



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3775588*

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>2024-0646</i>	County Lake	Tax year 2024	Date received <i>9/12/24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2018-3 IH Borrower LP		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 #	1223251100-000-02900 10747 Crescendo Loop
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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0646	Alternate Key: 3775588	Parcel ID: 12-23-25-1100-000-02900
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 10747 CRESCENDO LOOP CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV_HOME; 2018-3 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 295,782	\$ 295,782
2. Assessed or classified use value, *if applicable	\$ 230,160	\$ 230,160
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 230,160	\$ 230,160

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

Last Sale Date 1/13/2014 **Price:** \$105,700 Arm's Length Distressed Book 4431 Page 1830

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3775588	3775600	3746384	3775663
Address	10747 CRESCENDO LOOP CLERMONT	10653 CRESCENDO LOOP CLERMONT	10612 REGANS RUN DR CLERMONT	10832 ARIA CT CLERMONT
Proximity		0.15 Miles	0.20 Miles	0.16 Miles
Sales Price		\$355,000	\$350,000	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	1.20%	2.00%
Adjusted Sale		\$308,850	\$301,700	\$291,450
\$/SF FLA	\$236.25 per SF	\$196.47 per SF	\$203.85 per SF	\$225.93 per SF
Sale Date		7/26/2023	9/20/2023	7/12/2023
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	1,252	1,572	-16000	1,480	-11400	1,290	-1900
Year Built	1998	1998	0	1999	0	1998	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
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	N	N	0	N	0	N	0
Site Size	Lot	Lot	0	Lot	0	Lot	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 5.2%	-16000	-Net Adj. 3.8%	-11400	-Net Adj. 0.7%	-1900
		Gross Adj. 5.2%	16000	Gross Adj. 3.8%	11400	Gross Adj. 0.7%	1900
Adj. Sales Price	Market Value \$295,782	Adj Market Value	\$292,850	Adj Market Value	\$290,300	Adj Market Value	\$289,550
	Value per SF 236.25						

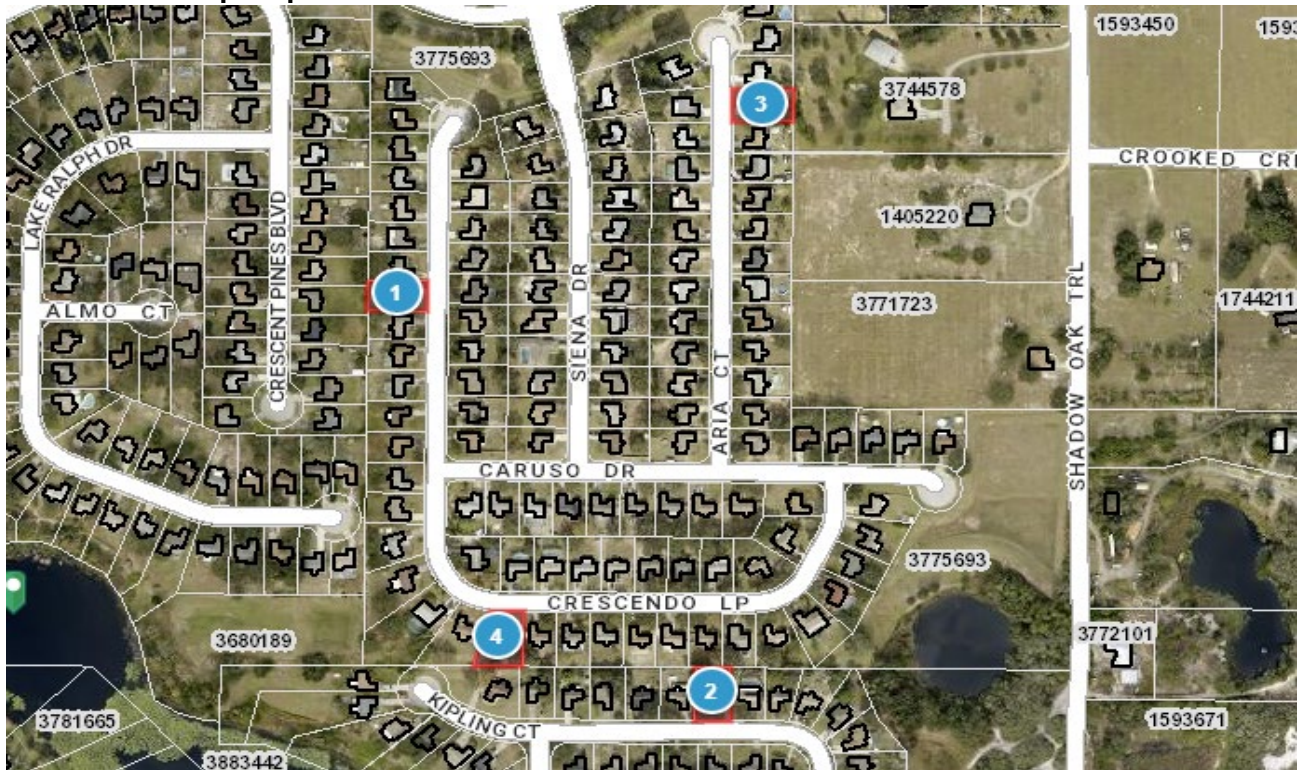
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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: MTW

DATE 12/10/2024

2024-0646 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3775588	10747 CRESCENDO LOOP CLERMONT	-
2	comp 2	3746384	10612 REGANS RUN DR CLERMONT	0.2
3	comp 3	3775663	10832 ARIA CT CLERMONT	0.16
4	comp 1	3775600	10653 CRESCENDO LOOP CLERMONT	0.15
5				
6				
7				
8				

Alternate Key 3775588
 Parcel ID 12-23-25-1100-000-02900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0646 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

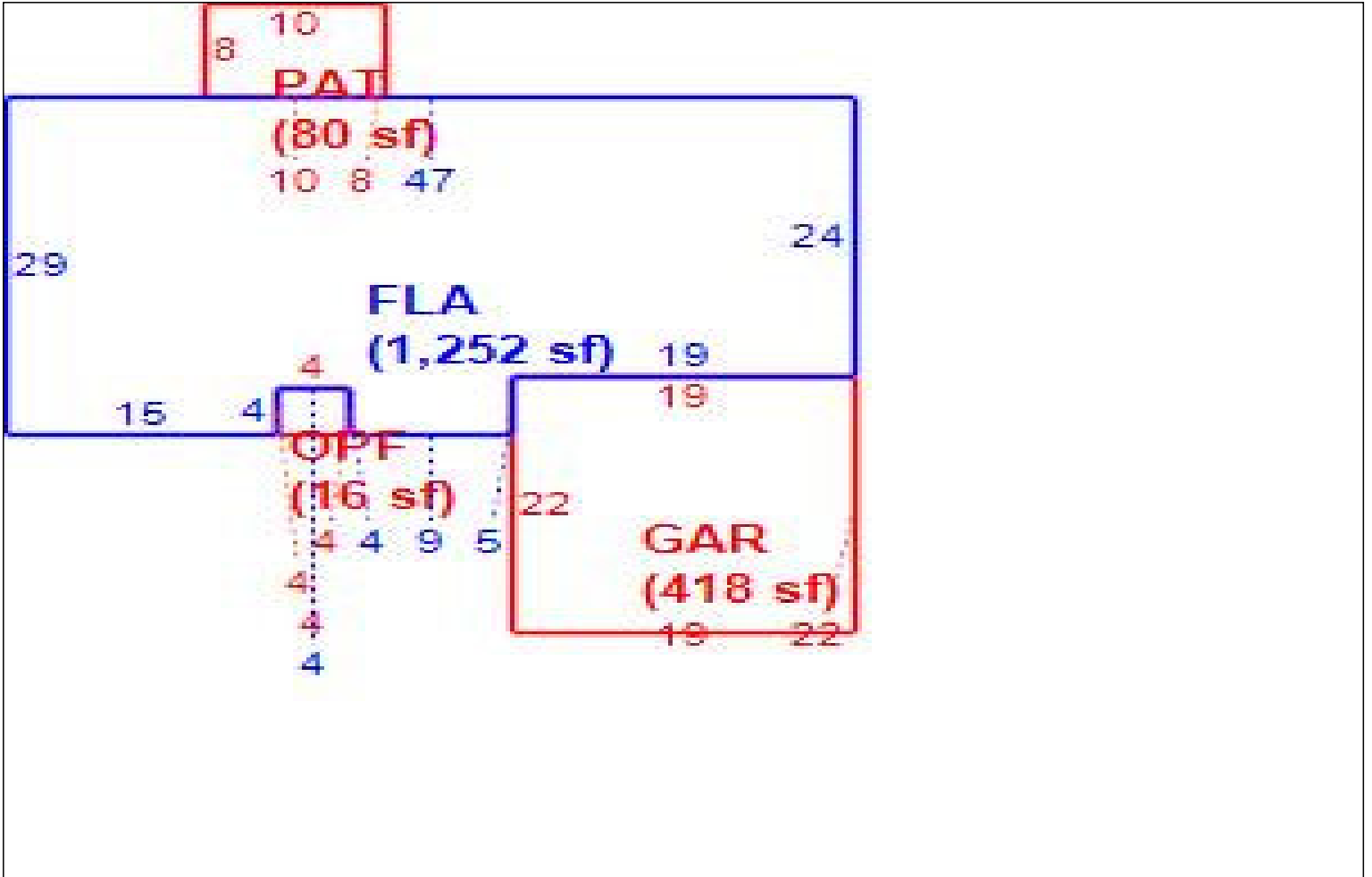
Current Owner
 2018-3 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 10747 CRESCENDO LOOP
 CLERMONT FL 34711
 Mill Group 0005 NBHD 1797
Property Use **Last Inspection**
 00100 SINGLE FAMILY LPD 03-16-201

Legal Description
 LAKE CRESCENT PINES EAST SUB LOT 29 PB 38 PGS 77-79 ORB 5135 PG 1894

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000			
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 191,528 Deprec Bldg Value 185,782 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	1,252	1,252	1252	1998	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	418	0	120.79	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	16	0	191,528	Condition	EX	Heat Type	6	
PAT	PATIO UNCOVERED	0	80	0	97.00	% Good	97.00	Foundation	3	
TOTALS		1,252	1,766	1,252	0	Functional Obsol	0	Fireplaces	0	
					185,782	Building RCNLD	3	Type AC	03	

Alternate Key 3775588
 Parcel ID 12-23-25-1100-000-02900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0646 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	SALE	01-01-2013	03-20-2014	1	0099	CK VAL	03-20-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018078381	5135 1894	06-28-2018	WD	U	M	I	0					
	4646 1567	06-25-2015	WD	U	M	I	100					
	4431 1830	01-13-2014	WD	Q	Q	I	105,700					
	1633 0699	07-20-1998	WD	Q	Q	I	83,100					
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	
110,000	185,782	0	295,782	42612	253170	0.00	253170	295782	295,782	

Parcel Notes

02 QG FROM 475 TO 525 FER 061402
 03 QG FROM 525 FER 101702
 04 QG FROM 550 FER 021104
 05 UPDATE LOC FROM 200 QG FROM 590 DN 012005
 4431/1830 RAUL M & LUCY D NEGRON TO IH2 PROPERTY FLORIDA LP
 14FCL SFR IN GOOD EXT COND EARLY 14 SALE SEE SALES AK 3775639 3775570 3775639 DN 032014
 4646/1567 IH2 PROPERTY FLORIDA LP TO 2015-3 IH2 BORROWER LP
 4646/1567 M SALE INCL MULTIPLE PARCLES IN MULTI SUBS AND M&B
 16 VAL IS OK FOR 2016 SEE SALES AK 3775588 3775587 3775644 DN 051716
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO
 SCANNED TO AK3841726 CB 080516
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO
 SCANNED TO AK3789176 CB 080516
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 5135/1894 2018-3 IH BORROWER LP AS SUCC BY MERGER WITH 2015-3 IH2 BORROWER LP TO 2018-3 IH BORROWER LP
 5135/1894 M SALE INCL OVER 25 PARCELS IN MULT SUBS

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Alternate Key 3775600
Parcel ID 12-23-25-1100-000-04100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0646 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

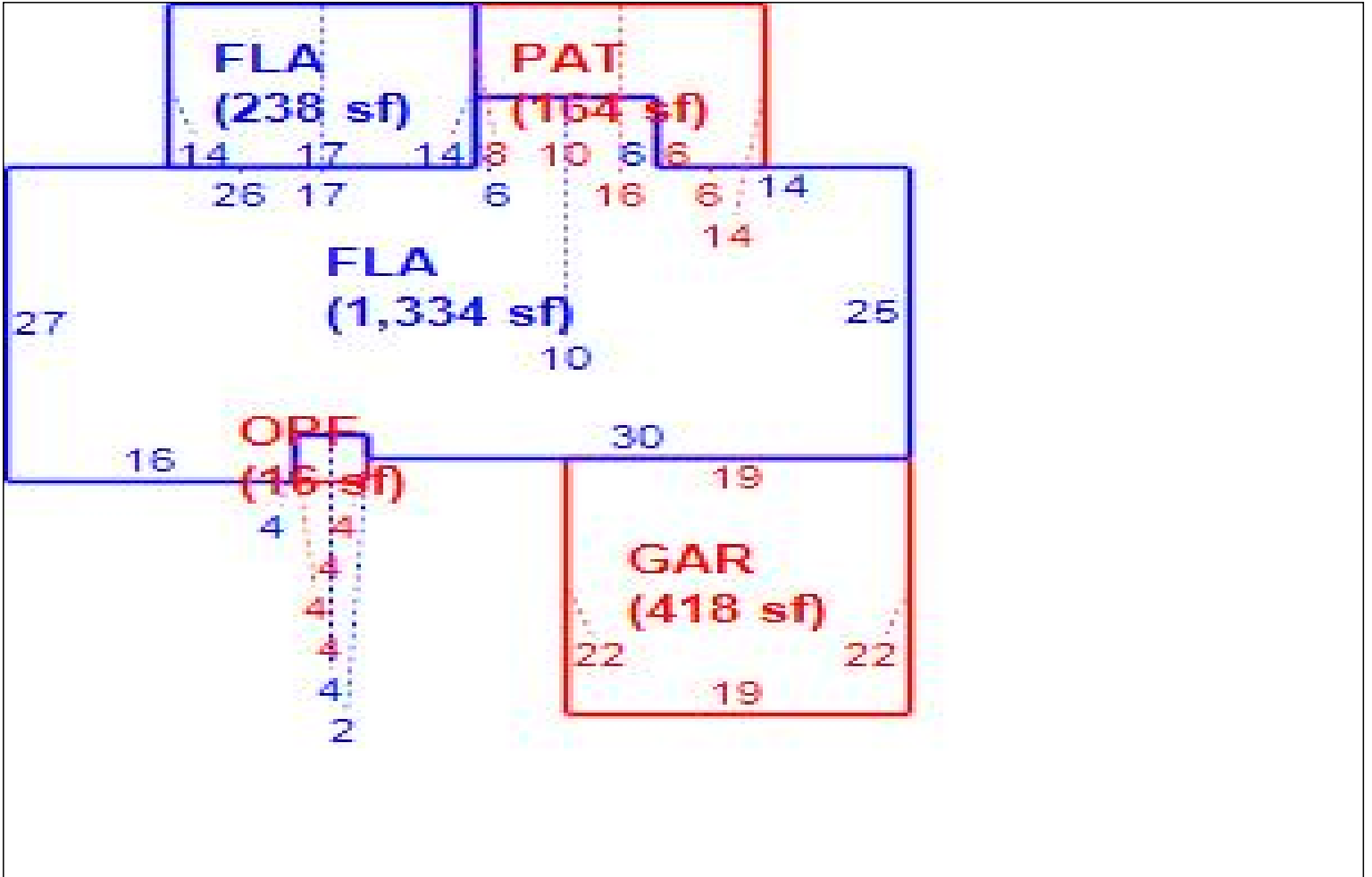
Current Owner		
SZEMPLE JESSICA M		
10653 CRESCENDO LOOP		
CLERMONT	FL	34711

Property Location		
Site Address 10653 CRESCENDO LOOP		
CLERMONT FL 34711		
Mill Group 0005	NBHD 1797	
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 03-10-201

Legal Description
LAKE CRESCENT PINES EAST SUB LOT 41 PB 38 PGS 77-79 ORB 6185 PG 173 ORB 6209 PG 392

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,566
Deprec Bldg Value 218,799		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,572	1,572	1572	Effective Area	1572	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	Base Rate	117.23	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	225,566	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	164	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,572	2,170	1,572	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	218,799			Type AC	03

Alternate Key 3775600
Parcel ID 12-23-25-1100-000-04100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0646 Comp 1
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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	SALE	01-01-2016	03-10-2017	1	0099	CHECK VALUE	03-10-2017		
2016	2015060756	11-23-2015	12-11-2015	200	0006	COU SFR TO RESIDENTIAL HOME	12-11-2015		
2016	SALE	01-01-2015	12-11-2015	1	0099	CHECK VALUE	12-11-2015		
2005	SALE	01-01-2004	01-10-2005	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023111670	6209 0392	09-01-2023	QC	U	11	I	100	039	HOMESTEAD	2024	25000	
2023091900	6185 0173	07-26-2023	WD	Q	01	I	355,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016123276	4868 2421	11-16-2016	WD	Q	Q	I	160,000					
	4605 1376	03-24-2015	WD	Q	Q	I	148,000					
	3431 1957	04-24-2007	WD	U	U	I	0					
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	
110,000	218,799	0	328,799	0	328799	50,000.00	278799	303799	328,799	

Parcel Notes

02 QG FROM 475 TO 500 FER 061402
 03 QG FROM 500 FER 101702
 04 QG FROM 550 FER 020604
 2580/1575 DAVID M & DEANNA FURTADO TO CARLOS A BETANCOURT & ANADELINA SALCEDO HW
 05FC SFR IN EXCELLENT COND DELETE CAN4 AT 80SF ADD FLA4 LOC FROM 200 QG FROM 615 DN 011005
 2740/2368 CAROLYN GUERRERO SINGLE
 3431/1957 EGS SERVICES LLC TTEE OF THE CAROLYN GUERRERO TRUST DTD 042407 CAROLYN GUERRERO IS MARRIED TO ISMAEL COTTO
 07TR NOT DELIVERABLE AS ADDRESSED 10653 CRESCENDO LOOP CLERMONT 34711 7896
 4605/1376 EGS SERVICES LLC TTEE TO LYDIE & RODRIGUE DJAHUE HW
 15X COURTESY HX CARD SENT 042015
 15CC HX APP SUBMITTED LH 052115
 15CC CHANGE OF MAILING ADDR SUBMITTED DB 081315
 15 MAILING ADDR CHGD FROM 6000 OAKBEND ST APT 7108 ORLANDO FL 32835 INFO SCANNED LH 081415
 16FCL SFR IN GOOD EXT COND ADD CAN PER AERIAL NPA UNABLE TO ACCESS BACK YARD DN 121115
 4868/2421 LYDIE & RODRIGUE DJAHUE TO JOSUET ACOSTA SINGLE AND FLOR A TORRES SINGLE JTWROS
 17X COURTESY HX CARD SENT 122216
 17FC SFR IS IN GOOD EXT COND NO CHGS SFR HAS NEWER SHINGLES DN 031017
 6185/173 JOSUET ACOSTA & FLOR A TORRES TO JESSICA M SZEMPLE SINGLE AND KAREN LEWIS SINGLE JT
 23TR ATTEMPTED NOT KNOWN 10653 CRESCENDO LOOP CLERMONT FL 34711 ACS 090123
 6209/392 JESSICA M SZEMPLE AND KAREN LEWIS TO JESSICA M SZEMPLE SINGLE
 24CC EFILE HX APP CP 022824

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Alternate Key 3746384
 Parcel ID 12-23-25-1800-000-03800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0646 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

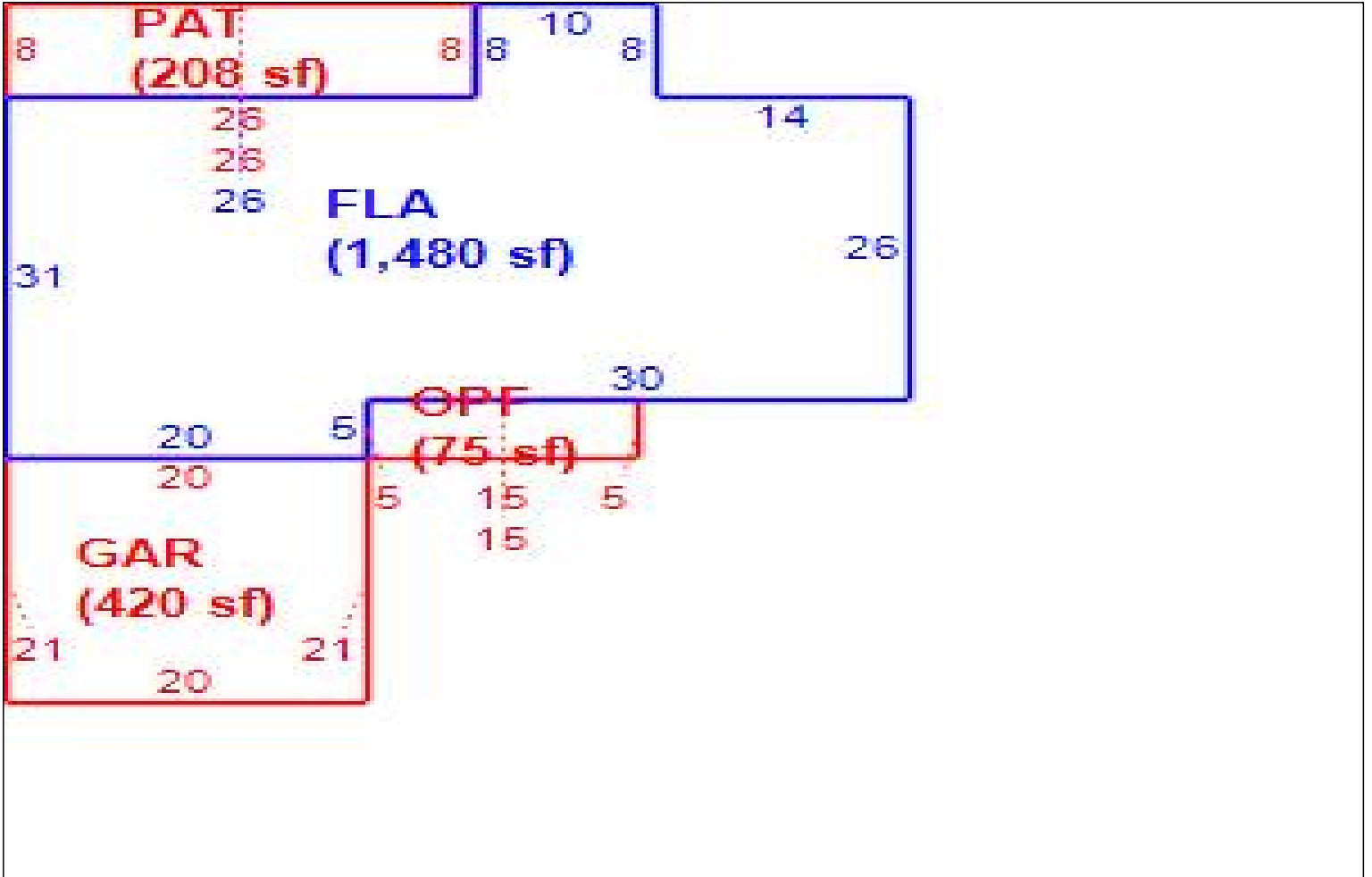
Current Owner		
NICOLINI CLAUDIO		
10612 REAGANS RUN DR		
CLERMONT	FL	34711

Property Location		
Site Address 10612 REAGANS RUN DR		
CLERMONT FL 34711		
Mill Group 0005	NBHD 1797	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 REAGAN'S RUN SUB LOT 38 PB 37 PGS 88-91 ORB 6223 PG 1726

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 198,413 Deprec Bldg Value 192,461 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	1,480	1,480	1480	1999				
GAR	GARAGE FINISH	0	420	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	75	0	108.17	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	208	0	198,413	Wall Type	03	Heat Type	6
						Condition	EX	Fireplaces	0
						% Good	97.00	Foundation	3
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	192,461	Type AC	03
TOTALS		1,480	2,183	1,480					

Alternate Key 3746384
 Parcel ID 12-23-25-1800-000-03800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0646 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2004	SALE	01-01-2003	02-06-2004	1	0000	CHECK VALUES		
2000	9808151	04-15-1999	12-01-1999	78,000	0000	SFR FOR Y2K		
1999	9808151	09-14-1998	12-01-1998	78,000	0000	SFR/10612 REAGANS RUN DR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023123942	6223 1726	09-20-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
	4667 1547	08-04-2015	CT	U	U	I	113,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2943 1738	07-26-2005	QC	U	U	I	0				
	2495 0362	12-29-2003	WD	Q	Q	I	132,900				
	1888 2091	11-28-2000	WD	Q	Q	I	106,000				
Total											50,000.00

Exemptions

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
110,000	192,461	0	302,461	0	302461	50,000.00	252461	277461	302,461

Parcel Notes

1888/2091 KIMBERLY WALTERS ENGLILIS TO JOHN A & JEAN D CHRISTMAS HW AND JOHN P CHRISTMAS SINGLE JTWROS
 02 QG FROM 475 FER 122001
 03 QG FROM 500 FER 102102
 2495/362 JOHN A & JEAN D CHRISTMAS AND JOHN P & JOY L CHRISTMAS TO ROBERT E PILLOW & BLANCA M SORIA HW
 04X BLANCA SORIA IS NOT A PERMANENT RESIDENT ALIEN FN 022094
 2943/1738 BLANCA SORIA TO ROBERT PILLOW JR
 2943/1738 ASSUMED ROBERT E PILLOW AND ROBERT PILLOW JR SAME PERSON
 14X PILLOW RENEWAL CARD RETURNED WITH ADDR OF 12020 WINDY RIDGE LN CLERMONT FL 34711 CMD 021014
 14X INTENT TO DENY RETURNED FROM PO NOT DELIVERABLE AS ADDRESSED 032014
 14X ROBERT PILLOW DENIAL RETURNED TO SENDER UNABLE TO FORWARD KM 070814
 14TR NO SUCH NUMBER 12020 WINDY RIDGE LN CLERMONT FL 34711 9640
 4667/1547 CT VS ROBERT EMERY PILLOW JR AND BLANCA MARIA SORIA AND LENDERS CORP AND REAGANS RUN HOA INC AND CAPITAL ONE BANK AND CENTRAL FL EDUCATORS FEDERAL CREDIT UNION PROP SOLD TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
 19VAB PETITION 2019-106 DLS 091219
 19VAB PETITION 2019-106 WITHDRAWN NO CHANGE TJW 121319
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320
 6223/1726 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO CLAUDIO NICOLINI SINGLE
 24CC EFILE HX APP CP 091624

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Alternate Key 3775663
Parcel ID 12-23-25-1100-000-09100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0646 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

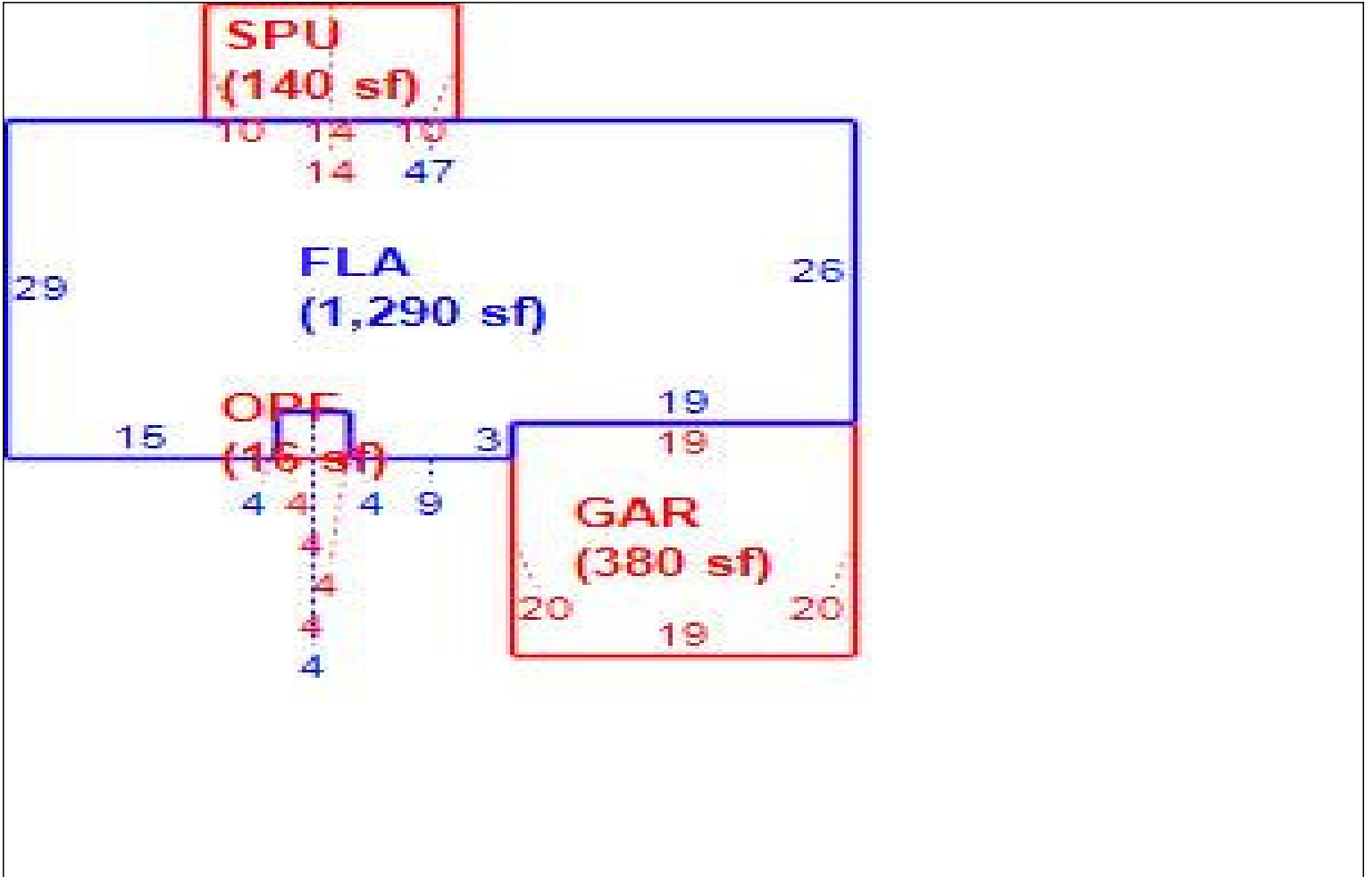
Current Owner		
PACHECO RICARDO AND ALICIA HERNAND		
10832 ARIA CT		
CLERMONT	FL	34711

Property Location			
Site Address	10832 ARIA CT		
	CLERMONT	FL	34711
Mill Group	0005	NBHD	1797
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKE CRESCENT PINES EAST SUB LOT 91 PB 38 PGS 77-79 ORB 6179 PG 1762

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	55,000.00	0.0000	2.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	196,179		Deprec Bldg Value 190,294
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,290	1,290	1290	Effective Area	1290	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	120.64	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	Building RCN	196,179	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	140	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	190,294	Roof Cover	3	Type AC	03
TOTALS		1,290	1,826	1,290						

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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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023031229	03-25-2023	04-12-2024	2,400	0002	REPL WINDOWS 5	04-12-2024		
2006	SALE	01-01-2005	05-30-2006	1	0000	CHECK VALUE			
1999	8040097	04-01-1998	12-01-1998	1,680	0000	10X14 SCRNM RM			
1999	7120906	01-05-1998	12-01-1998	66,534	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023087592	6179 1762	07-12-2023	WD	Q	01	I	335,000					
2017003708	4888 0708	12-30-2016	WD	U	U	I	100,000					
	4276 2405	02-01-2013	WD	U	U	I	90,000					
	2797 2381	03-31-2005	WD	Q	Q	I	185,000					
	1608 0880	04-29-1998	WD	Q	Q	I	84,400					
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	
110,000	190,294	0	300,294	0	300294	0.00	300294	300294	300,294	

Parcel Notes

02 LOC FROM 177 TO 200 QG FROM 475 TO 525 FER 061402
 03 QG FROM 525 FER 101702
 04 QG FROM 550 FER 020604
 05 UPDATE LOC FROM 200 QG FROM 590 DN 012005
 2797/2381 PAUL B & DIANE S MC CARTHY TO DAVID A OLZEROWICZ SINGLE AND CINDY HAYS SINGLE JTWROS
 06X DAVID OLZEROWICZ MARRIED CINDY MAE HAYS 072705 ML FROM JAMAICA
 4276/2405 DAVID A & CINDY OLZEROWICZ TO GARLA J COMPSTON SINGLE
 14SALE ORB 4276/2405 U SALE SHORT SALE PER MLS G4688665 INFO SCANNED DN 031014
 4888/708 GARLA J COMPSTON TO SAMANTHA J COMPSTON SINGLE
 17X COURTESY HX CARD SENT 022117
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 6179/1762 SAMANTHA J COMPSTON TO RICARDO PACHECO SINGLE AND ALICIA HERNANDEZ SINGLE JTWROS

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