



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3746171**

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 # 2024-0649	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-1 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 #	1223251800-000-01700 12033 Kathleen Ct
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"/> 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.**

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 # 2024-0649	Alternate Key: 3746171	Parcel ID: 12-23-25-1800-000-01700
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 12033 KATHLEEN CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name INV_HOME; 2017-1 IH Borrower LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 311,507	\$ 311,507
2. Assessed or classified use value, *if applicable	\$ 271,160	\$ 271,160
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 271,160	\$ 271,160

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

Last Sale Date 9/6/2017 **Price:** \$100 Arm's Length Distressed Book 4999 Page 2468

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3746171	3599331	3605241	3775600
Address	12033 KATHLEEN CT CLERMONT	11746 OSWALT RD CLERMONT	10317 MADISON PARK CT CLERMONT	10653 CRESCENDO LOOP CLERMONT
Proximity		0.19 Miles	0.20 Miles	0.24 Miles
Sales Price		\$344,000	\$345,000	\$355,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	0.40%	2.00%
Adjusted Sale		\$299,280	\$294,630	\$308,850
\$/SF FLA	\$212.05 per SF	\$252.77 per SF	\$223.88 per SF	\$196.47 per SF
Sale Date		7/26/2023	11/10/2023	7/26/2023
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	1,469	1,184	14250	1,316	7650	1,572	-5150
Year Built	1999	1994	0	1995	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	Y	-1382	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. 4.3%	12868	Net Adj. 2.6%	7650	-Net Adj. 1.7%	-5150
		Gross Adj. 5.2%	15632	Gross Adj. 2.6%	7650	Gross Adj. 1.7%	5150
Adj. Sales Price	Market Value \$311,507	Adj Market Value	\$312,148	Adj Market Value	\$302,280	Adj Market Value	\$303,700
	Value per SF 212.05						

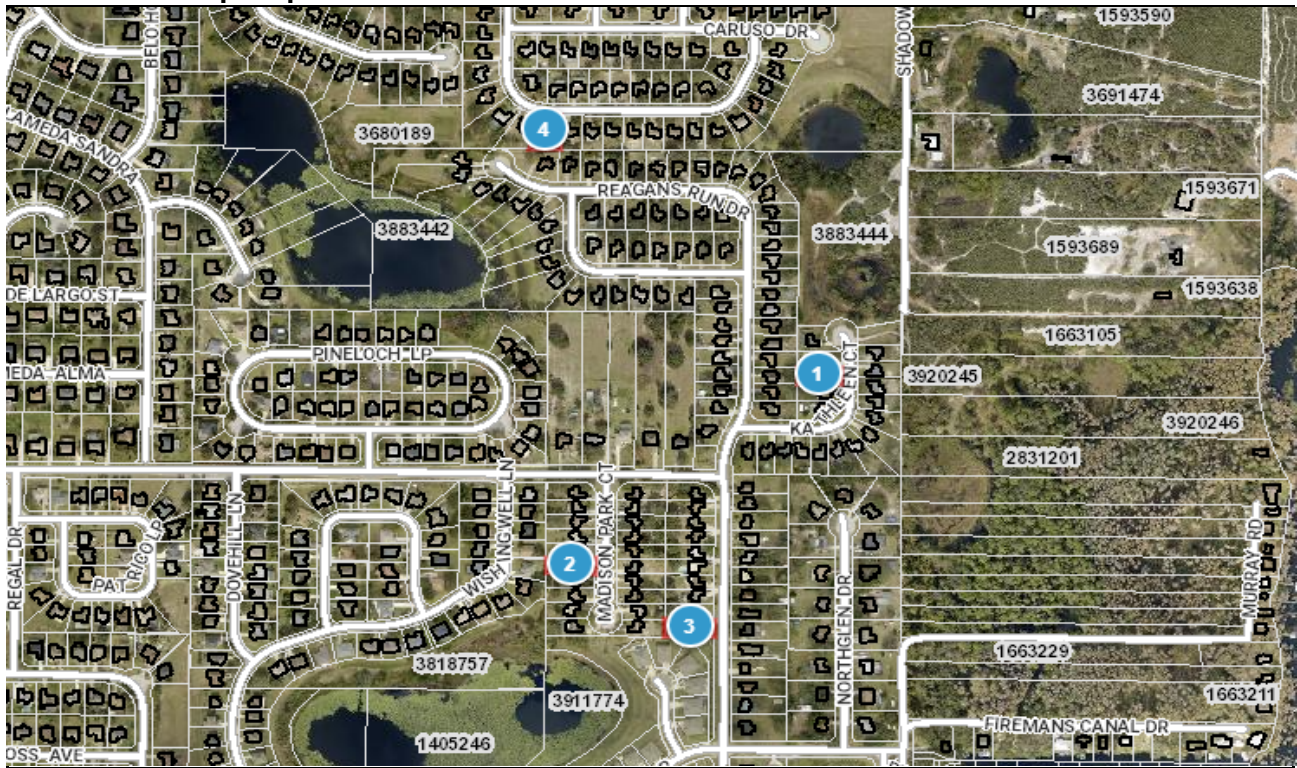
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0649 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3746171	12033 KATHLEEN CT CLERMONT	-
2	comp 2	3605241	10317 MADISON PARK CT CLERMONT	0.2
3	comp 1	3599331	11746 OSWALT RD CLERMONT	0.19
4	comp 3	3775600	10653 CRESCENDO LOOP CLERMONT	0.24
5				
6				
7				
8				

Alternate Key 3746171
 Parcel ID 12-23-25-1800-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0649 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

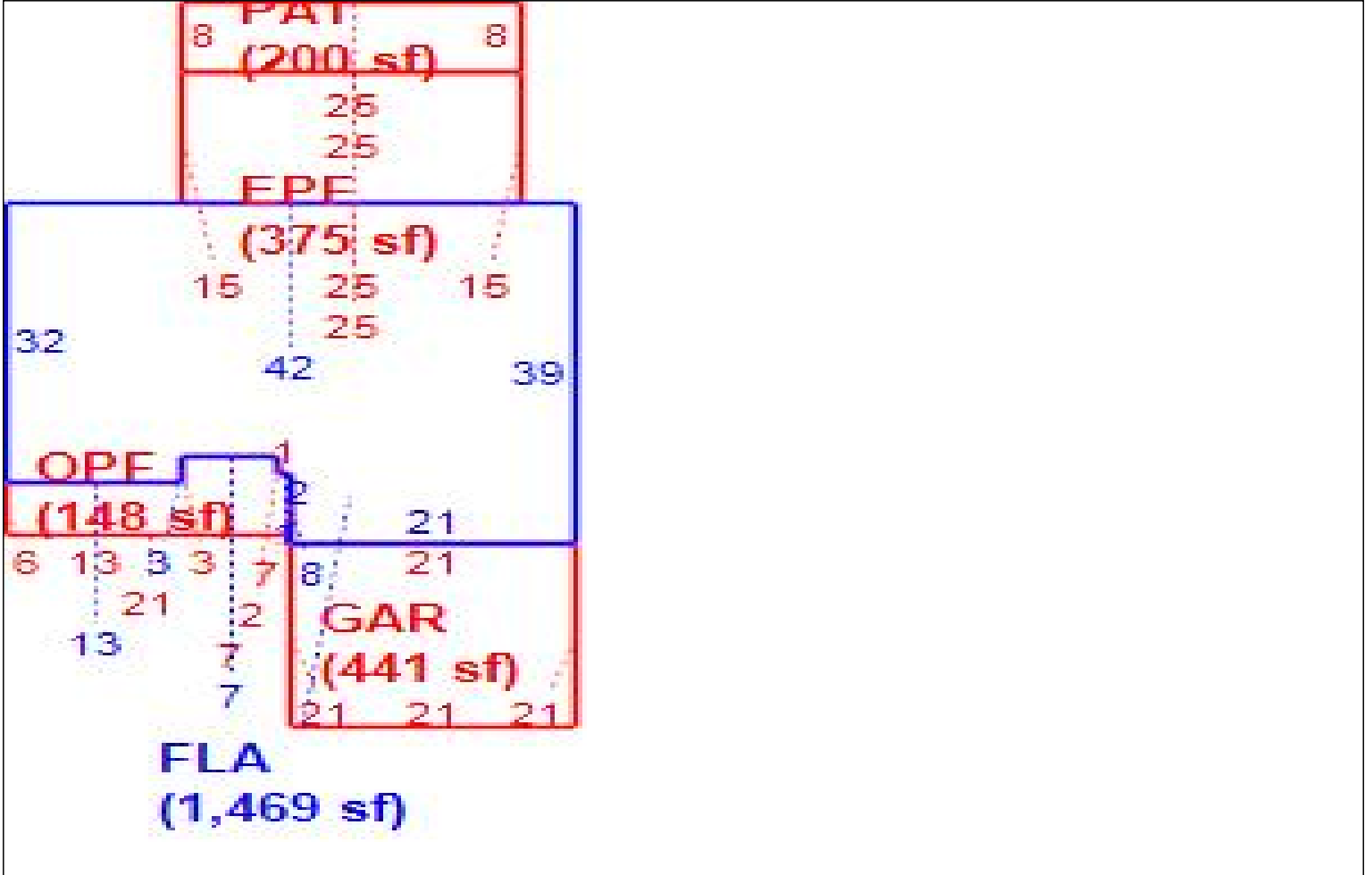
Current Owner
 2017-1 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 12033 KATHLEEN CT
 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 17 PB 37 PGS 88-91 ORB 4999 PG 2468

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 207,739 Deprec Bldg Value 201,507 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
EPF	ENCLOSED PORCH FIN	0	375	0	1999	1469	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,469	1,469	1,469	Base Rate	108.35	Quality Grade	665	Half Baths	0
GAR	GARAGE FINISH	0	441	0	Building RCN	207,739	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	148	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	200	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		1,469	2,633	1,469	Functional Obsol	0	Building RCNLD	201,507		

Alternate Key 3746171
 Parcel ID 12-23-25-1800-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0649 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	
2013	SALE	01-01-2012	03-06-2013	1	0099	CHECK VALUE	03-06-2013		
2007	SALE	01-01-2006	08-14-2006	1	0000	CHECK VALUES			
2001	0050822	05-12-2000	04-02-2001	12,500	0000	15X26 SCRNM RM			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017098521	4999 2468	09-06-2017	WD	U	M	I	100				
	4487 0835	05-30-2014	WD	U	M	I	5,966,800				
	4263 2443	12-24-2012	WD	Q	Q	I	114,900				
	3859 1233	12-17-2009	WD	U	U	I	90,000				
	3832 0753	10-20-2009	CT	U	U	I	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	201,507	0	311,507	13237	298270	0.00	298270	311507	311,507	

Parcel Notes

01FC CHG SIZE OF CAN4 ADD SPU5 TAKEN FROM WOODEN FENCE DN 040201
 02 QG FROM 475 FER 122001
 03 QG FROM 475 FER 102102
 04 QG FROM 525 FER 020604
 3113/1989 RICKY A & CHRISTINE A PERRY TO KEITH D & MARCELINA MONTY HW
 07FC SPU05 TO EPA NPA SFR IN EXCELLENT COND QG FROM 600 DN 081406
 07X KEITH DANIEL MONTY 48 DECEASED 102407 FL DEATH LIST
 09X RENEWAL CARD RETURNED WITH ADDRESS 2186 SW PRUITT ST PORT ST LUCIE FL SENT LETTER 011209
 09X MARCELINA MONTY MOVED 071508 PER NOTE DTD 012809
 3832/753 CT VS MARCELINA MONTY SOLD TO DEUTSCHE BANK NATIONAL TRUST CO TTEE
 3859/1233 DEUTSCHE BANK NATL TRUST CO TTEE TO JON JONES MARRIED
 4263/2443 JON JONES TO THR FLORIDA LP
 13FCL NO CHGS TO SFR VAL OK DN 030613
 13 MAILING ADDR CHANGED FROM 5909 HAMPTON OAKS BLVD BLDG 1 STE G TAMPA FL 33610 INFO SCANNED TO AK3506421 CMD 092513
 4487/835 THR FLORIDA LP TO 2014-1 1H BORROWER LP
 4487/835 M SALE INCL OVER 25 PARCELS IN MULT 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 AK2987979 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
 4999/2468 2014-1 IH BORROWER LP TO 2017-1 IH BORROWER LP
 4999/2468 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418
 21VAB PETITION 2021-088 TJW 091521

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Alternate Key 3599331
 Parcel ID 12-23-25-0275-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0649 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

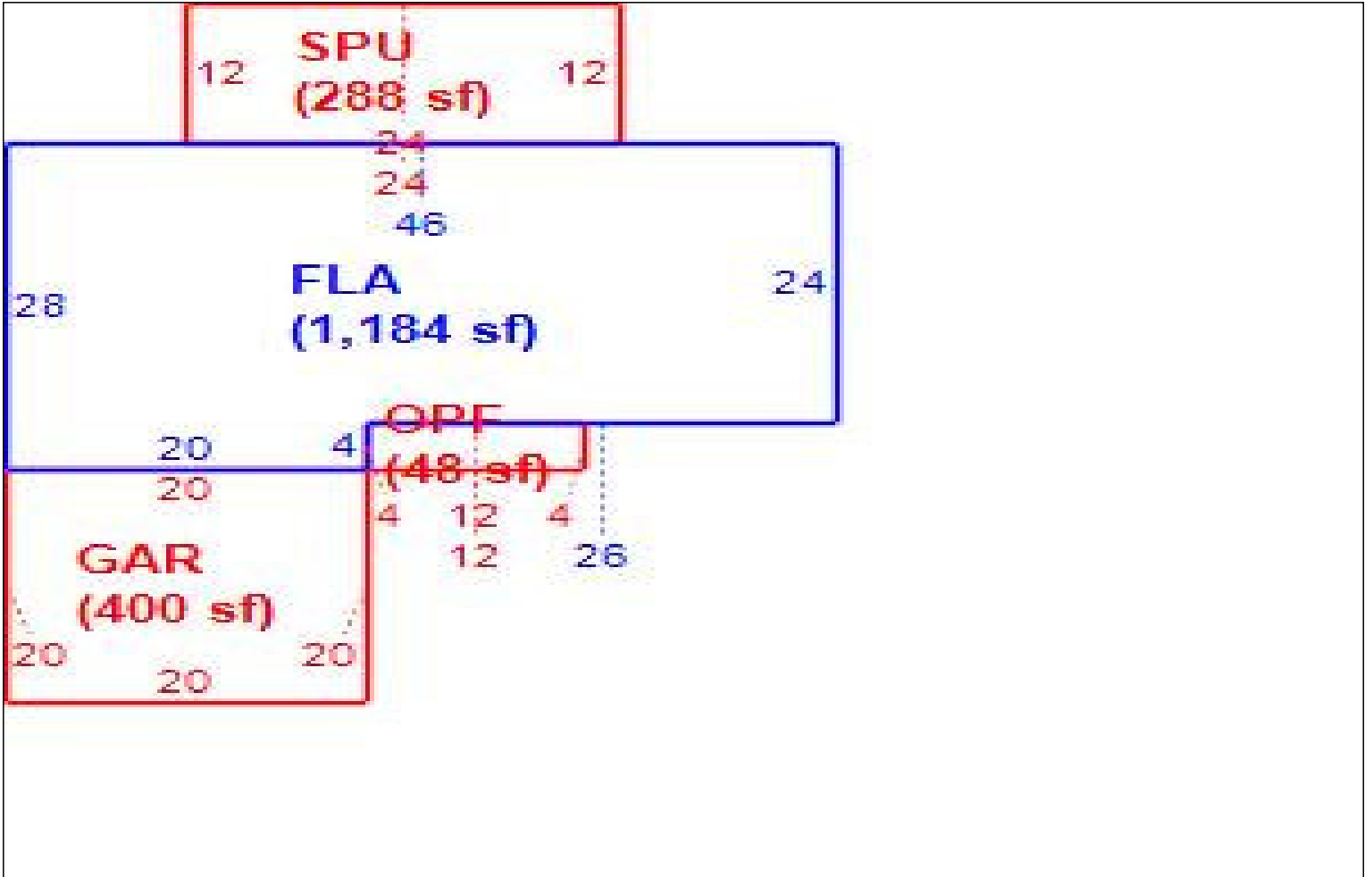
Current Owner		
ROZAR BREANNA		
11746 OSWALT RD		
CLERMONT	FL	34711

Property Location			
Site Address 11746 OSWALT RD			
CLERMONT FL 34711			
Mill Group	0005	NBHD	1797
Property Use		Last Inspection	
00100	SINGLE FAMILY	DN	04-13-202

Legal Description
 MADISON PARK SUB LOT 10 PB 35 PGS 71-72 ORB 6185 PG 935

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 169,467
Deprec Bldg Value 164,383		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	1,184	1,184	1184	1994	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	110.19	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	48	0	169,467	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	288	0	EX	Foundation	3	Fireplaces	0	
TOTALS		1,184	1,920	1,184	97.00	Roof Cover	3	Type AC	03	
					0	Building RCNLD	164,383			

Alternate Key 3599331
 Parcel ID 12-23-25-0275-000-01000

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0649 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
UCP3	CARPORT/POLE SHED UNFINISHE	192.00	SF	8.00	2020	2020	1536.00	90.00	1,382

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	05-20-2021	1	0099	CHECK VALUE	04-13-2021		
2021	SALE	01-01-2020	05-20-2021	1	0099	CHECK VALUE	04-13-2021		
2012	SALE	01-01-2011	03-02-2012	1	0099	CHECK VALUE	03-02-2012		
2006	2005100785	10-25-2005	05-30-2006	6,808	0000	ENLARGE PATIO SLAB			
1995	9404993	10-01-1994	12-01-1994	43,444	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023092125	6185 0935	07-26-2023	WD	Q	01	I	344,000	039	HOMESTEAD	2024	25000	
2020127785	5582 0148	11-10-2020	WD	Q	01	I	100,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	4072 1593	09-09-2011	WD	U	U	I	70,000					
	2260 1463	01-28-2003	QC	U	U	I	0					
	1335 1655	12-01-1994	WD	Q	Q	I	76,200					
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	164,383	1,382	275,765	43235	232530	50,000.00	182530	207530	275,804	

Parcel Notes

00 LOC FROM 150 FD 0400
 02 QG FROM 475 DN 030502
 2260/1463 BILLY DARRELL SPEARS TO JENNIFER NICOLE SPEARS SINGLE PURSUANT TO FINAL DIVORCE
 03 QG FROM 525 FER 032403
 05 LOC FROM 185 QG FROM 565 DN 020305
 06 DELETE CAN4 AT 200SF ADD SPU4 QG FROM 575 DN 120905
 07 LOC FROM 250 QG FROM 615 DN 021607
 4072/1593 JENNIFER NICOLE SPEARS TO WILLIAM R & ROSE MARIE GLIDEWELL HW
 12 PER MLS G4672254 WAS A SHORT SALE U SALE DN 030112
 12FC SFR IN GOOD COND NEWEW SHINGLES PER MLS G4672254 SALE WAS A SHORT SALE DN 030212
 12SALE ORB 4072/1593 U SALE SHORT SALE PER DN AND FER 030112 DN 030112
 18 AREA UPDATE QG FROM 565 FOR 18 DN 031918
 5582/148 WILLIAM RAY & ROSE MARIE GLIDEWELL TO CLAYTON & ERYN DURDEN HW
 21 MLS PER LISTING FEW PHOTOS SFR LOOKS TO BE IN GOOD COND NO DESCRIPTION LOW SP BDK 123020
 21 MLS PER LISTING FEW PHOTOS SFR LOOKS TO BE IN GOOD COND NO DESCRIPTION LOW SP BDK 123020
 21FC SFR HAS BEEN REPAINTED ON THE EXT NEW AC UNIT SALE IS A OUTLIER ADD UCP EST DOGS TO MISC NPA SEE SALES AK3599284
 AK1405289 AK3786711 DN 041321
 6185/935 CLAYTON & ERYN DURDEN TO BREANNA ROZAR UNMARRIED
 24CC EFILE HX PORT APP CP 021224

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Alternate Key 3605241
Parcel ID 12-23-25-0275-000-02500

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0649 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

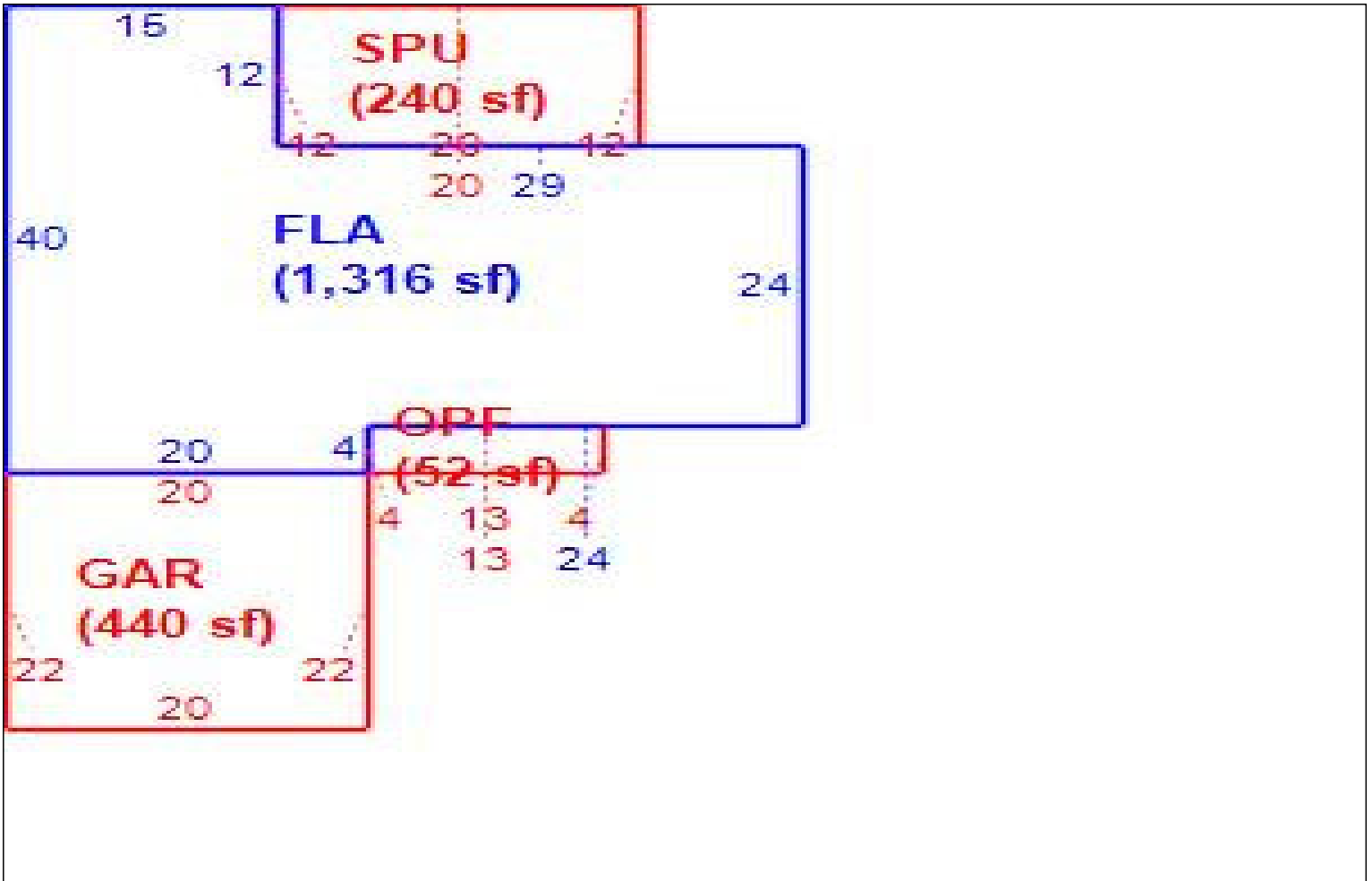
Current Owner		
MERTYL MARIE Y & ATMAN ST FLINA		
10317 MADISON PARK CT		
CLERMONT	FL	34711

Property Location		
Site Address 10317 MADISON PARK CT		
CLERMONT FL 34711		
Mill Group	0005	NBHD 1797
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
MADISON PARK SUB LOT 25 PB 35 PGS 71-72 ORB 6241 PG 2000

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 184,282
Deprec Bldg Value 178,754		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	1,316	1,316	1316	1995				
GAR	GARAGE FINISH	0	440	0	Effective Area	1316	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	52	0	Base Rate	109.73	Quality Grade	665	Half Baths 0
SPU	SCREEN PORCH UNFIN	0	240	0	Building RCN	184,282	Wall Type	03	Heat Type 6
TOTALS		1,316	2,048	1,316	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	178,754			

Alternate Key 3605241
 Parcel ID 12-23-25-0275-000-02500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0649 Comp 2
 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	
1996	9406368	01-01-1995	12-01-1995	48,537	0000	SFR 10317 MADISON PK.			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023139220	6241	2000	11-10-2023	WD	Q	01	I	345,000				
	3708	0746	11-20-2008	QC	U	U	I	0				
	1351	2424	03-01-1995	WD	Q	Q	I	80,000				
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	178,754	0	288,754	0	288754	0.00	288754	288754	288,754	

Parcel Notes

00 LOC FROM 150 FD 040100
 03 QG FROM 450 FER 032403
 05 LOC FROM 185 QG FROM 565 DN 020305
 06 QG FROM 575 DN 120905
 07 LOC FROM 250 QG FROM 600 DN 021607
 3708/746 ROBERT F HEFELFINGER JR AND KIMBERLY R HEFELFINGER TO KIMBERLY R HEFELFINGER SINGLE PURSUANT TO DISSOLUTION OF MARRIAGE
 16IT CAN4 TO SPU4 NPA IN 04 AERIAL DN 070115
 6241/2000 KIMBERLY R HEFELFINGER TO MARIE YOLENE MERTYL & ATMAN ST FLINA HW

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0649 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

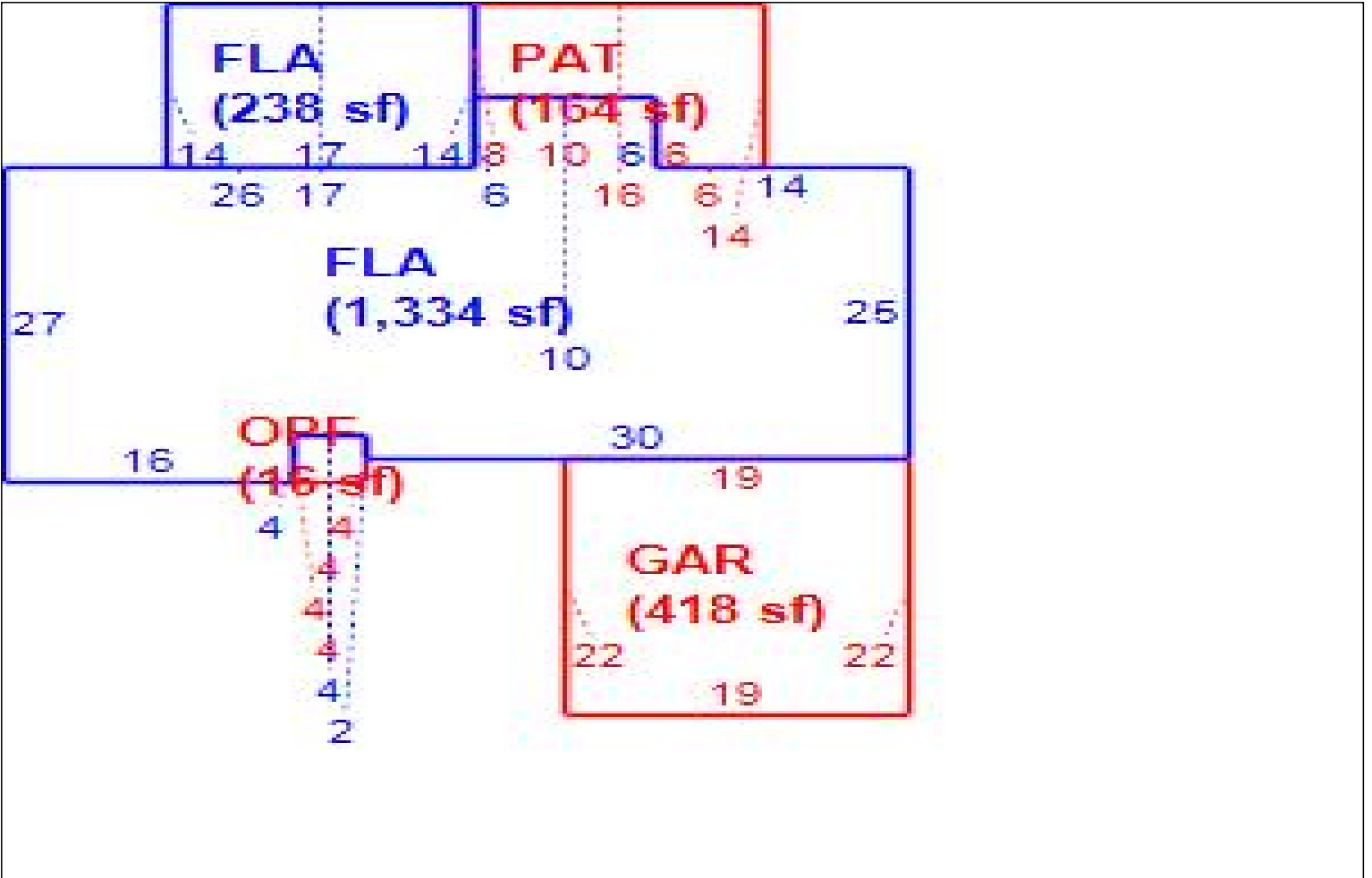
Current Owner		
SZEMPLE JESSICA M		
10653 CRESCENDO LOOP		
CLERMONT	FL	34711

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
TOTALS		1,572	2,170	1,572	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	218,799			

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0649 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

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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