

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3825/48

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.

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Petition # 20	024-0617	County Lake		ax year 2024	Date received %/224
		MPLIZITED BYAN	RENGIMMER		
PART 1. Taxpaye					
	_HOME; THR Florida, LP		Representative: R	yan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd Scottsdale, AZ 85254	, Ste 650	Parcel ID and physical address or TPP account #	0823261206- 13639 Via Ro	
Phone 954-740-62	240		Email	ResidentialA	ppeals@ryan.com
The standard way t	o receive information is by U	IS mail. If possible	e, I prefer to receive	e information b	oy 🗹 email 🗌 fax.
	petition after the petition dead at support my statement.	dline. I have attac	hed a statement o	f the reasons I	filed late and any
your evidence to evidence. The \ Type of Property	the hearing but would like my to the value adjustment board of /AB or special magistrate ruli Res. 1-4 units Industrial Res. 5+ units Agricultura	clerk. Florida law a ing will occur unde	llows the property a r the same statutor	ppraiser to cro y guidelines as harge	ss examine or object to your
PART 2. Reason			one, file a separa		
Real property v	alue (check one) // decrease		Denial of exen	nption Select o	
Tangible persona return required b	rent reduction t substantially complete on J al property value (You must y s.193.052. (s.194.034, F.S for catastrophic event	have timely filed a	(Include a date a_Qualifying impro	e-stamped cop vement (s. 193. ontrol (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time by the request	this is a joint petition. Attach that they are substantially s (in minutes) you think you ne ted time. For single joint petition	similar. (s. 194.01 eed to present you	1(3)(e), (f), and (g) r case. Most hearin	, F.S.) Igs take 15 mir	nutes. The VAB is not bound
group.	or I will not be available to a	attend on specific	dates. I have attac	hed a list of da	ates.
evidence directly to appraiser's evidence	to exchange evidence with to the property appraiser at le ce. At the hearing, you have	east 15 days befor the right to have	e the hearing and witnesses sworn.	make a writter	n request for the property
of your property re- information redacted	, regardless of whether you i cord card containing informa ed. When the property appra I how to obtain it online.	ation relevant to th	e computation of y	our current as	sessment, with confidential

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.**

DADT 2 Townsyor Signature		
PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you	are authorizing a representative listed in pa	art 5 to represent you
without attaching a completed power of attorney or author		
Written authorization from the taxpayer is required for acc collector.	cess to confidential information from the pro	operty appraiser or tax
I authorize the person I appoint in part 5 to have acces	ss to any confidential information related to	this petition.
Under penalties of perjury, I declare that I am the owner of		
petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
DADT 4. Employees Atterney, or Licensed Drefessions	1 Cinerature	
PART 4. Employee, Attorney, or Licensed Professiona Complete part 4 if you are the taxpayer's or an affiliated	al Signature	wing licensed
representatives.	entity's employee of you are one of the folic	wing icensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	ntity).
A Florida Bar licensed attorney (Florida Bar number _		
A Florida real estate appraiser licensed under Chapter	er 475, Florida Statutes (license number —	<u>RD6182)</u> .
A Florida real estate broker licensed under Chapter 4	175, Florida Statutes (license number).
A Florida certified public accountant licensed under C	hapter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer	is required for access to confidential informa	ation from the property
appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorizat		•
am the owner's authorized representative for purposes o		-
under s. 194.011(3)(h), Florida Statutes, and that I have	read this petition and the facts stated in it a	ire true.
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative n		
☐ I am a compensated representative not acting as one AND (check one)	of the licensed representatives or employed and the licensed and the licensed representatives or employed and the licensed and t	ees listed in part 4 above
Attached is a power of attorney that conforms to the taxpayer's authorized signature OR I the taxpayer's authorized signature OR I the taxpayer's authorized signature of taxpayer's authorized signayer's authorized signayer's authorized signature of ta		, executed with the
I am an uncompensated representative filing this peti	tion AND (check one)	
the taxpayer's authorization is attached OR 🔲 the ta	expayer's authorized signature is in part 3 of	
I understand that written authorization from the taxpayer appraiser or tax collector.		this form.
	is required for access to confidential inform	
Under penalties of perjury, I declare that I am the owner becoming an agent for service of process under s. 194.0 facts stated in it are true.	's authorized representative for purposes of	nation from the property f filing this petition and of
becoming an agent for service of process under s. 194.0 facts stated in it are true.	's authorized representative for purposes of 011(3)(h), Florida Statutes, and that I have r	nation from the property f filing this petition and of read this petition and the
becoming an agent for service of process under s. 194.0	's authorized representative for purposes of	nation from the property f filing this petition and of

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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				RES	SIDENTIA	L			
The Petitioner is: □ apayer of Record ☑ Tapayer's agent Property Address 13639 VIA ROMA CIR CLERMONT Owner Name THR FLORIDA LP Value from TRIM Notice Value before Board Action Value presented by Prop Appr Value after Board Action Value presented by Prop Appr 1. Just Value, required \$ 445,765 \$ 445,765 \$ 445,765 \$ 445,765 2. Assessed or classified use value, 'ff applicable \$ 393,830 \$ 393,830 \$ 393,830 3. Exempt value, "enter "0" if none \$ 393,830 \$ 393,830 \$ 393,830 4. Taxable Value, "required \$ 393,830 \$ 393,830 \$ 393,830 */I values entered should be county taxable values, School and other taxing authority values may differ. Last Sale Date 4/22/2013 Price: \$ 218,000 Arm's Length Debressed Book 4314 Page _ aoz Atk# 3825144 3825144 3825165 3789618 3203 VIA ROMA CIR Address 13639 VIA ROMA CIR CLERMONT CLERMONT CLERMONT CLERMONT CLERMONT 13203 VIA ROMA CIR Sales Price \$ 550,000 \$ 550,000 \$ 5520,100 \$ 5520,	Petition #		2024-0617		Alternate K	ey: 3825148	Parcel II	D: 08-23-26-12	06-000-10900
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Adi Sales Price					31390	Gross Adj. 0.4%	2170	Gross Adj. 3.8%	17350
Auj. Sales Price Value per SF 185.20		Market Value	\$445,765	Adj Market Value	\$481,460	Adj Market Value	\$488,500	Adj Market Value	\$478,070
	Adj. Sales Price	Value per SF	185.20						

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.

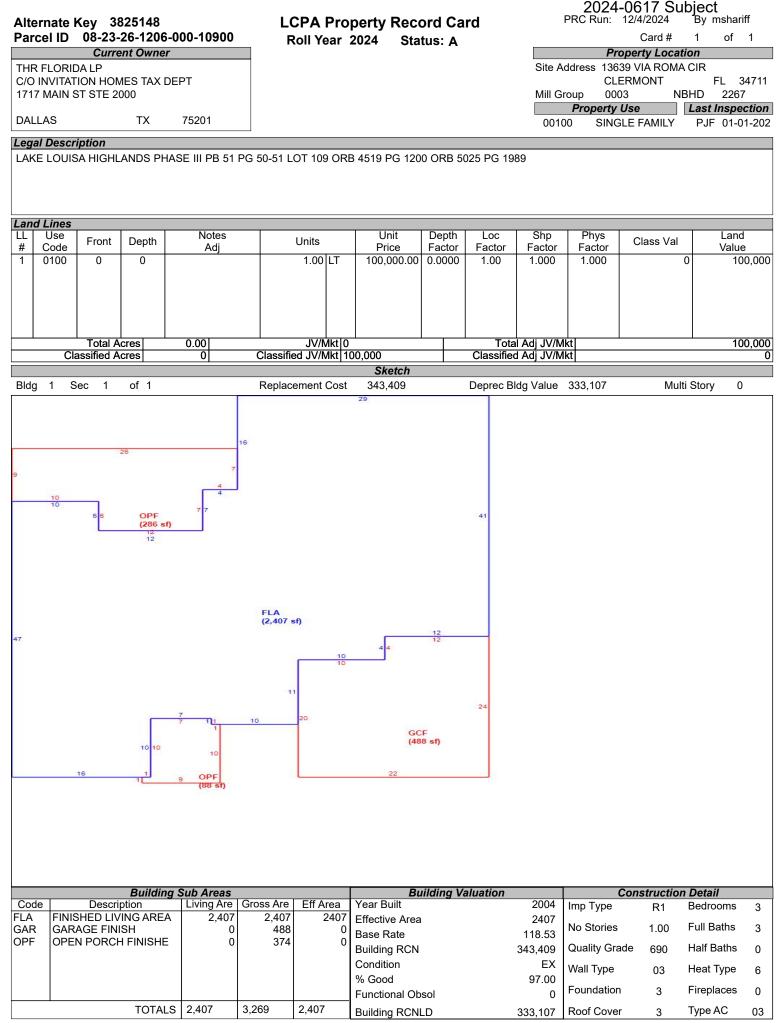
DEPUTY: Mohamed Shariff

DATE 11/21/2024

2024-0617 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3825148	13639 VIA ROMA CIR CLERMONT	same sub
2	comp 1	3825144	13609 VIA ROMA CIR CLERMONT FL	same sub
3	comp 2	3825165	13618 VIA ROMA CIR CLERMONT	same sub
4	comp 3	3789618	13203 VIA ROMA CIR CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3825148 Parcel ID 08-23-26-1206-000-10900

100,000

333,107

12,658

445,765

LCPA Property Record Card Roll Year 2024 Status: A

2024-0617 Subject PRC Run: 12/4/2024 By mshariff

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Desci	ription	Units	-	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL POOL/COOL DECK SCREEN ENCLOSED STRUCTURE		288.00 426.00	SF SF SF	35.00 5.38 3.50	2004 2004 2004	2004 2004 2004	10080.00 2292.00 4736.00	85.00 70.00	8,568 1,604 2,486				
	I		1 1	B	uilding Per	mits								
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amount			Description	1	Review Date	CO Date				
2005 2005 2005	2004101668 2004061594 2004040153	10-29-2004 06-30-2004 05-17-2004	01-03-2005 01-03-2005 01-03-2005		200 0000 000 0000	POOL ENCI POOL & DE SFR 13639								
		Sales	Information					Exem	ptions					

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025 4519 4314 2535	1989 1200 0802 2328	11-09-2017 08-14-2014 04-22-2013 03-19-2004	WD WD WD WD	U U Q Q	M M Q Q	 V	100 100 218,000 28,000				
										Total		0.00
						Val	ue Summ	ary				
Land Value Bldg	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Prev	ious Valu

393830

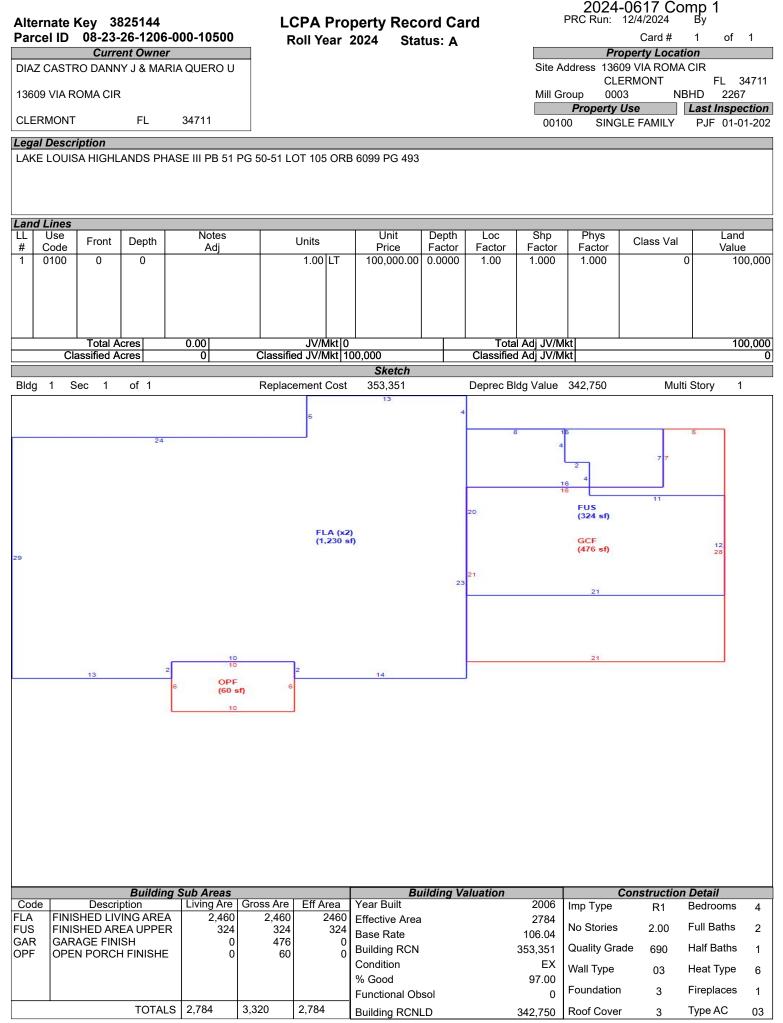
0.00

393830

445765

367,439

51935



Alternate	Key	3825144
Parcel ID	08-2	23-26-1206-000-10500

100,000

342,750

22.478

465.228

LCPA Property Record Card Roll Year 2024 Status: A

2024-0617 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Descr	iption	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
POL2		SWIMMING POOL - RESIDENTIAL POOL/COOL DECK POOL UPGRADE		SF SF UT	35.00 5.38 6000.00	2007 2007 2007	2007 2007 2007	2007 6763.00		12,644 4,734 5,100			
Roll Yea		Lagua Data	Comm Data	Amour	Building Per	mits	Description	- 1	Review Date	CO Date			
2008 2008 2007 2006	2007040539 2007030027 2005090874 2005090874	04-19-2007 03-21-2007 01-01-2006 10-26-2005	Comp Date 08-09-2007 08-09-2007 06-22-2006 12-27-2005	245 245	nt Type 2,300 0000 6,000 0000 5,975 0000 5,975 0000	SFR FOR 0	8 W/DECK 87	0SF	08-09-2007 08-09-2007 06-22-2006				
	Sales Information Exemptions												

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023022341 2022078206	6099 5969 3248 2935	0493 2186 2048 0822	02-24-2023 05-31-2022 08-25-2006 08-23-2005	WD WD WD WD	Q U Q Q	01 37 Q Q	I I V	565,000 620,800 349,000 28,000				
										Total		0.00
						Val	ue Summ	ary				
Land Value Bldg	y Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Prev	vious Valu

465228

0.00

465228

465228

332.649

0

				00-12600		CPA Prop coll Year 2	Derty Reco 2024 Stat	ord Ca sus: A		2024-0 PRC Run: 12	0617 Co 2/4/2024 Card # erty Loca	By 1 of	1	
ROC	SERIO A		DILSON & J	JULIANE C						Site A	ddress 13618			
136 ⁻	18 VIA R	OMA CIR								Mill G	roup 0003		IBHD 226	
CLE	RMONT		FL	34711						001	Property Us	se E family	PJF 07-	
	al Descri									0010			FJF 07-	05-20
			ANDS PHAS	SE III PB 51 P	G 50-51 L(DT 126 ORB	6188 PG 1946	;						
Land	d Lines Use			Notes			Unit	Depth	Loc	Shp	Phys		Lan	d
#	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	le
1	0138	0	0			1.00 LT	120,000.00	0.0000	1.00	1.000	1.000		0 1.	20,00
		Total A		0.00		JV/Mkt 0				l Adj JV/N			1	20,00
	Cla	assified A	cres	0	Classifie	d JV/Mkt 12	0,000 Sketch		Classified	d Adj JV/N				
Bldg	1 S	ec 1	of 1		Replace	ement Cost	343,523	26	Deprec Bl	dg Value	333,217	Mu	Iti Story	0
42						16 8 4 7 7		234 sf) 26 29 9PF 302 sf) 6	6	0	9			
		2	22		FLA (2,376	sf)				4	7			
				14	11									
24		GCI (517	F 7 sf)	23	10	2 2 1 9	7 7 (0PF 10 10 (87 sf) 1		16					
	11	1	,'	J										
_			Desilations	Sub Aver				ildin - M	-lusti-			not	n Deteil	
Cod		Descri	ption		Gross Are		Year Built	naing Va	aluation	2005	Imp Type	nstructio R1	n Detail Bedrooms	3
=la Gar	GAR	AGE FINI		2,376 0	2,376 517	0	Effective Area Base Rate			2376 118.92	No Stories	1.00	Full Baths	3
OPF OPU	OPEI	N PORCH	I FINISHE I UNFINIS	0	389 234	0	Base Rate Building RCN			343,523	Quality Grade	e 690	Half Baths	0
51.0	UPEI				204	Ŭ	Condition			EX	Wall Type	03	Heat Type	6
	1			1			W/ Cood			07.00				
							% Good Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	0

Alternate Key 3825165 Parcel ID 08-23-26-1206-000-12600

120,000

333.217

22.261

475.478

0

475478

0.00

475478

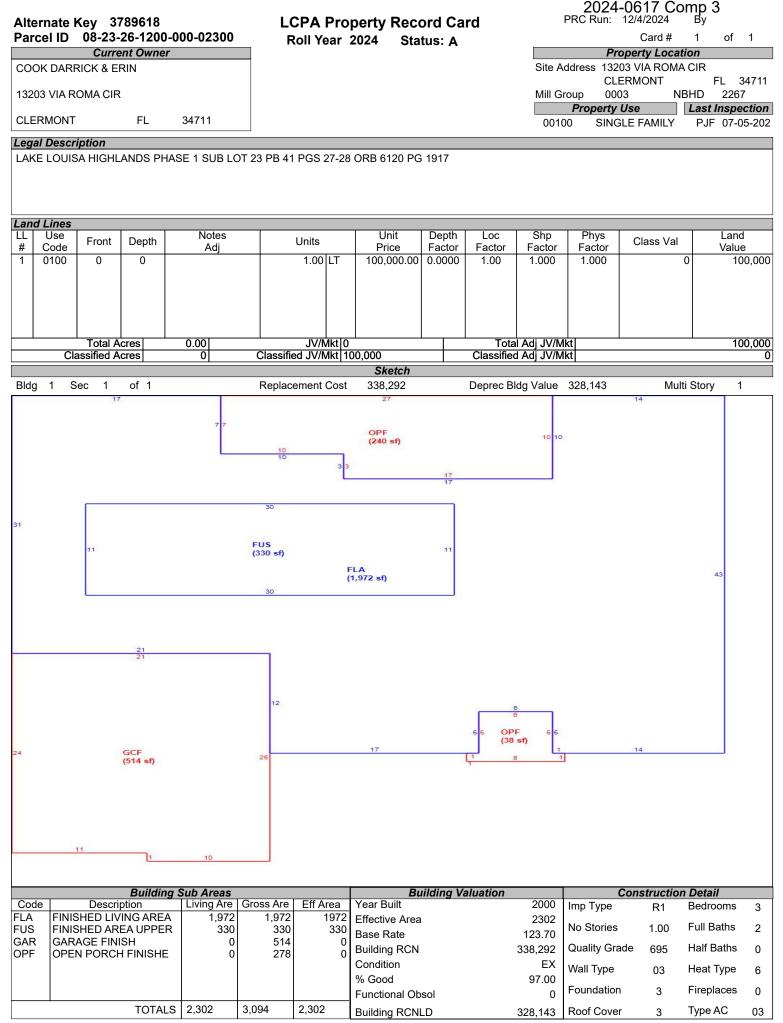
475478

405,202

LCPA Property Record Card Roll Year 2024 Status: A

2024-0617 Comp 2 PRC Run: 12/4/2024 By

								-	-						_	
Parcel	ID 08-23	-26-120	06-000-1	12600		Rol	I Yea	r 202	4 Sta	atus: A			Card #	1	of	1
						*• •			laneous F							
	1	<u> </u>				-				re reflected b				1		<u>, 1</u>
Code POL2	SWIMMING	Descri			Unit	ts 2.00	Туре	SF Ur	nit Price 35.00	Year Blt 2006	Effect Yr 2006	RCN 13020.00	%Good 85.00	_	Apr V	
PLD2	POOL/COO		RESIDEN		1130			SF	5.38	2006	2006	6079.00				11,0 4,2
SEN2	SCREEN EI		D STRUC			4.00		SF	3.50	2006	2006	3199.00				1,8
UG3	POOL UPG					1.00		JT	6000.00	2006	2006	6000.00				5,1
								Bui	Iding Per	mits						
Roll Ye	ar Perm	it ID	Issue Da	ate C	omp D	ate	Am	ount	Type		Descrip	otion	Review D	Date	CO	Date
2017			01-01-20		3-08-20				1 0099	CHECK VAL			03-08-20			
2016					2-21-20			15,68		REROOF SH	INGLE	12-22-20	015			
2008	2007010			3-13-20 3-19-20			2,00 2,00		RTN (ATF) SPA			03-19-20	07			
2007 2007	2006110		12-19-20 11-15-20		3-19-20			10,61			X22 & BIR	DCAGE 18X17	03-19-20			
2007	2006070		07-28-20		3-19-20			32,00		POL 19X38			03-19-20			
2006	2004060		01-01-20)-21-20			145,64		SFR TO 06						
2005	2004060	813	07-07-20	004 12	2-14-20	004		145,64	0000	SFR 13618 \	/IA ROMA	CIR				
				Sales In	forma	ntion						Exen	nptions			
Instr	ument No	Boo	k/Page	Sale D	ate	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Yea	ar /	Amou
202	3094494	6188	1946	07-29-2	2023	WD	Q	01	1	559,000)					
	9119473	5361	1878	10-14-2		WD	Q	Q	1	360,000						
201	6098959	4838	1773	09-13-2		QC	U	U		96,100						
		2604	2466	06-01-2	2004	WD	Q	Q	V	28,000)					
													Total			0.
			<u> </u>										Total			0
								Va	lue Summ	nary						
Land V	/alue Bld	g Value	Misc	Value	Marke	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex Ar	nt Co Tax Val	Sch Tax	Val F	revio	us Va
		-									•					



Alternate Key 3789618 Parcel ID 08-23-26-1200-000-02300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0617 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

							iiea	1 202	4 JI	ilus: A					
						*Only			laneous F records a	eatures are reflected k	below				
Cada	T	Deserie	tion		lln	-					Effect Y		%Good	A	Value
Code		Descrip		T 1 A 1	Un		Туре			Year Blt		-	-	Apr	Value
POL2 PLD2	SWIMMING		RESIDEN	IIIAL		6.00 2.00			2000	2000 2000	11760.00			9,996	
	POOL/COOL			TUDE					5.38	2000		2647.00			1,853
SEN2 PUG2	SCREEN EN		DSIRUC	TURE		8.00 1.00		SF JT	3.50	2000 2000	2000 2000	5768.00			2,451
PUGZ	POOL UPGF	ADE				1.00	Ľ		4000.00	2000	2000	4000.00	00.00		3,400
									Iding Per	mits					
Roll Ye	Roll Year Permit ID Issue Date Comp Da							ount	Туре		Descrip	otion	Review D	-	O Date
2018	0 • • -		01-01-20		1-12-2				1 0099	CHECK VAL			04-13-20		
2013	SALE		01-01-20	-	2-07-2				1 0099	CHECK VAL			02-07-20	13	
2006	SALE 0063137		01-01-20 06-29-20		5-04-2 3-08-2			3,00	1 0000	CHECK VAL 22X34 SEN	UE				
2001	9991423		05-02-20		3-08-2			128,00		SFR FOR 20	01				
2001	9991423		09-30-19		5-00-2 5-02-2			128,00		SFR/13203 \		CIR			
2000	0001420		00 00 10		022			120,00		011010200					
	•			Sales Ir	sfo rm	otion				•		E way			
Instr	ument No	Book	/Page	Sales II Sale D	-	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	nptions	Year	Amount
			-				1		vac/mp		-	HOMESTEA		2024	25000
-	3039484	6120	1917	03-31-2		WD WD	Q U	01 U		520,000 100	·	ADDITIONAL HOM		2024	25000
					WD	Q	Q		318,000	,			2024	20000	
201	0001471	4156	2115	04-30-2	-	WD	Q	Q		239,000					
		2907	1734	07-09-2		WD	Q	Q		239,000					
		2007		51 00 1			<u> </u>		'	200,000					
													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
100,000	328,143	17,700	445,843	0	445843	50,000.00	395843	420843	308,994