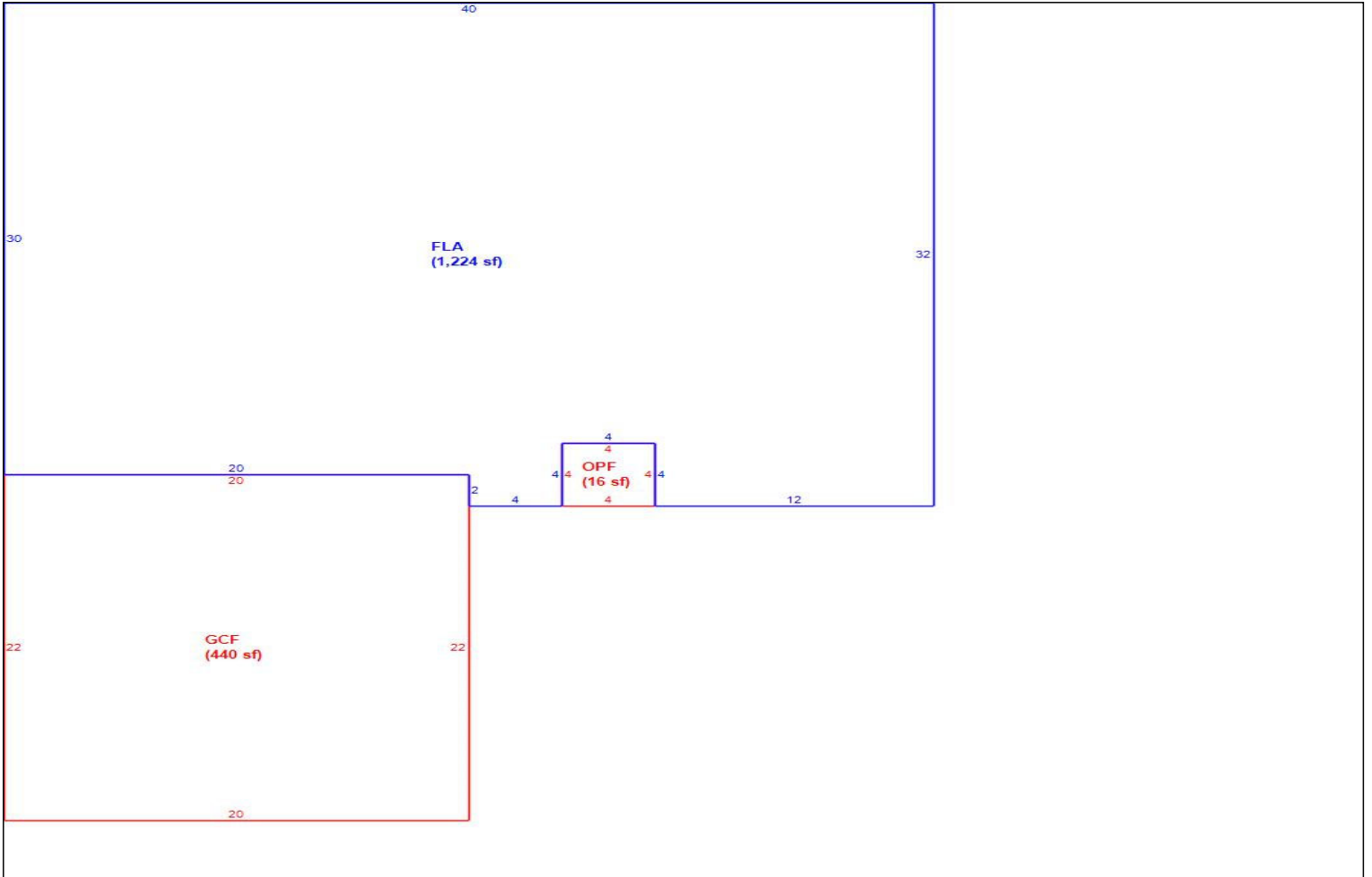
Current Owner		
BOUDREAUX NICHOLAS S		
1706 WESTMINSTER TRL		
CLERMONT	FL	34714

Property Location		
Site Address 1706 WESTMINSTER TRL		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
WESTCHESTER PHASE 3 SUB LOT 18 PB 38 PGS 56-57 ORB 6146 PG 827

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	26,500.00	0.0000	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 171,674
		Deprec Bldg Value	166,524
		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	1,224	1,224	1224	1999				
GAR	GARAGE FINISH	0	440	0	Effective Area	1224	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	16	0	Base Rate	110.05	Quality Grade	665	Half Baths 0
					Building RCN	171,674	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		1,224	1,680	1,224	Building RCNLD	166,524			

Alternate Key 3772359
 Parcel ID 26-24-26-2310-000-01800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0527 Comp 3
 PRC Run: 12/3/2024 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	
2000	9902004	03-16-1999	12-01-1999	68,000	0000	SFR/1706 WESTMINSTER TRL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023060285	6146	0827	05-17-2023	WD	Q	01	I	310,000	039	HOMESTEAD	2024	25000
2021071573	5715	0826	05-07-2021	WD	Q	01	I	237,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4294	1344	03-06-2013	WD	U	U	I	30,800				
	1740	0995	07-30-1999	WD	Q	Q	I	83,900				
	1594	0366	01-01-1998	WD	U	M	V	1				
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	
79,500	166,524	0	246,024	0	246024	50,000.00	196024	221024	241,009	

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