



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3681070

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), 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 various 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 # 2024-0648	Alternate Key: 3681070	Parcel ID: 12-23-25-1200-000-07200
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 11701 CRESCENT PINES BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV_HOME; THR Florida, LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 278,570	\$ 278,570
2. Assessed or classified use value, *if applicable	\$ 221,120	\$ 221,120
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 221,120	\$ 221,120

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

Last Sale Date 11/9/2017 **Price:** \$100 Arm's Length Distressed Book 1995 Page 689

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3681070	3775600	3746384	3775663
Address	11701 CRESCENT PINES BLVD	10653 CRESCENDO LOOP CLERMONT	10612 REGANS RUN DR CLERMONT	10832 ARIA CT CLERMONT
Proximity		0.20 Miles	0.27 Miles	0.22 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	\$257.94 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	1,080	1,572	-24600	1,480	-20000	1,290	-10500
Year Built	1996	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. 8.0%	-24600	-Net Adj. 6.6%	-20000	-Net Adj. 3.6%	-10500
		Gross Adj. 8.0%	24600	Gross Adj. 6.6%	20000	Gross Adj. 3.6%	10500
Adj. Sales Price	Market Value \$278,570	Adj Market Value \$284,250		Adj Market Value \$281,700		Adj Market Value \$280,950	
	Value per SF 257.94						

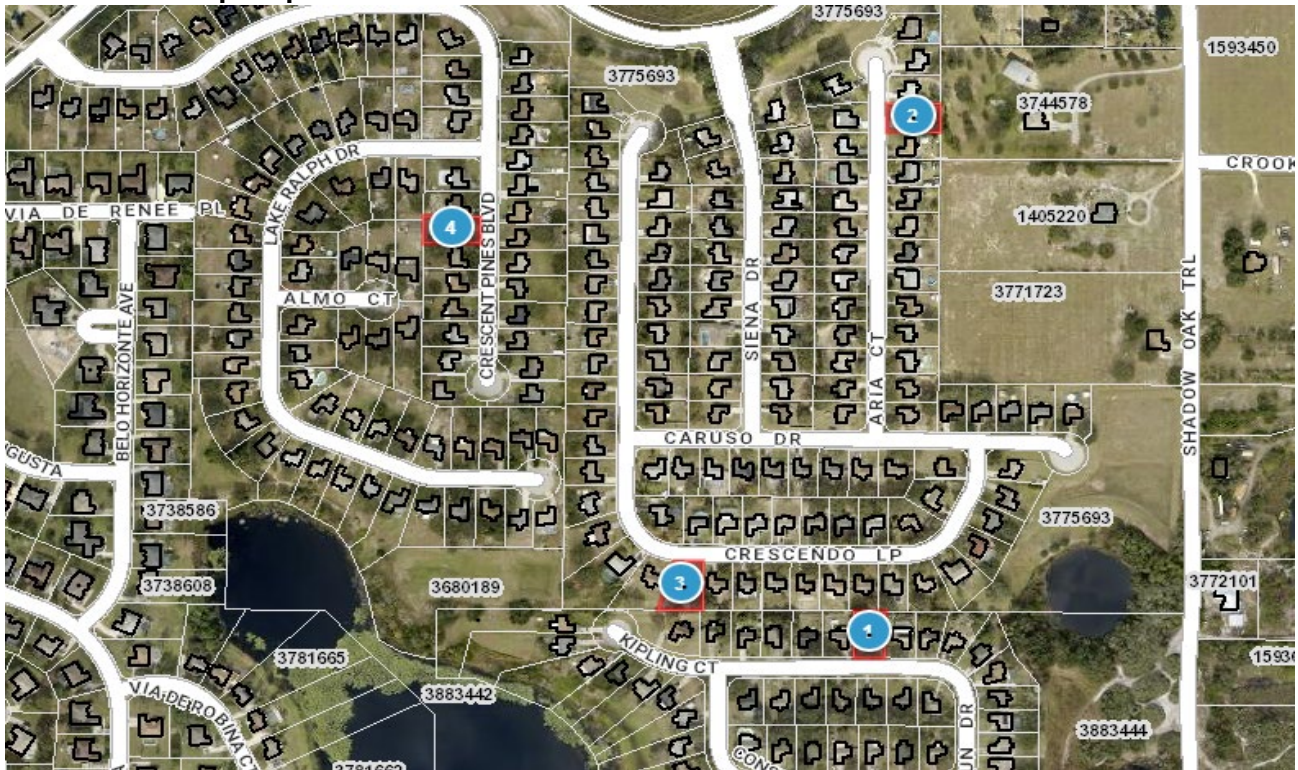
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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 12/9/2024

2024-0648 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3746384	10612 REGANS RUN DR CLERMONT	0.27
2	comp 3	3775663	10832 ARIA CT CLERMONT	0.22
3	comp 1	3775600	10653 CRESCENDO LOOP CLERMONT	0.2
4	subject	3681070	11701 CRESCENT PINES BLVD CLERMONT	-
5				
6				
7				
8				

Alternate Key 3681070
 Parcel ID 12-23-25-1200-000-07200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0648 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

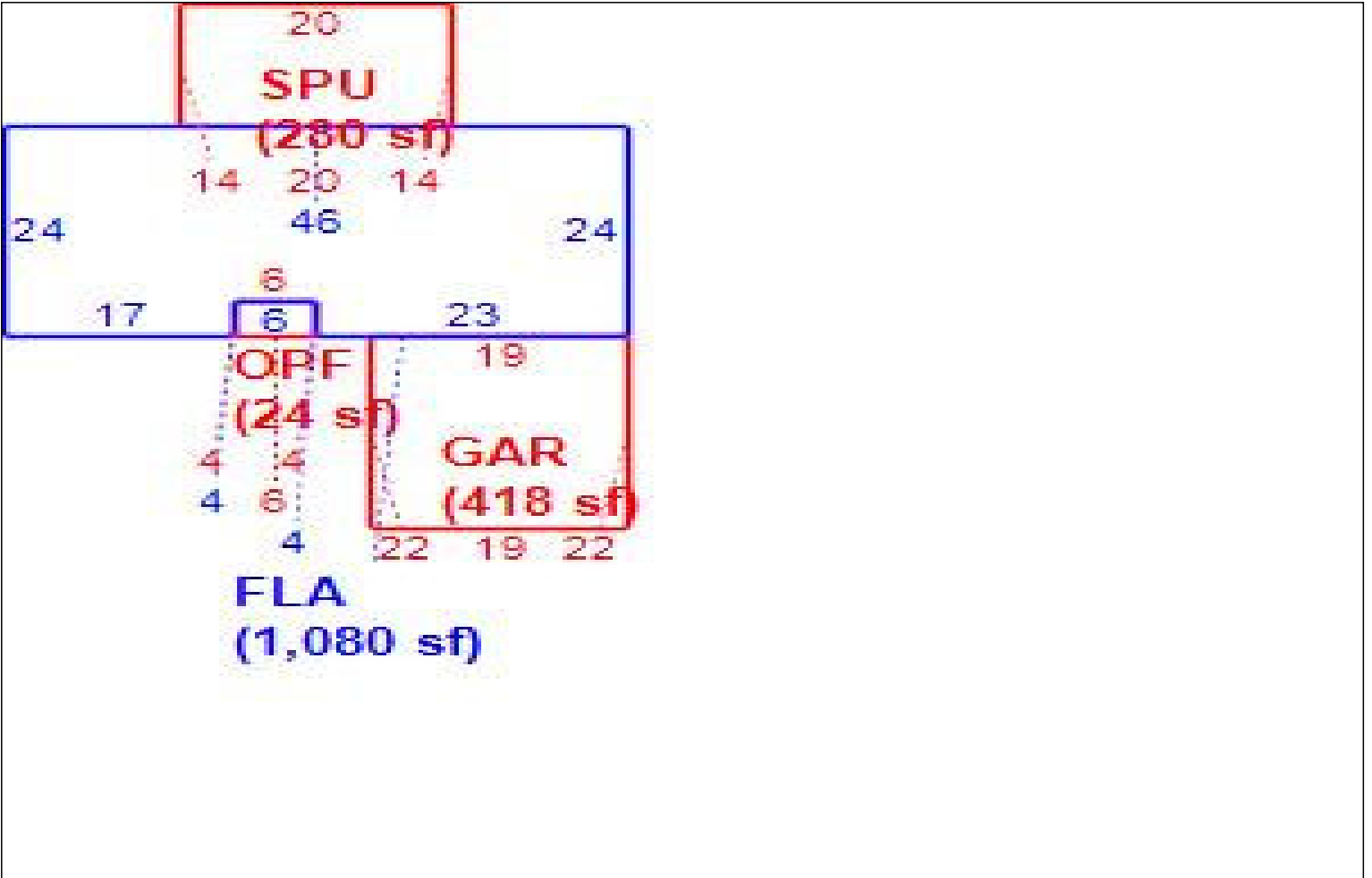
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location		
Site Address	11701 CRESCENT PINES BLVD	
	CLERMONT	FL 34711
Mill Group	0005	NBHD 1797
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
 LAKE CRESCENT PINES SUB LOT 72 PB 36 PGS 97-99 ORB 4554 PG 555 ORB 5025 PG 1989

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 173,784 Deprec Bldg Value 168,570 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	1,080	1,080	1080	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	418	0	121.37	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	173,784	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	280	0	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
TOTALS		1,080	1,802	1,080	168,570				

Alternate Key 3681070
 Parcel ID 12-23-25-1200-000-07200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0648 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
2002 1997	00001 6041708	01-01-2001 05-01-1996	01-16-2002 12-01-1996	1 62,205	0000 0000	SALE-CHECK VALUE SFR/11701 CRESCENT PINES		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120619	5025 4554 4268 4225 3760	1989 0555 0056 0937 0573	11-09-2017 11-12-2014 12-27-2012 09-26-2012 04-15-2009	WD WD WD CT WD	U U U U U	M M U U U	I I I I I	100 100 78,000 100 95,000			
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
110,000	168,570	0	278,570	35340	243230	0.00	243230	278570	278,570

Parcel Notes

1995/689 DUVIAL & AMARILIS NOA HW
 02FC DELETE CAN4 ADD SPU4 QG FROM 500 NEW CONST DN 011602
 04 QG FROM 525 FER 020604
 3058/2314 DUVIAL & AMARILIS NOA TO DUVIEL & AMARILIS NOA HW NOTE DIFFERENCE IN SPELLING OF HUSBANDS FIRST NAME
 3708/1491 CT VS DUVIEL & AMARILIS NOA PROP SOLD TO US BANK NA TTEE
 3760/573 US BANK NA TTEE TO AVINASH SALAMAYA SINGLE
 4225/937 CT VS AVINASH SALAMAYA PROP SOLD TO JPMORGAN CHASE BANK NA
 4268/56 JPMORGAN CHASE BANK NA TO THR FLORIDA LP
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4554/555 THR FLORIDA LP TO 2014-3 IH BORROWER LP
 4554/555 M SALE INCL 63 PARCELS MULTI SUBS
 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 AK3798066 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
 5025/1989 2017-2 IH BORROWER LP TO THR FLORIDA LP
 5025/1989 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING
 DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/1989 CB 113017
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0648 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

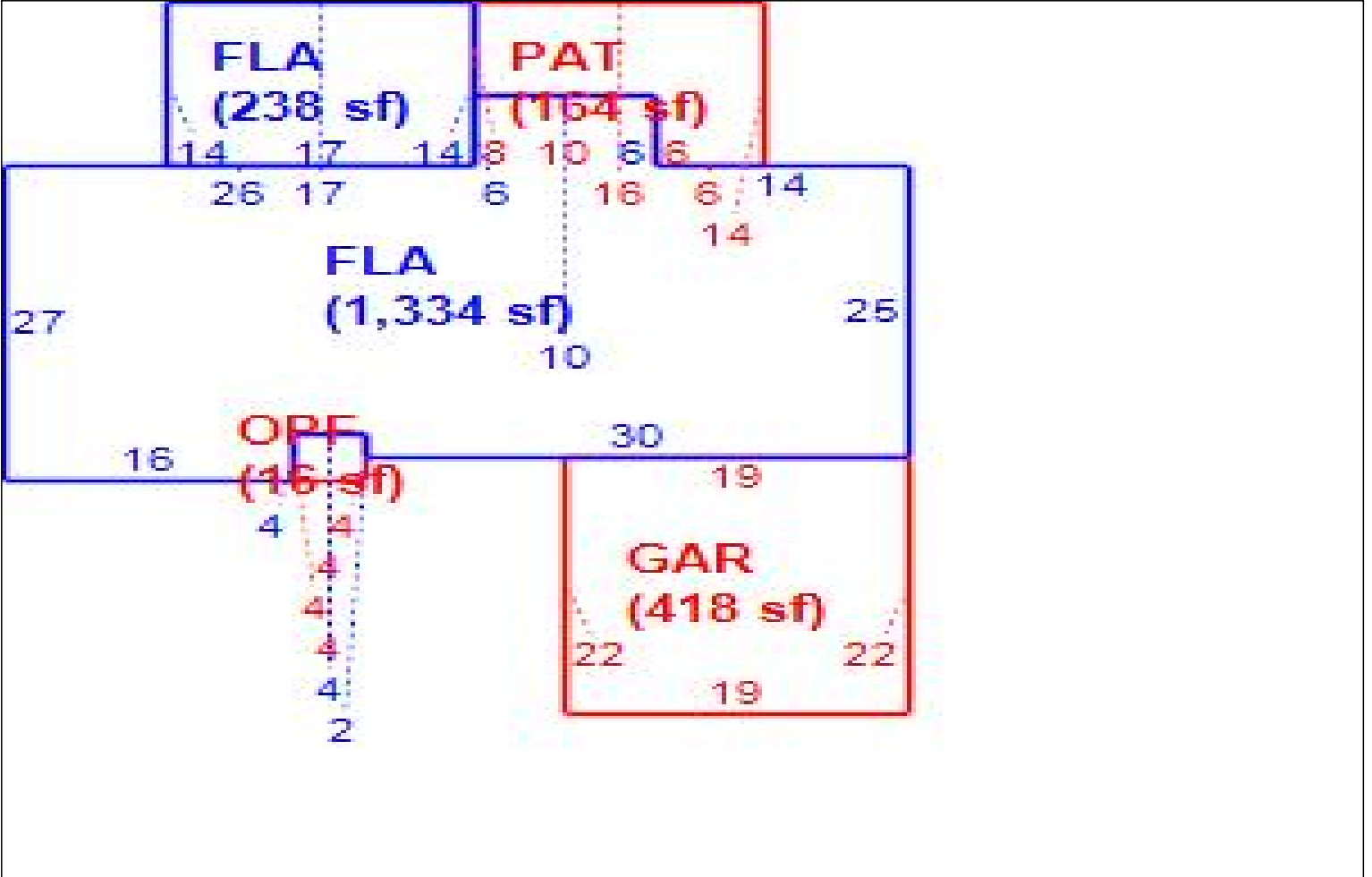
Current Owner		
SZEMPLE JESSICA M		
10653 CRESCENDO LOOP		
CLERMONT	FL	34711

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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0648 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

2024-0648 Comp 2
PRC Run: 12/10/2024 By

Card # 1 of 1

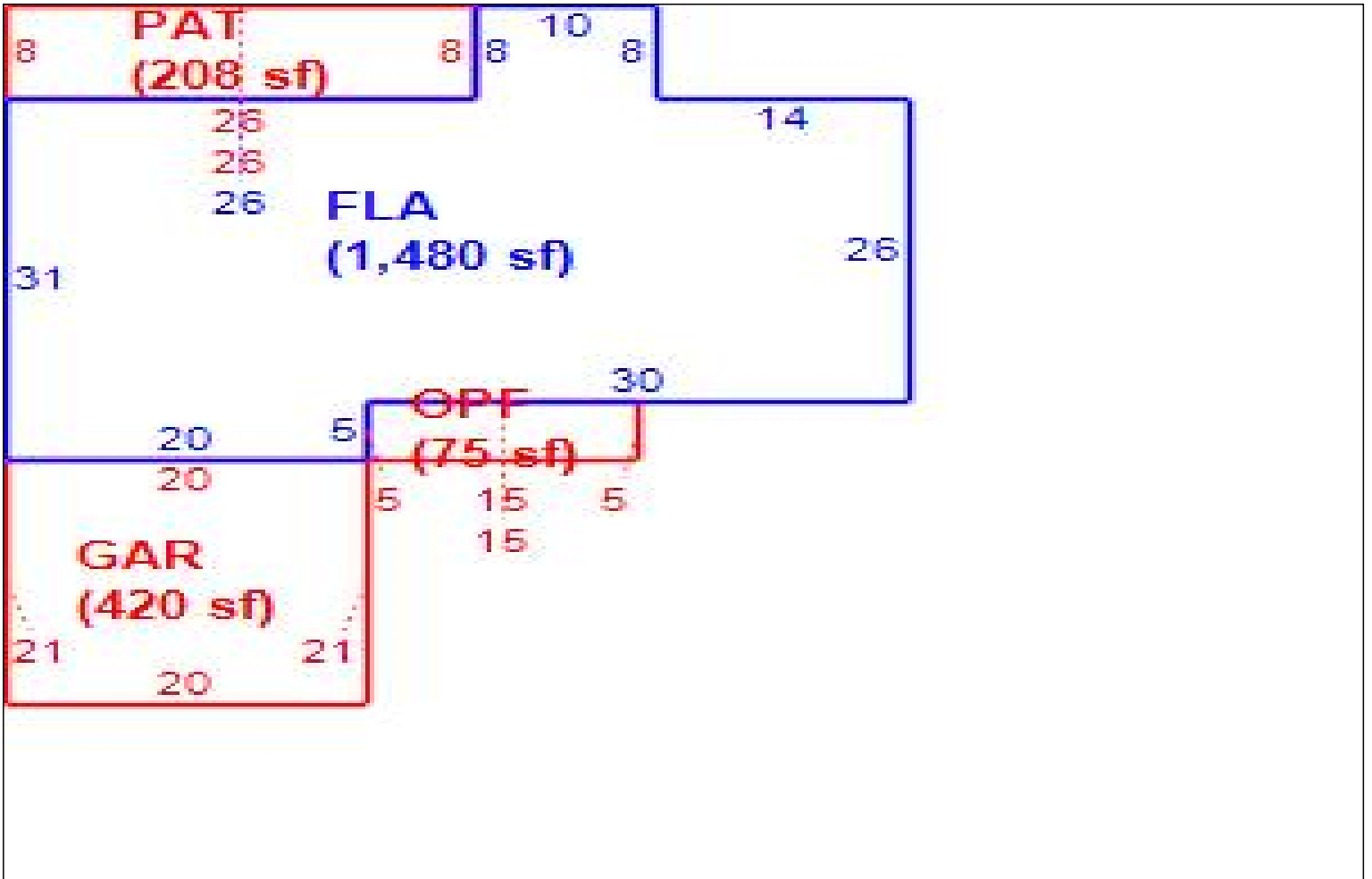
Current Owner		
NICOLINI CLAUDIO		
10612 REAGANS RUN DR		
CLERMONT	FL	34711

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	Foundation	3
						% Good	97.00	Fireplaces	0
						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

2024-0648 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								Exemptions			
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

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

2024-0648 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

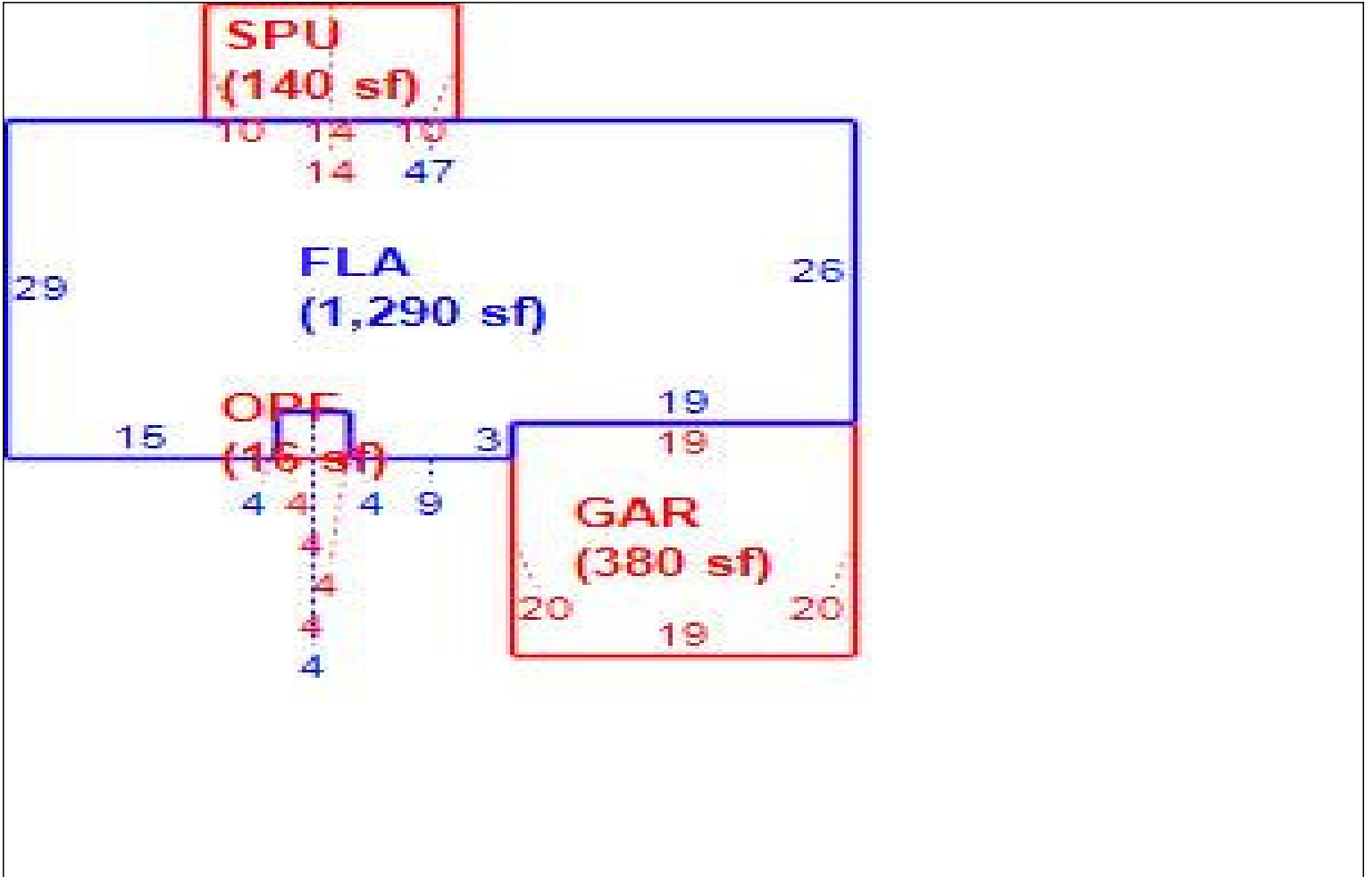
Current Owner		
PACHECO RICARDO AND ALICIA HERNAND		
10832 ARIA CT		
CLERMONT	FL	34711

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	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,290	1,290	1290	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	120.64	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	140	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,290	1,826	1,290	0	Roof Cover	3	Type AC	03

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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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