



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3790776**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <b>2024-0658</b>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; 2017-2 IH Borrower LP</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>1322240525-000-04700 103 Lake Catherine Cir</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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 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

<b>Petition #</b> 2024-0658	Alternate Key: 3790776	Parcel ID: 13-22-24-0525-000-04700
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 103 LAKE CATHERINE CIR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> 2017-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
<b>1. Just Value, required</b>	\$ 342,088	\$ 342,088
<b>2. Assessed or classified use value, *if applicable</b>	\$ 270,240	\$ 270,240
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 270,240	\$ 270,240

\*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 5025 Page 2026

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3790776	3790761	3790748	3833649
<b>Address</b>	103 LAKE CATHERINE CIR GROVELAND	155 LAKE CATHERINE CIR GROVELAND	138 LAKE CATHERINE CIR GROVELAND	2022 NEWTOWN RD GROVELAND
<b>Proximity</b>		80 FEET	720 FEET	.50 MILE
<b>Sales Price</b>		\$350,000	\$385,000	\$340,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	1.20%	4.40%
<b>Adjusted Sale</b>		\$297,500	\$331,870	\$303,960
<b>\$/SF FLA</b>	\$137.99 per SF	\$183.08 per SF	\$132.48 per SF	\$161.51 per SF
<b>Sale Date</b>		1/22/2024	9/19/2023	1/27/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	2,479	1,625	64050	2,505	-1950	1,882	44775
<b>Year Built</b>	2000	2000		2000		2005	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/SPU	OPF/PAT	3000	OPF	4000	OPF/SPF	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.25 AC	.24 AC		.24 AC		.14 AC	8600
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 22.5%	67050	Net Adj. 0.6%	2050	Net Adj. 17.6%	53375
		Gross Adj. 22.5%	67050	Gross Adj. 1.8%	5950	Gross Adj. 17.6%	53375
<b>Adj. Sales Price</b>	Market Value <b>\$342,088</b>	Adj Market Value	<b>\$364,550</b>	Adj Market Value	<b>\$333,920</b>	Adj Market Value	<b>\$357,335</b>
	Value per SF 137.99						

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.

Petitioners comps only 1 being in the same sub as subject, most show the subjects value is good and in range comp 5 is a low sale in that sub.

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 11/4/2024**

2024-0658 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3790776	103 LAKE CATHERINE CIR GROVELAND	-
2	1	3790761	155 LAKE CATHERINE CIR GROVELAND	80 FEET
3	2	3790748	138 LAKE CATHERINE CIR GROVELAND	720 FEET
4	3	3833649	2022 NEWTON RD GROVELAND	.50 MILE
5				
6				
7				
8				

Alternate Key 3790776  
 Parcel ID 13-22-24-0525-000-04700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0658 Subject  
 PRC Run: 11/14/2024 By

Card # 1 of 1

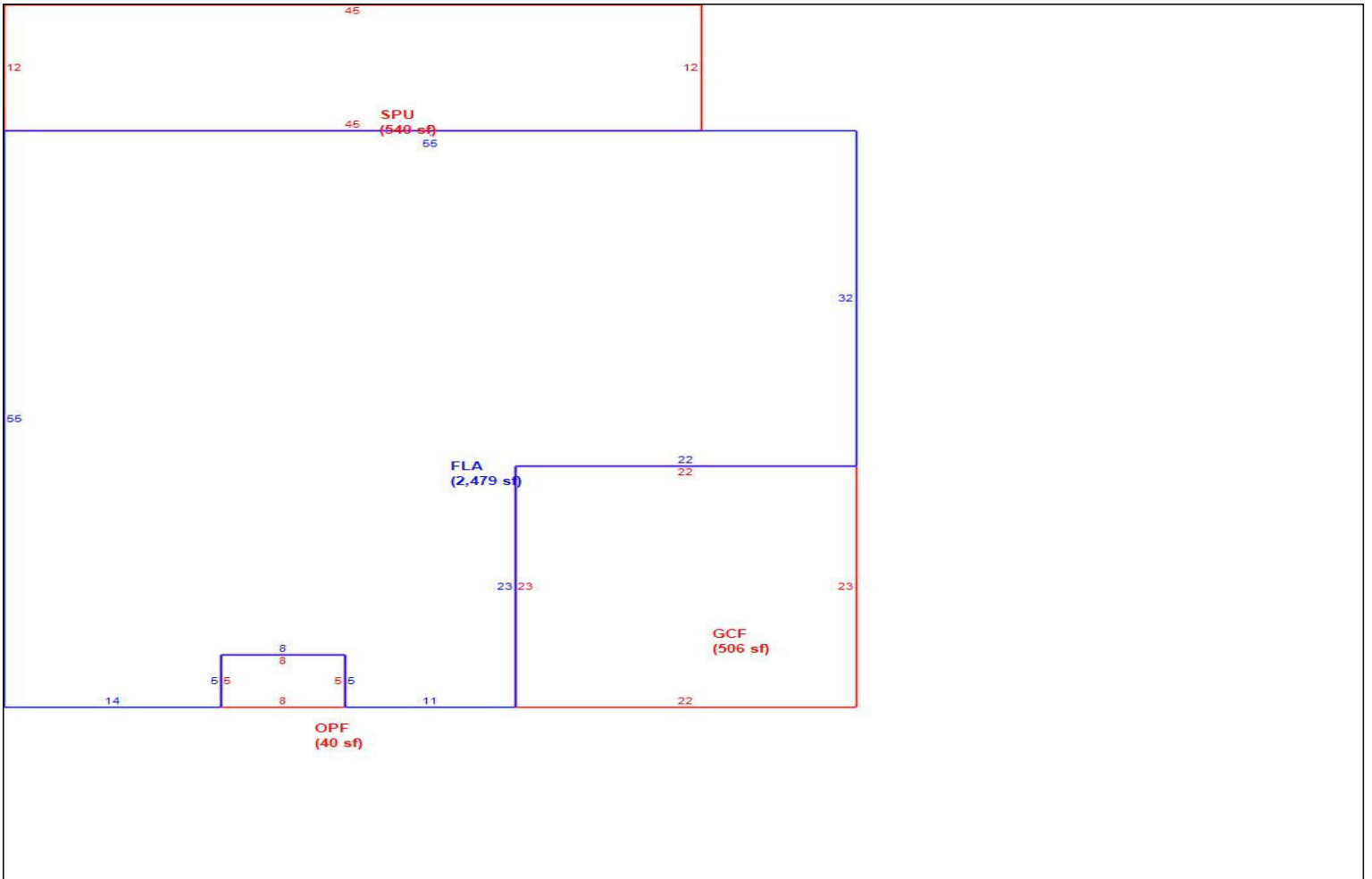
Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 103 LAKE CATHERINE CIR GROVELAND FL 34736		
Mill Group	00GR	NBHD 0531
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-11-202

**Legal Description**  
 GROVELAND, LAKE CATHERINE SHORES SUB LOT 47 PB 42 PGS 92-93 ORB 4519 PG 1200 ORB 5025 PG 2026

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	38,000.00	0.0000	1.70	1.000	1.000	0	64,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,600		
Classified Acres		0		Classified JV/Mkt		64,600		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 286,070 Deprec Bldg Value 277,488 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,479	2,479	2479	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	97.15	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	540	0	97.00	Foundation	3	Fireplaces	0
TOTALS		2,479	3,565	2,479	0	Roof Cover	3	Type AC	03

Alternate Key 3790776  
 Parcel ID 13-22-24-0525-000-04700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0658 Subject  
 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	
2002	0001	01-01-2001	02-22-2002	1	0000	SALE CHECK VALUES			
2001	0000075	04-21-2000	08-11-2000	700,042	0000	SFR FOR 2001			
2000	0000075	12-28-1999	04-21-2000	70,042	0000	SFR/103 LK CATHERINE CR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4308	0332	03-15-2013	WD	U	U	I	100			
	4247	0276	11-20-2012	CT	U	U	I	0			
	2007	2134	09-12-2001	WD	Q	Q	I	145,000			
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	
64,600	277,488	0	342,088	71848	270240	0.00	270240	342088	333,101	

\*\*\*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 3790761  
Parcel ID 13-22-24-0525-000-03200

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0658 Comp 1  
PRC Run: 11/14/2024 By

Card # 1 of 1

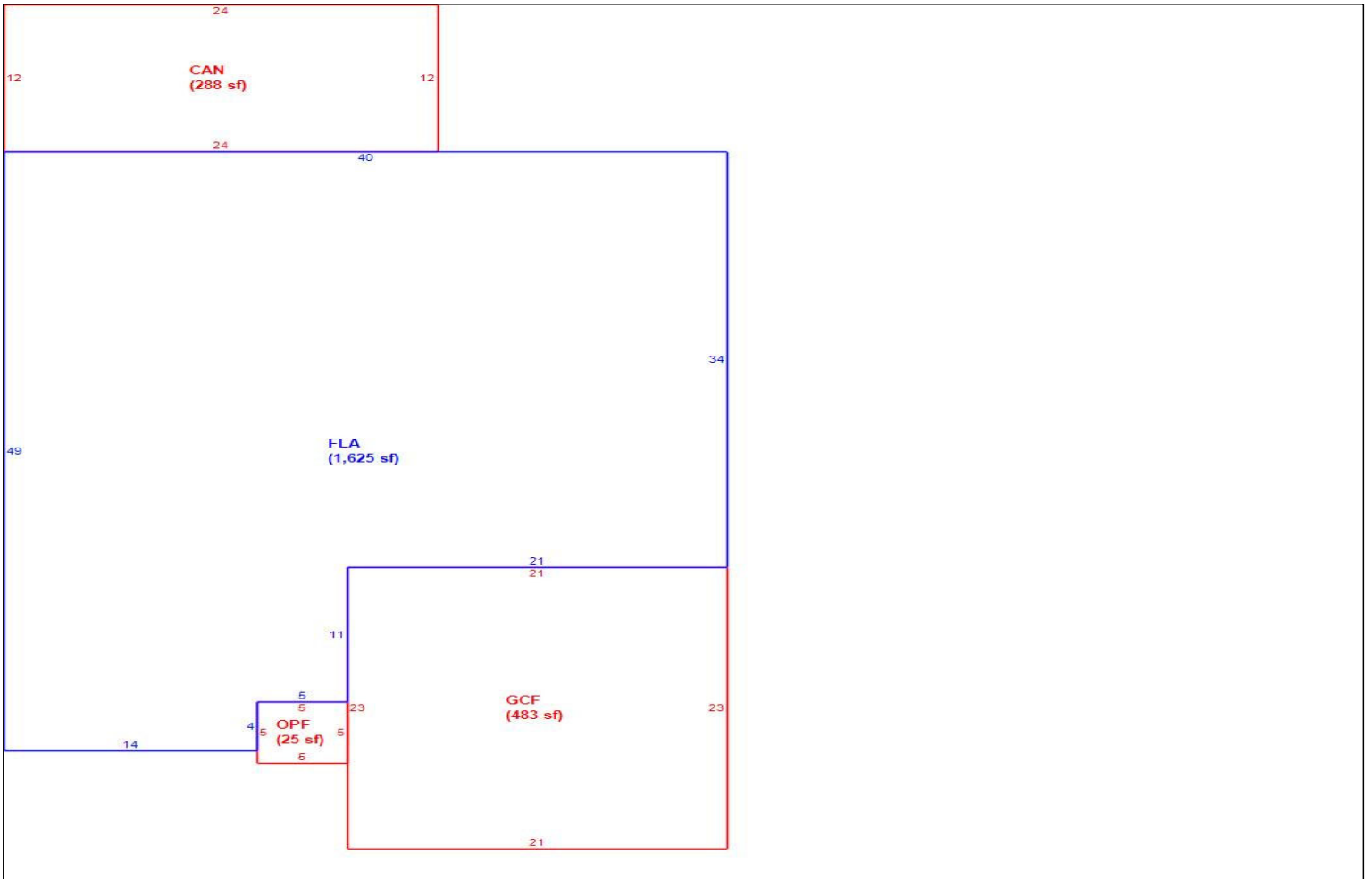
Current Owner		
BALSEIRO ROBERTO & ROSA M JEREZ		
155 LAKE CATHERINE CIR		
GROVELAND	FL	34736

Property Location			
Site Address 155 LAKE CATHERINE CIR			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0531
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-11-202

**Legal Description**  
GROVELAND, LAKE CATHERINE SHORES SUB LOT 32 PB 42 PGS 92-93 ORB 6277 PG 1439

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	38,000.00	0.0000	1.70	1.000	1.000	0	64,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,600		
Classified Acres		0		Classified JV/Mkt		64,600		Classified Adj JV/Mkt		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 206,034 Deprec Bldg Value 187,491 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,625	1,625	1625	2000	1625	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	483	0		102.99	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	25	0		206,034	Condition	AV	Heat Type	6
PAT	PATIO UNCOVERED	0	288	0		91.00	% Good	91.00	Foundation	3
						0	Functional Obsol	0	Fireplaces	0
TOTALS		1,625	2,421	1,625		187,491	Building RCNLD	187,491	Roof Cover	3
								3	Type AC	03



Alternate Key 3790761  
 Parcel ID 13-22-24-0525-000-03200

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0658 Comp 1  
 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	
2001	0060542	06-07-2000	08-10-2000	83,006	0000	SFR/155 LK CATHERINE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024011302	6277	1439	01-22-2024	WD	Q	01	I	350,000				
2023077393	6167	0791	06-28-2023	WD	Q	01	I	265,000				
2023076859	6166	1637	06-23-2023	WD	Q	01	I	250,000				
	4028	0868	04-28-2011	WD	Q	Q	I	85,000				
	1988	0021	07-20-2001	WD	Q	Q	I	111,300				
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	
64,600	187,491	0	252,091	0	252091	0.00	252091	252091	246,242	

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Alternate Key 3790748  
 Parcel ID 13-22-24-0525-000-01900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0658 Comp 2  
 PRC Run: 11/14/2024 By

Card # 1 of 1

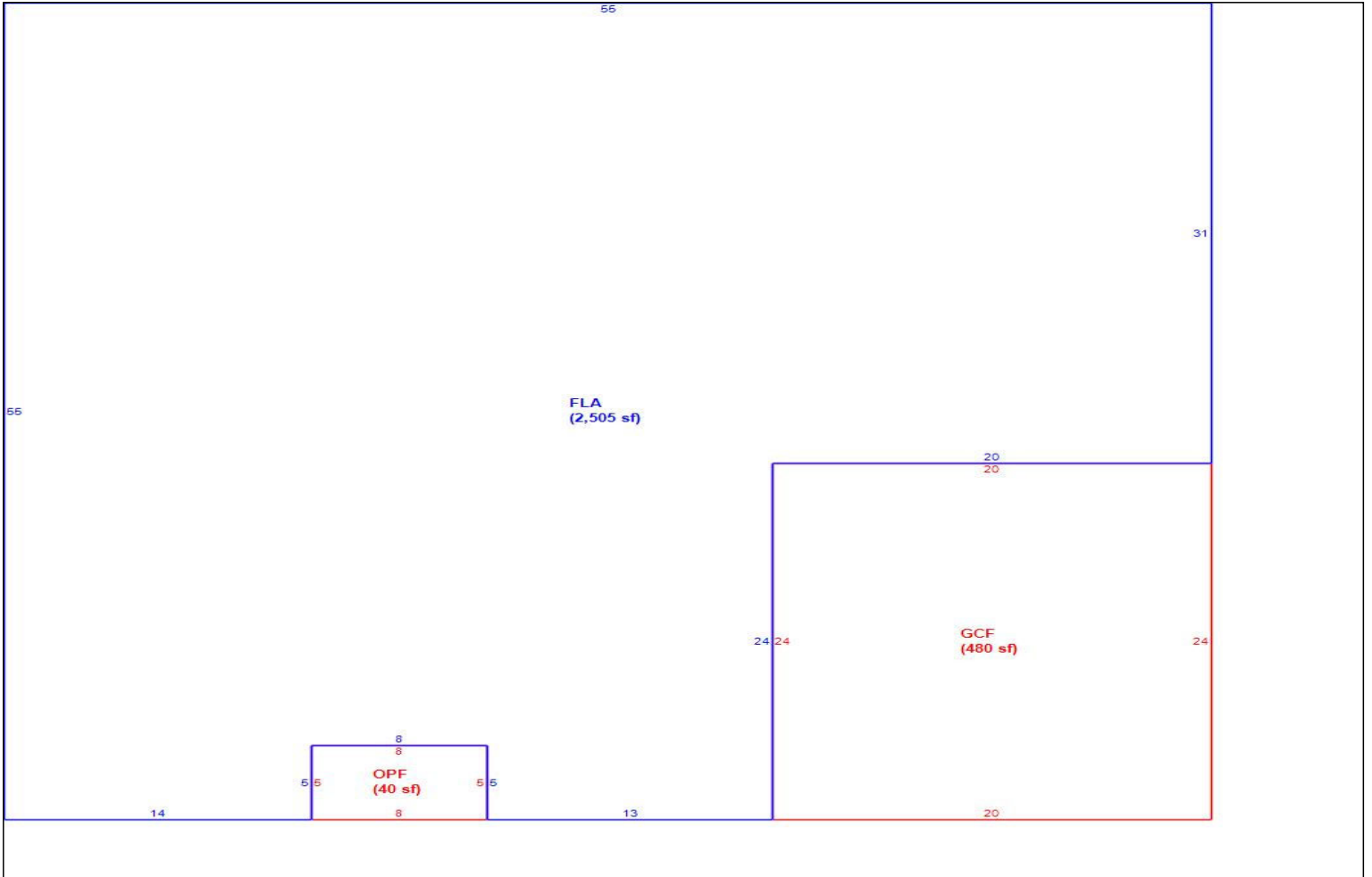
Current Owner		
BROWN CHRISTOPHER A & HEATHER R		
138 LAKE CATHERINE CIR		
GROVELAND	FL	34736

Property Location			
Site Address 138 LAKE CATHERINE CIR			
GROVELAND		FL 34736	
Mill Group	00GR	NBHD	0531
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	04-23-202

Legal Description
GROVELAND, LAKE CATHERINE SHORES SUB LOT 19 PB 42 PGS 92-93 ORB 6219 PG 884

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	38,000.00	0.0000	1.70	1.000	1.000	0	64,600
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		64,600		
Classified Acres		0		Classified JV/Mkt		64,600		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 282,414	Deprec Bldg Value 268,293	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,505	2,505	2505	Effective Area	2505	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	480	0	Base Rate	96.91	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	282,414	Wall Type	03	Heat Type	6	
						Condition	VG	Foundation	3	Fireplaces	0
						% Good	95.00	Functional Obsol	0		
						Building RCNLD	268,293	Roof Cover	3	Type AC	03
TOTALS		2,505	3,025	2,505							

Alternate Key 3790748  
 Parcel ID 13-22-24-0525-000-01900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0658 Comp 2  
 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	
2021	SALE	01-01-2020	04-23-2021	1	0099	CHECK VALUE	04-23-2021		
2017	SALE	01-01-2016	04-26-2017	1	0099	CHECK VALUE	04-26-2017		
2001	0060582	06-06-2000	08-10-2000	121,198	0000	SFR/138 LK CATHERINE CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023120358	6219	0884	09-19-2023	WD	Q	01	I	385,000	024	DISABILITY VETERAN TOT	2024	183543
2020063424	5485	2026	06-10-2020	WD	Q	03	I	260,000	039	HOMESTEAD	2024	25000
2016024083	4750	0415	02-24-2016	WD	U	U	I	159,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4706	2441	11-04-2015	CT	U	U	I	100				
	2162	1371	08-19-2002	WD	Q	Q	I	135,000				
Total											233,543.00	

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	
64,600	268,293	0	332,893	0	233543	233,543.00	0	0	324,030	

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

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0658 Comp 3  
PRC Run: 11/14/2024 By

Card # 1 of 1

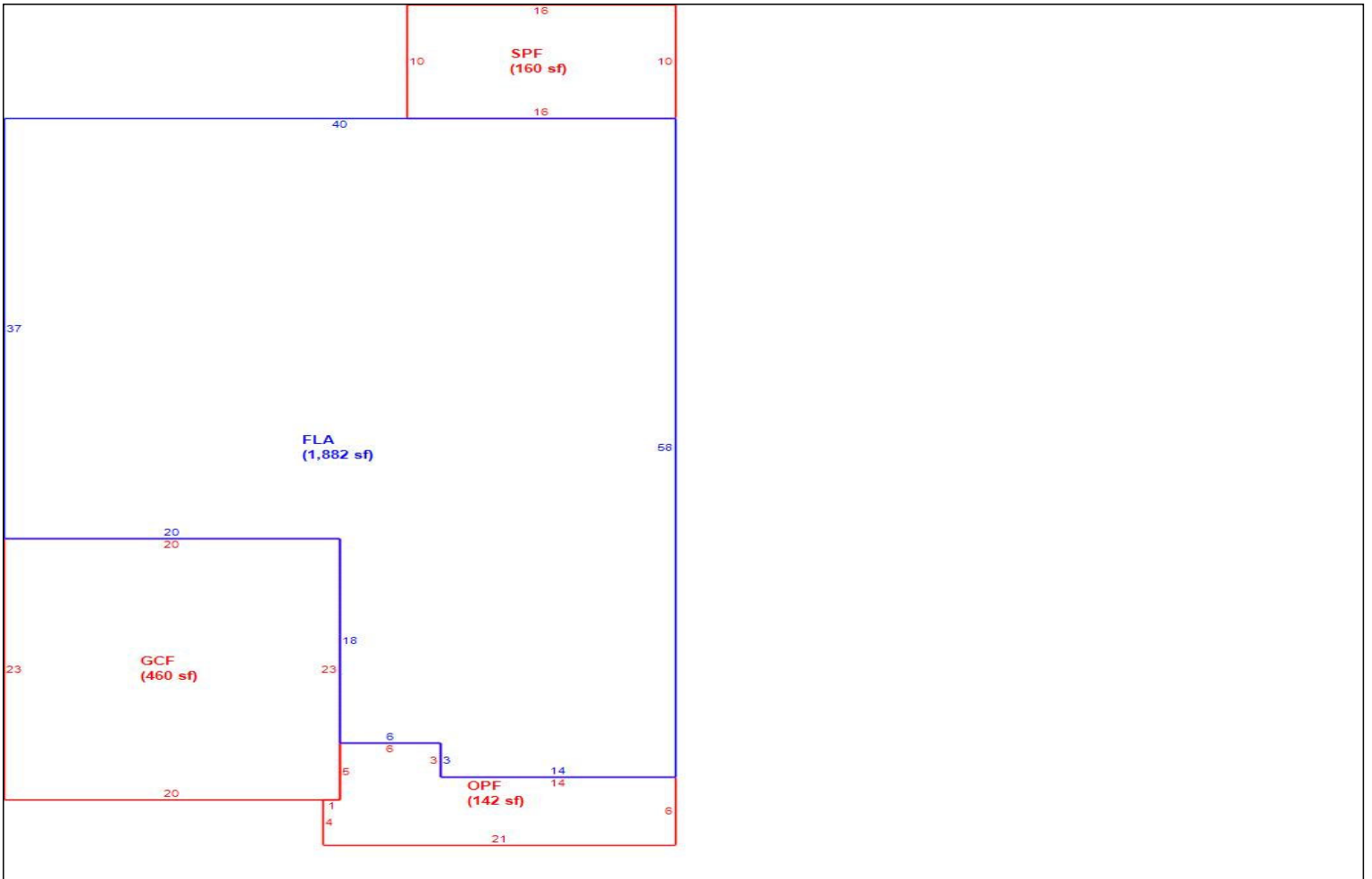
Current Owner		
KOVALEV KARA M & CANNON HERBERT		
2022 NEWTOWN RD		
GROVELAND	FL	34736

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

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 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	

\*\*\*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.\*\*\*