



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3826748

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 #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, 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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0639	Alternate Key: 3826748	Parcel ID: 12-22-24-1200-000-07800	
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1203 CHESHIRE ST GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name IH3 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 307,571	\$ 307,571	
2. Assessed or classified use value, *if applicable	\$ 252,130	\$ 252,130	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 252,130	\$ 252,130	

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

Last Sale Date 11/11/2020 **Price:** \$225,000 Arm's Length Distressed Book 5584 Page 2494

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3826748	3833649	3840928	3840786
Address	1203 CHESHIRE ST GROVELAND	2022 NEWTOWN RD GROVELAND	2080 NEWTOWN RD GROVELAND	1126 BLUEGRASS DR GROVELAND
Proximity		365 FEET	.34 MILE	.28 MILE
Sales Price		\$340,000	\$345,000	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.20%	2.40%
Adjusted Sale		\$303,960	\$304,290	\$292,790
\$/SF FLA	\$164.48 per SF	\$161.51 per SF	\$167.56 per SF	\$161.94 per SF
Sale Date		1/27/2023	4/12/2023	6/29/2023
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	1,870	1,882	-600	1,816	2700	1,808	3100
Year Built	2004	2005		2006		2006	
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	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/SPF	-3500	OPF/PAT		OPF/PAT	
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	NONE	NONE		NONE		NONE	
Site Size	.35 AC	.14 AC	16450	.14 AC	16450	.13 AC	16450
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 4.1%	12350	Net Adj. 6.3%	19150	Net Adj. 6.7%	19550
		Gross Adj. 6.8%	20550	Gross Adj. 6.3%	19150	Gross Adj. 6.7%	19550
Adj. Sales Price	Market Value \$307,571 Value per SF 164.48	Adj Market Value \$316,310		Adj Market Value \$323,440		Adj Market Value \$312,340	

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.

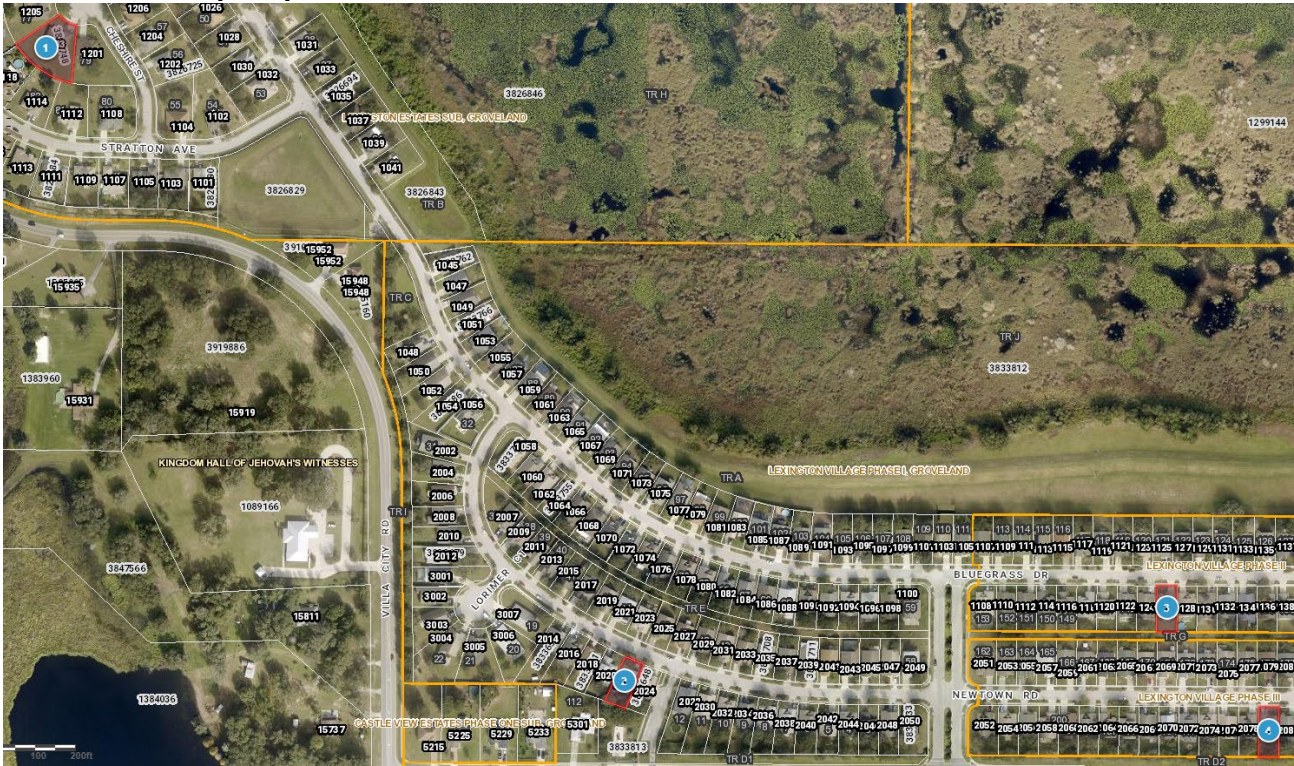
Looking at the petitioners comps the value looks good, on their worksheet they are taking off 15% cost of sale after adjustments have been added not before which lowers that comps adjusted value making subjects value look high. For example their comp 2 at 292,995 should be 300,450

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: R. Bryan Boone

DATE 11/14/2024

2024-0639 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3826748	1203 CHESHIRE ST GROVELAND	-
2	1	3833649	2022 NEWTON RD. GROVELAND	.38 MILE
3	3	3840786	1126 BLUEGRASS DR. GROVELAND	.56 MILE
4	2	3840928	2080 NEWTON RD. GROVELAND	.64 MILE
5				
6				
7				
8				

Alternate Key 3826748
 Parcel ID 12-22-24-1200-000-07800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0639 Subject
 PRC Run: 11/14/2024 By bboone
 Card # 1 of 1

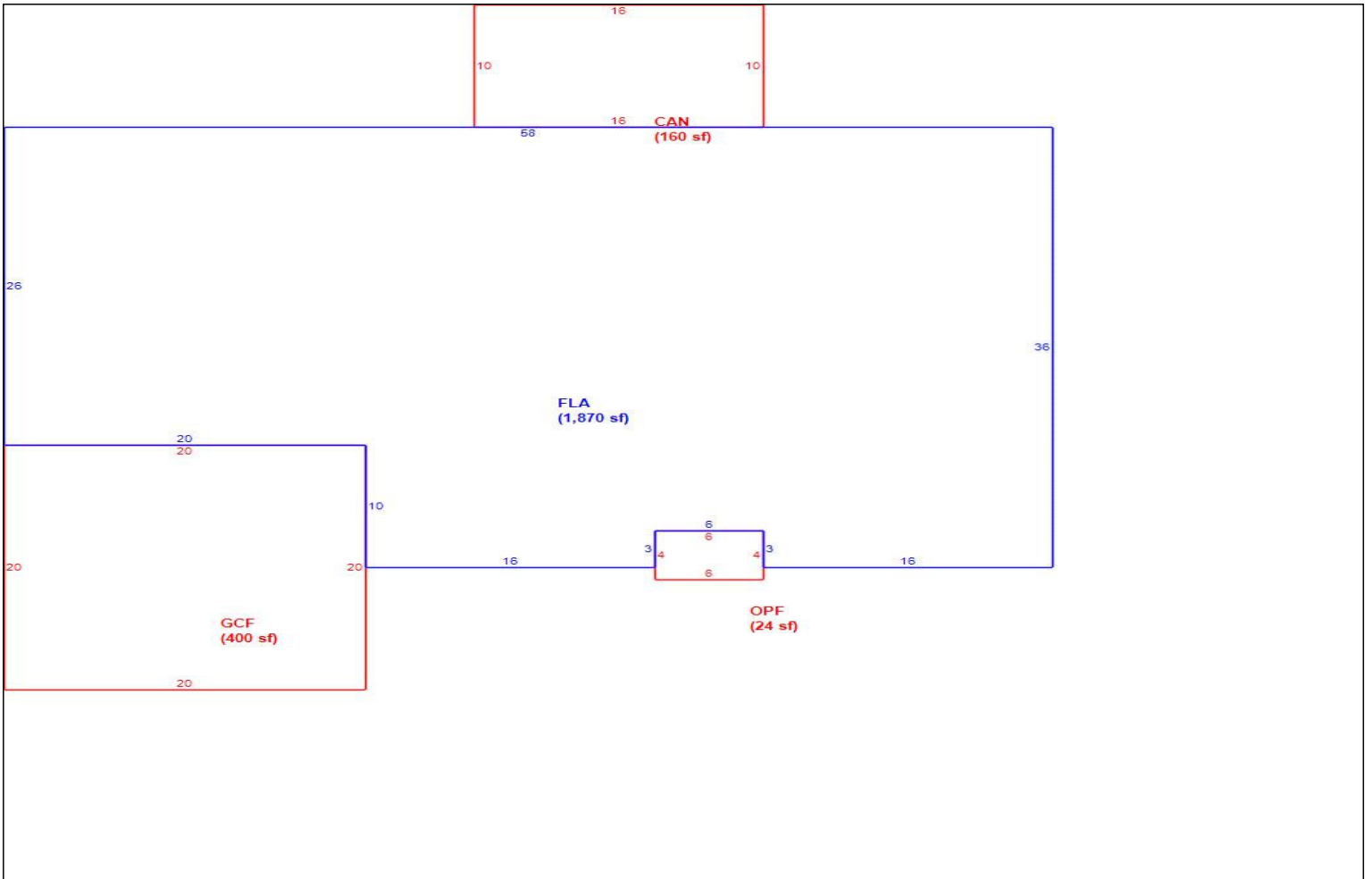
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 1203 CHESHIRE ST			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-08-202

Legal Description
LEXINGTON ESTATES PB 51 PG 82-88 LOT 78 ORB 4385 PG 1146

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	35,000.00	0.0000	1.80	1.150	1.000	0	72,450
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,450		
Classified Acres		0		Classified JV/Mkt		72,450		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 242,393	Deprec Bldg Value 235,121	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,870	1,870	1870	Effective Area	1870	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	108.77	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	242,393	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,870	2,454	1,870	Building RCNLD	235,121					

Alternate Key 3826748
 Parcel ID 12-22-24-1200-000-07800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0639 Subject
 PRC Run: 11/14/2024 By bboone
 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

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4385 1146	09-10-2013	CT	U	U	I	99,700				
	3680 1604	08-19-2008	WD	U	U	I	134,200				
	3662 1620	07-29-2008	CT	U	U	I	100				
	2684 1849	10-14-2004	WD	Q	Q	I	146,500				
	2575 1598	05-12-2004	WD	U	M	V	1				
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
72,450	235,121	0	307,571	55441	252130	0.00	252130	307571	299,973

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Alternate Key 3833649
Parcel ID 13-22-24-1200-000-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0639 Comp 1
PRC Run: 11/14/2024 By

Card # 1 of 1

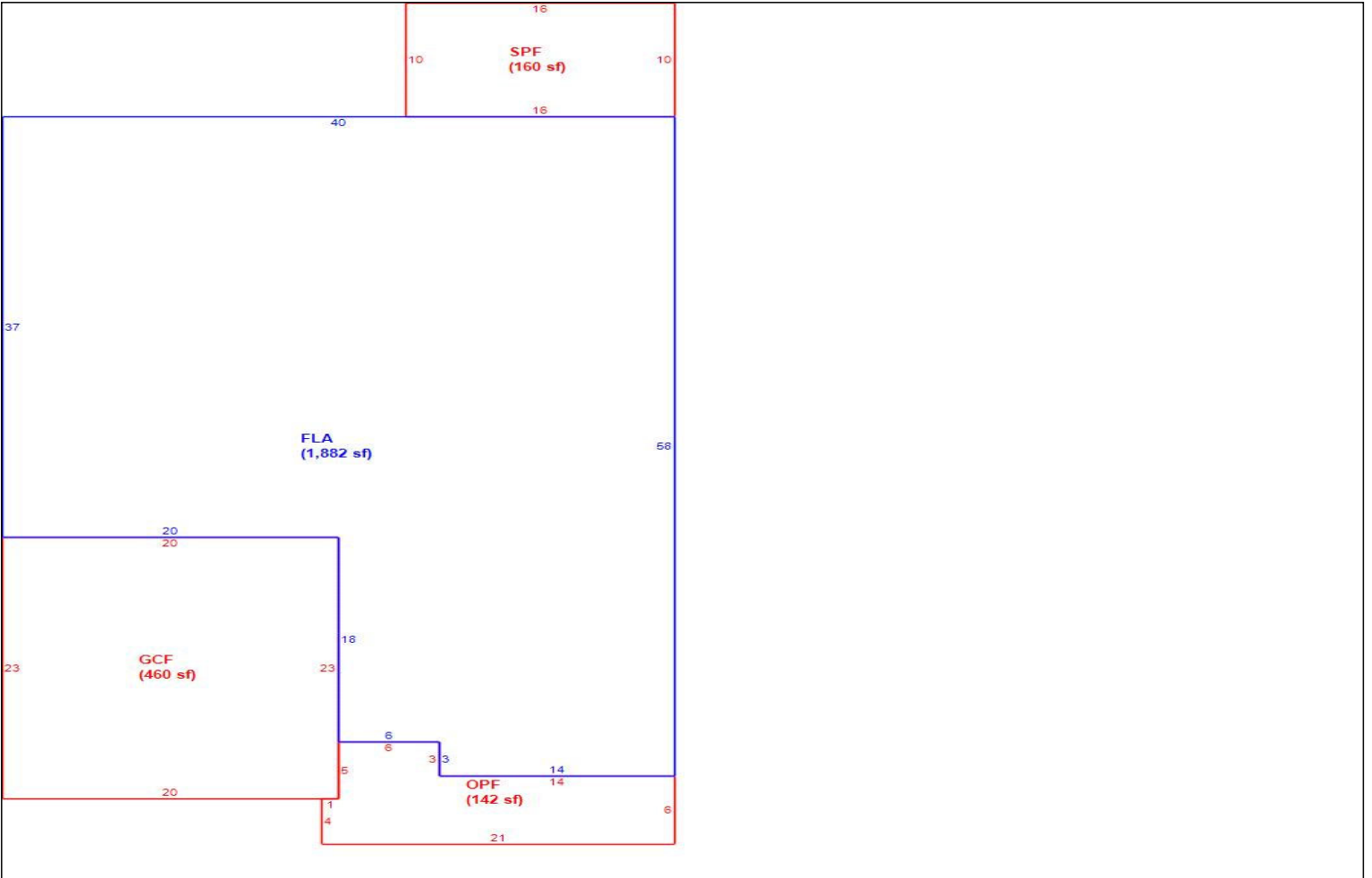
Current Owner		
KOVALEV KARA M & CANNON HERBERT		
2022 NEWTOWN RD		
GROVELAND	FL	34736

Property Location			
Site Address 2022 NEWTOWN RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-11-202

Legal Description
LEXINGTON VILLAGE PHASE I PB 53 PG 40-42 LOT 14 ORB 6086 PG 381

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 248,793
Deprec Bldg Value 241,329		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,882	1,882	1882	Effective Area	1882	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	108.73	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	248,793	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,882	2,644	1,882	Building RCNLD	241,329				

Alternate Key 3833649
 Parcel ID 13-22-24-1200-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0639 Comp 1
 PRC Run: 11/14/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	622-05-06B	01-01-2005	10-12-2005	75,825	0000	SFR 2022 NEWTOWN RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023011135	6086	0381	01-27-2023	WD	Q	01	I	340,000				
2020093558	5531	0300	08-20-2020	WD	Q	01	I	238,000				
	3015	1647	11-14-2005	WD	Q	Q	I	190,000				
	2739	0295	12-30-2004	WD	U	M	V	1				
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	
56,000	241,329	0	297,329	0	297329	0.00	297329	297329	289,707	

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Alternate Key 3840928
Parcel ID 13-22-24-1202-000-18900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0639 Comp 2
PRC Run: 11/14/2024 By

Card # 1 of 1

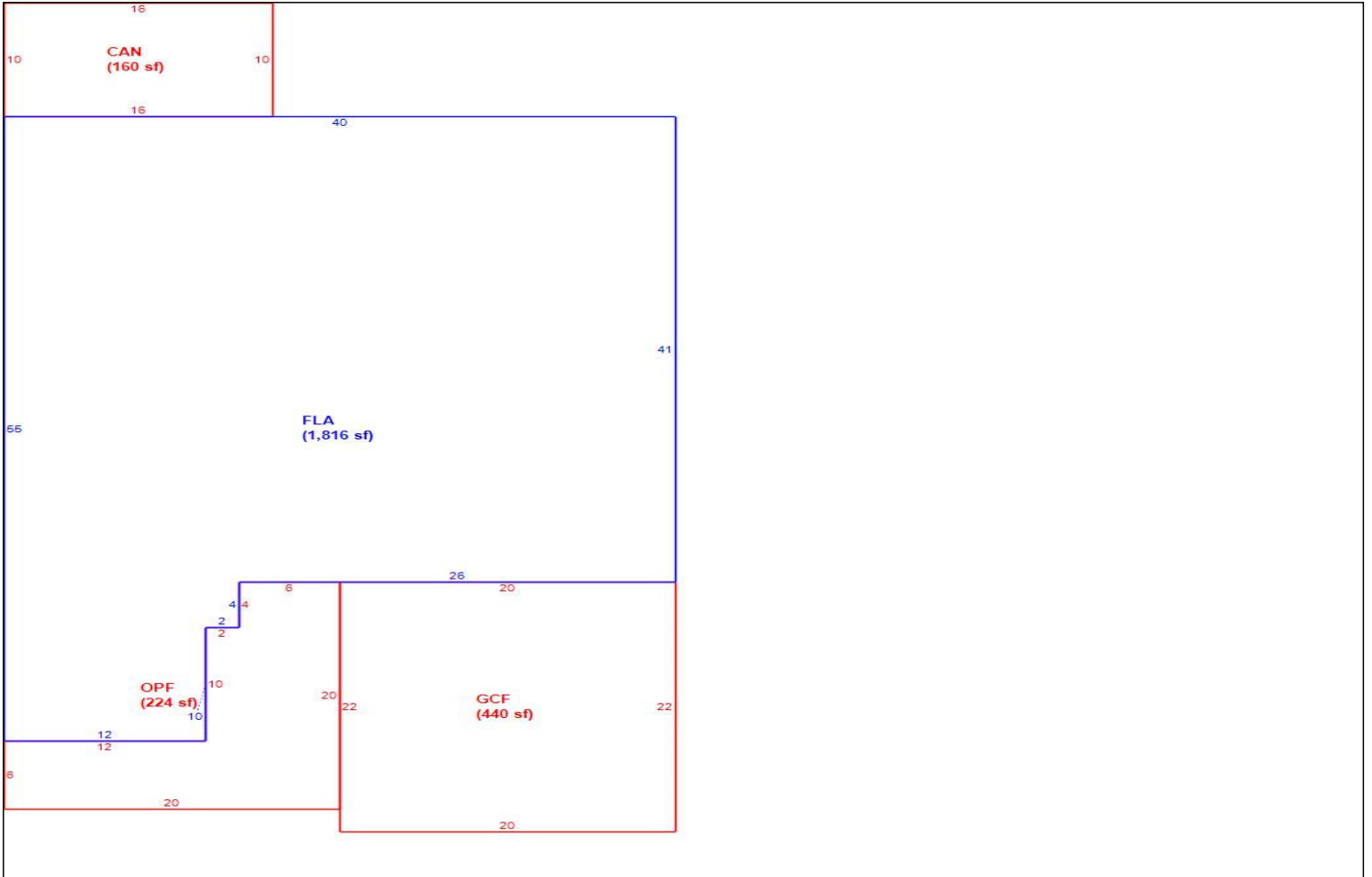
Current Owner		
WERNER BETHANY & WARREN		
2080 NEWTOWN RD		
GROVELAND	FL	34736

Property Location			
Site Address 2080 NEWTOWN RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-12-202

Legal Description
LEXINGTON VILLAGE PHASE III PB 56 PG 15-16 LOT 189 ORB 6127 PG 1307

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 240,147	Deprec Bldg Value 232,943	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,816	1,816	1816	2006	1816	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		108.91	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	224	0		240,147	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0			Foundation	3	Fireplaces	0
TOTALS		1,816	2,640	1,816		232,943	Roof Cover	3	Type AC	03

Alternate Key 3840928
 Parcel ID 13-22-24-1202-000-18900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0639 Comp 2
 PRC Run: 11/14/2024 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	
2017 2007	SALE 085-06-01B	01-01-2016 01-01-2006	05-12-2017 07-25-2006	1 76,227	0099 0000	CHECK VALUE SFR 3/BR 2080 NEWTOWN RD	05-04-2017 07-25-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023044912	6127 1307	04-12-2023	WD	Q	01	I	345,000					
2016005142	4729 1056	01-11-2016	WD	Q	Q	I	142,000					
	4207 2481	08-28-2012	WD	U	U	I	85,000					
	4184 2184	05-17-2012	WD	U	U	I	200,800					
	3212 1761	05-26-2006	WD	Q	Q	I	237,700					
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	
56,000	232,943	0	288,943	0	288943	0.00	288943	288943	281,565	

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Alternate Key 3840786
 Parcel ID 13-22-24-1201-000-14400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0639 Comp 3
 PRC Run: 11/14/2024 By

Card # 1 of 1

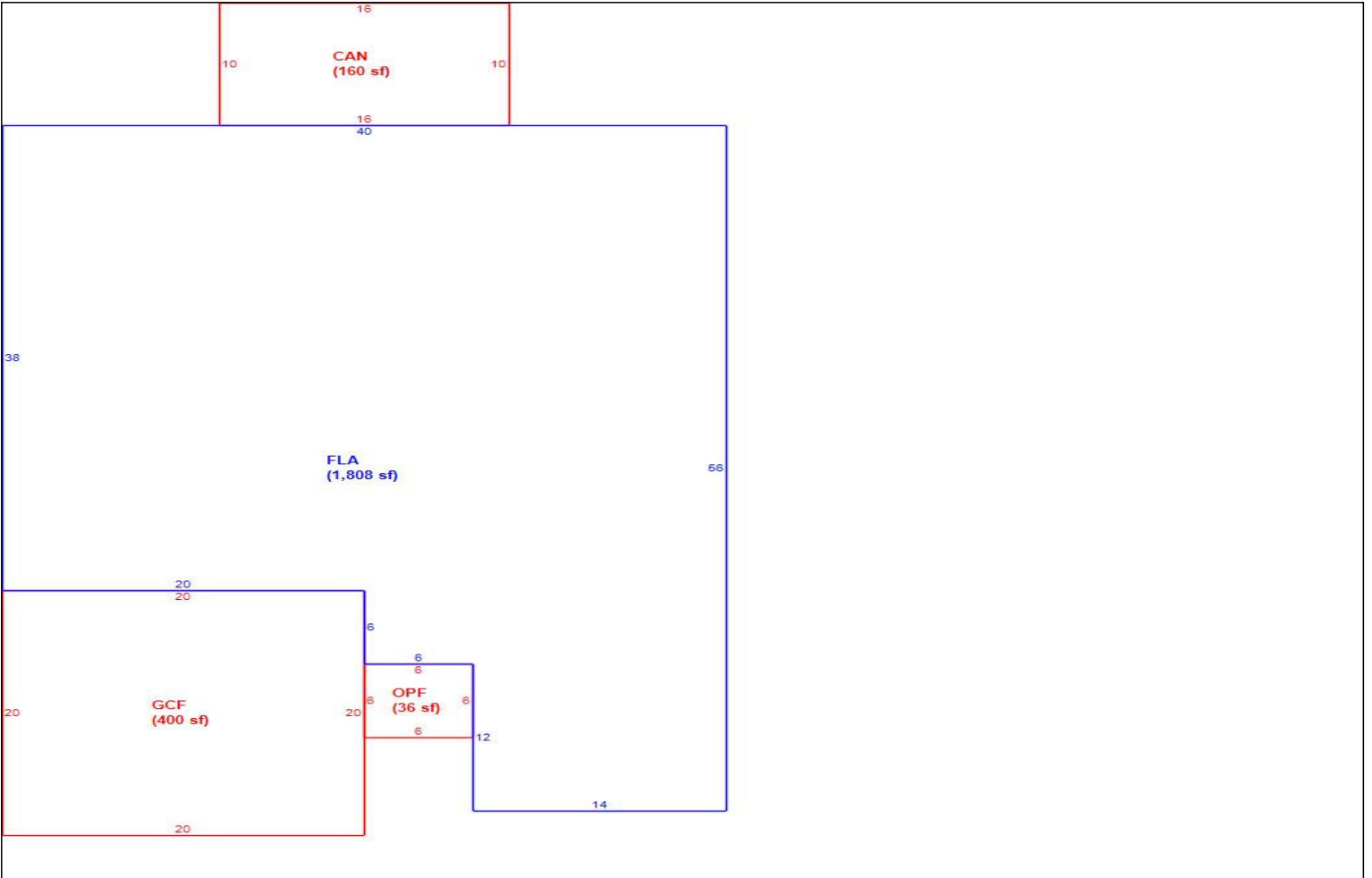
Current Owner		
MILLER AMANDA AND ZACHARY NOWLIN-		
1126 BLUEGRASS DR		
GROVELAND	FL	34736

Property Location		
Site Address 1126 BLUEGRASS DR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 4537
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-12-202

Legal Description
 LEXINGTON VILLAGE PHASE II PB 56 PG 7-8 LOT 144 ORB 6174 PG 551

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		56,000				
Classified Acres		0		Classified JV/Mkt 56,000		Classified Adj JV/Mkt		0				

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 235,960 Deprec Bldg Value 228,881 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	1,808	1,808	1808	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.94	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,808	2,404	1,808	0	Roof Cover	3	Type AC	03

Alternate Key 3840786
 Parcel ID 13-22-24-1201-000-14400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0639 Comp 3
 PRC Run: 11/14/2024 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	
2008 2007	SALE 1006-05-11B	01-01-2007 09-28-2006	01-12-2008 07-21-2006	1 72,978	0000 0000	CHECK VALUES SFR 3/BR 1126 BLUEGRASS DR	10-22-2007 07-21-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083085	6174	0551	06-29-2023	WD	Q	01	I	335,000	039	HOMESTEAD	2024	25000
	4122	0787	01-26-2012	WD	U	U	I	79,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3369	0720	02-08-2007	WD	Q	Q	I	229,900				
	3141	1844	03-20-2006	WD	Q	Q	I	180,900				
	2963	1241	09-22-2005	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	
56,000	228,881	0	284,881	0	284881	50,000.00	234881	259881	277,535	

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