



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3797582

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition # (2024-0591), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (INV_HOME; IH6 Property Florida, LP), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (16220 North Scottsdale Rd, Ste 650), Phone (954-740-6240), Email (ResidentialAppeals@ryan.com), and checkboxes for property type and reason for petition.

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 # 2024-0591	Alternate Key: 3797582	Parcel ID: 07-22-26-1700-000-08200	
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 320 VALLEY EDGE DR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name IH6 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 330,857	\$ 330,857	
2. Assessed or classified use value, *if applicable	\$ 285,560	\$ 285,560	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 285,560	\$ 285,560	

*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#	3797582	3670752	3783439	3827330
Address	320 VALLEY EDGE DR MINNEOLA	601 PARK VALLEY CIR MINNEOLA	335 PEBBLE CT MINNEOLA	128 MAGELLAN CIR MINNEOLA
Proximity		1.21 Miles	1.42 Miles	0.65 Miles
Sales Price		\$390,000	\$399,000	\$405,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.00%	0.80%
Adjusted Sale		\$331,500	\$347,130	\$347,490
\$/SF FLA	\$193.94 per SF	\$204.25 per SF	\$203.71 per SF	\$213.45 per SF
Sale Date		12/5/2023	7/14/2023	10/23/2023
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	1,706	1,623	4150	1,704	100	1,628	3900
Year Built	2001	1996		2000		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	N	0	Y	-20000
Fireplace	0	0	0	0	0	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. 4.8%	-15850	Net Adj. 0.0%	100	-Net Adj. 4.6%	-16100
		Gross Adj. 7.3%	24150	Gross Adj. 0.0%	100	Gross Adj. 6.9%	23900
Adj. Sales Price	Market Value \$330,857	Adj Market Value	\$315,650	Adj Market Value	\$347,230	Adj Market Value	\$331,390
	Value per SF 193.94						

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.

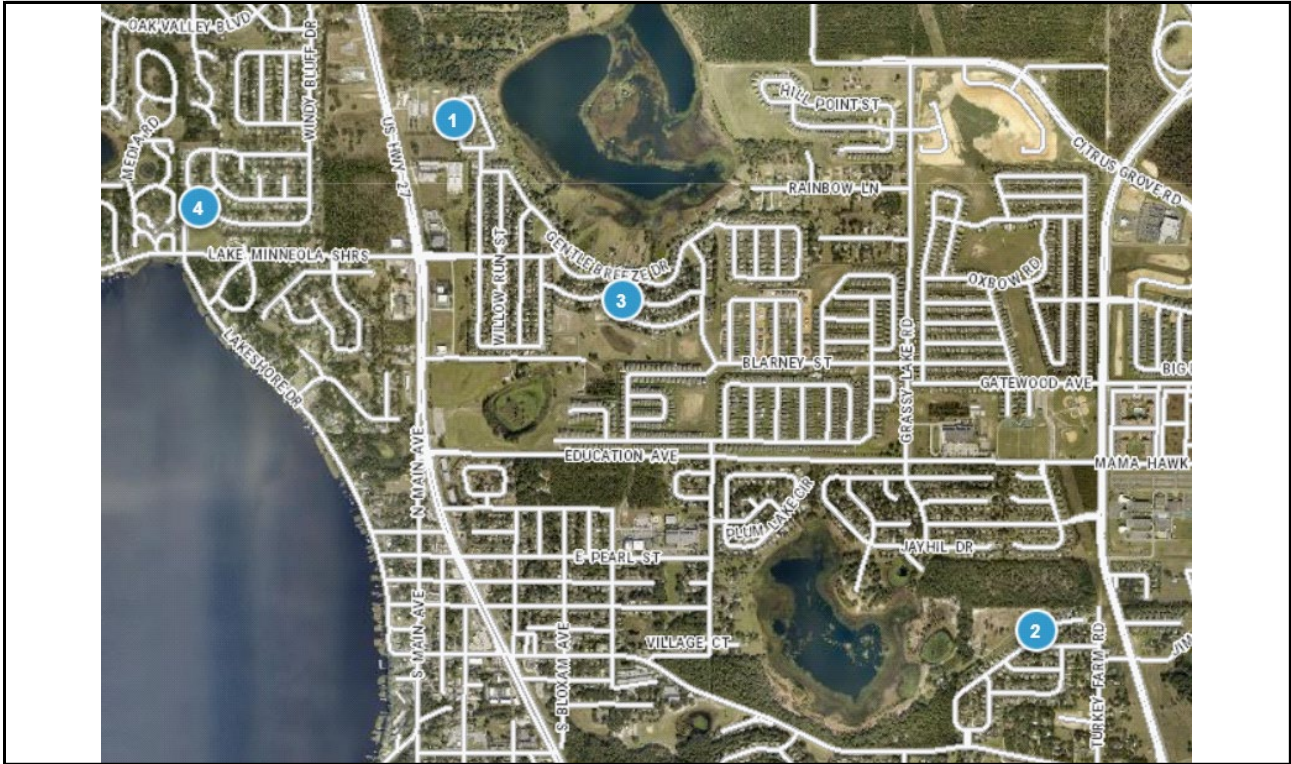
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0591 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3827330	128 MAGELLAN CIR MINNEOLA	0.65
2	Comp 2	3783439	335 PEBBLE CT MINNEOLA	1.42
3	Subject	3797582	320 VALLEY EDGE DR MINNEOLA	-
4	Comp 1	3670752	601 PARK VALLEY CIR MINNEOLA	1.21
5				
6				
7				
8				

Alternate Key 3797582
 Parcel ID 07-22-26-1700-000-08200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0591 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

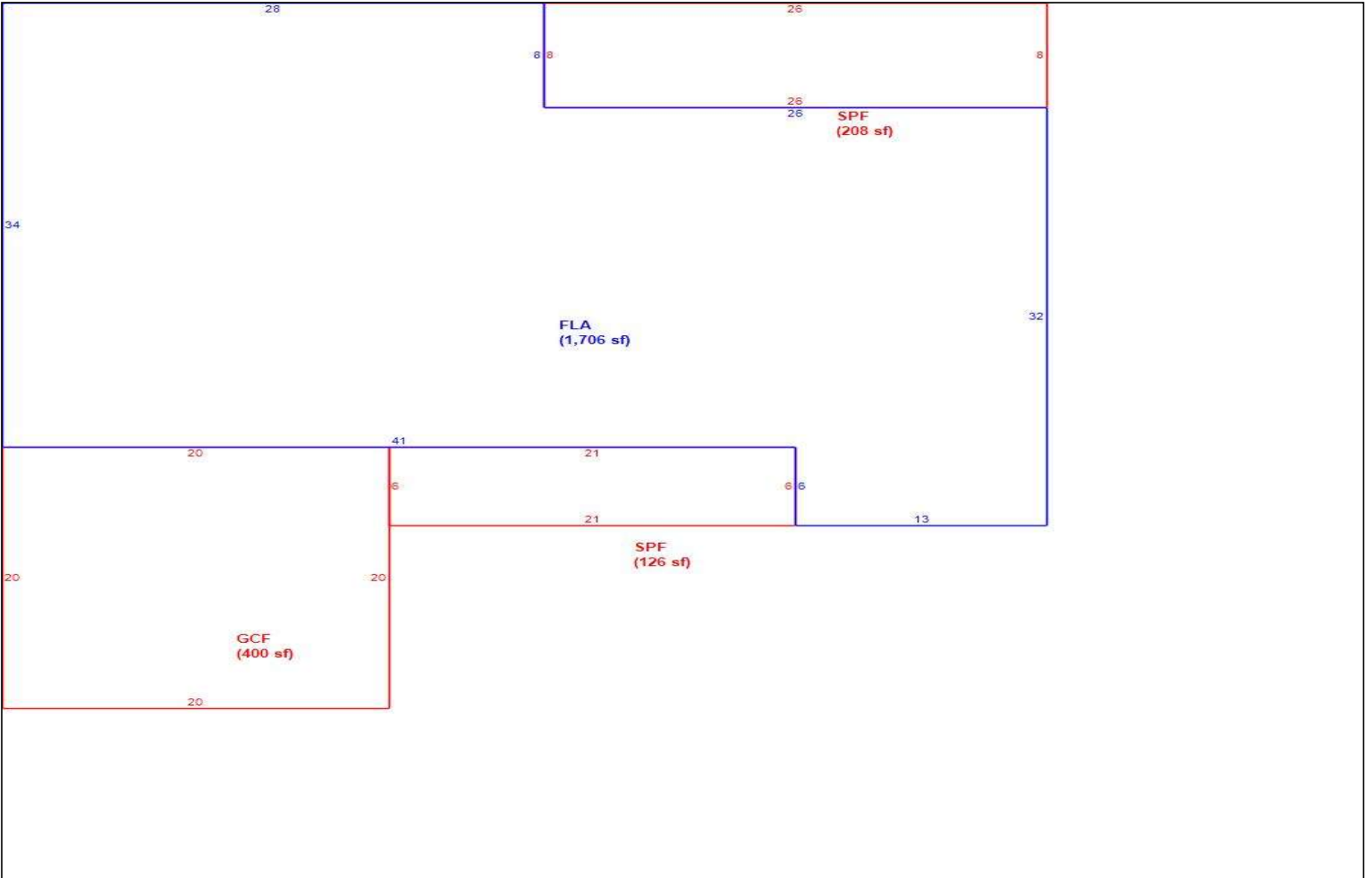
Current Owner		
IH6 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 320 VALLEY EDGE DR MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, QUAIL VALLEY PHASE 1 SUB LOT 82 PB 44 PG 36-38 ORB 4931 PG 1574

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	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 261,708
		Deprec Bldg Value 253,857	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	Effective Area	1706	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	124.47	Quality Grade	690	Half Baths	0
SPF	SCREEN PORCH FINIS	0	334	0	Building RCN	261,708	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		1,706	2,440	1,706	Building RCNLD	253,857				

Alternate Key 3797582
 Parcel ID 07-22-26-1700-000-08200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0591 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2017041837	4931	1574	04-13-2017	WD	Q	Q	I	194,000				
2016037560	4765	1744	03-31-2016	WD	U	U	I	168,000				
	1945	1953	04-27-2001	WD	Q	Q	I	126,900				
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	
77,000	253,857	0	330,857	45297	285560	0.00	285560	330857	270,689	

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 3670752
Parcel ID 12-22-25-1600-000-00300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0591 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

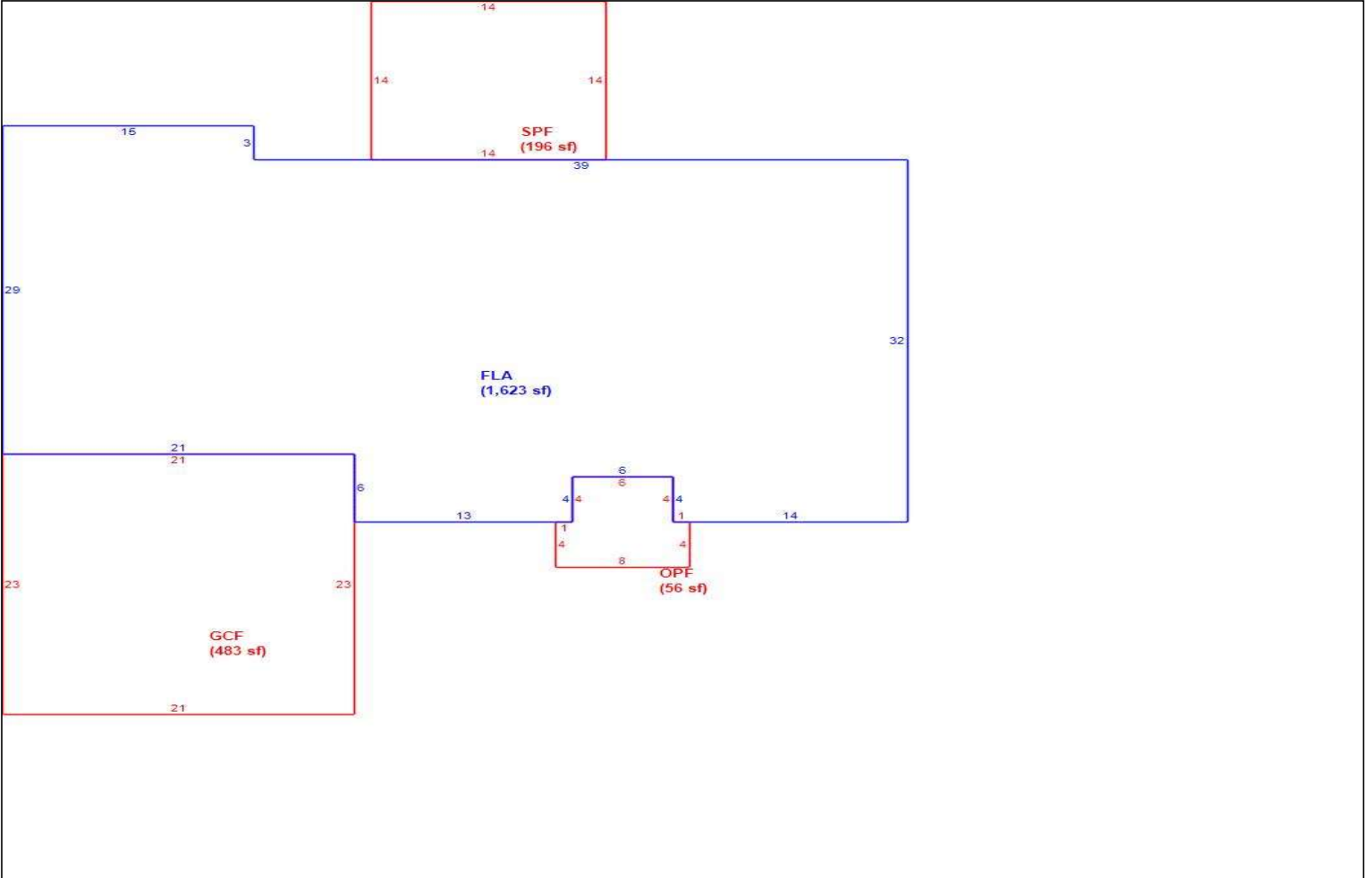
Current Owner		
THORNE JOHN & JULIA		
601 PARK VALLEY CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 601 PARK VALLEY CIR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0513	
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 01-24-201

Legal Description
MINNEOLA, PARK RIDGE ON LAKE MINNEOLA PHASE 1 SUB LOT 3 PB 36 PGS 35-36 ORB 6255 PG 274

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	30,500.00	0.0000	3.00	1.000	1.000	0	91,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		91,500		
Classified Acres		0		Classified JV/Mkt		91,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 214,859
		Deprec Bldg Value 208,413	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,623	1,623	1623	Effective Area	1623	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	483	0	Base Rate	106.22	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	56	0	Building RCN	214,859	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	196	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,623	2,358	1,623	Building RCNLD	208,413					

Alternate Key 3670752
 Parcel ID 12-22-25-1600-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0591 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
POL2	SWIMMING POOL - RESIDENTIAL	351.00	SF	35.00	2002	2002	12285.00	85.00	10,442
PLD2	POOL/COOL DECK	507.00	SF	5.38	2002	2002	2728.00	70.00	1,910
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2004	2004	5712.00	52.50	2,999

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	9-12-01	01-19-2012	02-04-2013	2,810	0003	STORAGE UNIT	02-04-2013		
2003	0005-02-01BE	01-01-2002	04-05-2003	16,904	0000	13X27 POOL			
1997	120926	01-01-1996	12-01-1996	83,265	0000	SFR 601 PARK VALLEY CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023150051	6255	0274	12-05-2023	WD	Q	01	I	390,000			
2018004736	5053	0372	01-05-2018	WD	Q	Q	I	205,000			
	4705	2237	11-10-2015	QC	U	U	I	100			
	4692	0132	09-25-2015	WD	Q	Q	I	170,000			
	3318	0123	11-17-2006	WD	Q	Q	I	260,000			
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	
91,500	208,413	15,351	315,264	0	315264	0.00	315264	315264	308,965	

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Alternate Key 3783439
Parcel ID 17-22-26-0300-000-03100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0591 Comp 2
PRC Run: 12/9/2024 By
Card # 1 of 1

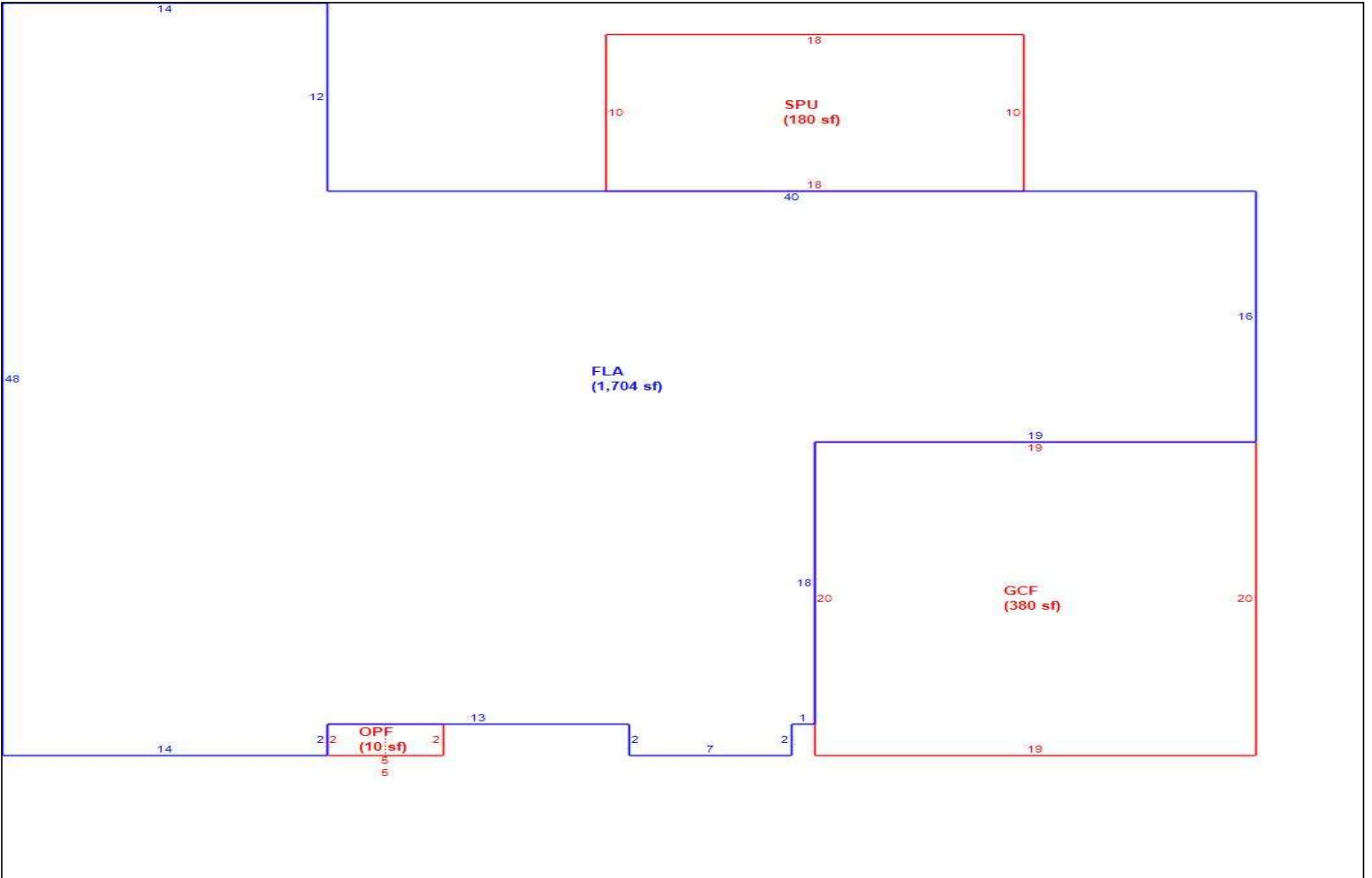
Current Owner		
FERMIN EDRIANA B & ROGERIO DE SOUZA		
335 PEBBLE CT		
MINNEOLA	FL	34715

Property Location			
Site Address 335 PEBBLE CT			
MINNEOLA		FL 34715	
Mill Group	00MI	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MINNEOLA, COUNTRY RIDGE LOT 31 PB 40 PG 97-99 ORB 6186 PG 1355

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 273,392	Deprec Bldg Value 265,190	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,704	1,704	1704	Effective Area	1704	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	132.51	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	10	0	Building RCN	273,392	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,704	2,274	1,704	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	265,190	Type AC	03		

Alternate Key 3783439
 Parcel ID 17-22-26-0300-000-03100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0591 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	05-15-2020	1	0099	CHECK VALUE	05-15-2020		
2001	9980084	01-01-2000	08-16-2000	1	0000	SFR/335 PEBBLE CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023092886	6186	1355	07-14-2023	WD	Q	01	I	399,000				
2019024451	5244	1028	02-22-2019	WD	Q	Q	I	236,000				
	1807	1948	03-23-2000	WD	Q	Q	I	100,200				
	1730	1465	06-18-1999	WD	U	M	V	134,000				
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	265,190	0	353,190	0	353190	0.00	353190	353190	326,763	

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Alternate Key 3827330
 Parcel ID 06-22-26-1700-000-39400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0591 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2007	2007	15456.00	85.00	13,138
PLD2	POOL/COOL DECK	834.00	SF	5.38	2007	2007	4487.00	70.00	3,141
SEN2	SCREEN ENCLOSED STRUCTURE	2140.00	SF	3.50	2007	2007	7490.00	60.00	4,494
UBF2	UTILITY BLDG FINISHED	90.00	SF	7.50	2007	2007	675.00	60.00	405

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY03	01-01-2023		1	0030	V1			
2008	420-06-12	05-19-2007	03-13-2008	40,379	0000	POL FOR 08	03-13-2008		
2008	171-07-05	05-01-2007	03-13-2008	8,000	0000	ENCL LANAI	03-13-2008		
2008	148-07-04	04-16-2007	03-13-2008	2,781	0000	SHED	03-13-2008		
2008	0045-07-01	01-29-2007	03-14-2008	1,000	0000	PATIO DOOR REPL			
2008	0026-07-01	01-18-2007	03-13-2008	6,000	0000	SEN 26X45	03-13-2008		
2007	420-06-12	12-15-2006	05-19-2007	40,379	0000	POL & DEC			
2005	522-04-06BEP	05-27-2004	10-26-2004	101,724	0000	SFR 128 MAGELLAN CIR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023131755	6232	1787	10-23-2023	WD	Q	01	I	405,000	039	HOMESTEAD	2024	25000
	2681	2462	10-15-2004	WD	Q	Q	I	153,400	059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00	

Value Summary									
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
77,000	239,636	21,178	337,814	0	337814	50,000.00	287814	312814	256,294

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