



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3833775**

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 #	2024-0659	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: INV_HOME; IH3 Property Florida, L.P.		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 #	1322241200-000-09300 1069 Bluegrass Dr
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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Parent/grandparent reduction			
<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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0659	Alternate Key: 3833775	Parcel ID: 13-22-24-1200-000-09300	
Petitioner Name RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 1069 BLUEGRASS DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name IH3 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 306,462	\$ 306,462	
2. Assessed or classified use value, *if applicable	\$ 257,690	\$ 257,690	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 257,690	\$ 257,690	

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

Last Sale Date 10/29/2013 **Price:** \$99,000 Arm's Length Distressed Book 4404 Page 898

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3833775	3833649	3840928	3840786
Address	1069 BLUEGRASS DR GROVELAND	2022 NEWTOWN RD GROVELAND	2080 NEWTOWN RD GROVELAND	1126 BLUEGRASS DR GROVELAND
Proximity		490 FEET	1710 FEET	1380 FEET
Sales Price		\$340,000	\$345,000	\$335,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.20%	2.40%
Adjusted Sale		\$303,960	\$304,290	\$292,790
\$/SF FLA	\$162.84 per SF	\$161.51 per SF	\$167.56 per SF	\$161.94 per SF
Sale Date		1/27/2023	4/12/2023	6/29/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,882	1,882	0	1,816	3300	1,808	3700
Year Built	2005	2005		2006		2006	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/SPF	-3500	OPF/PAT		OPF/PAT	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	.15 AC	.14 AC		.14 AC		.13 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	CONSERVATION	RESIDENTIAL	11200	RESIDENTIAL	11200	RESIDENTIAL	11200
		Net Adj. 2.5%	7700	Net Adj. 4.8%	14500	Net Adj. 5.1%	14900
		Gross Adj. 4.8%	14700	Gross Adj. 4.8%	14500	Gross Adj. 5.1%	14900
Adj. Sales Price	Market Value \$306,462	Adj Market Value	\$311,660	Adj Market Value	\$318,790	Adj Market Value	\$307,690
	Value per SF 162.84						

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.

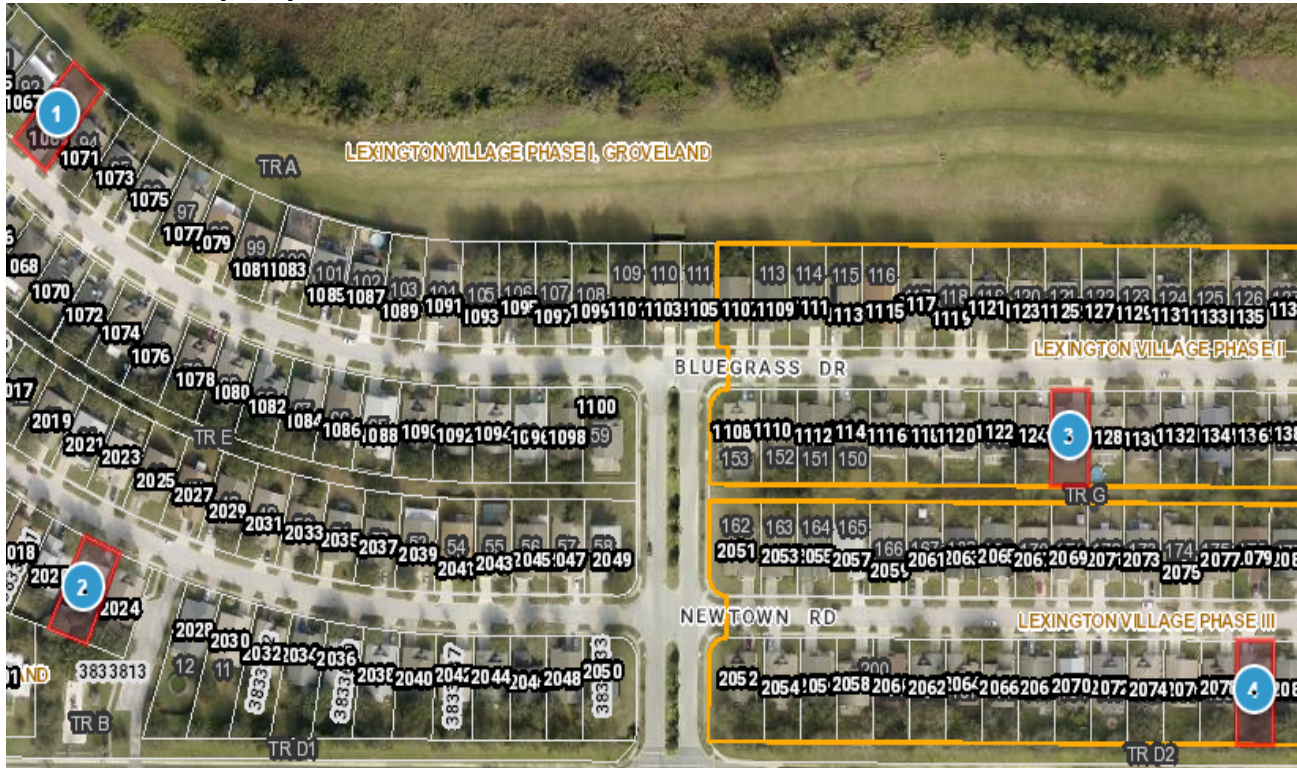
Petitioners comp 1 actual sale date is 12/29/2022, comp 3 is low sale.

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

2024-0659 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3833775	1069 BLUEGRASS DR GROVELAND	-
2	1	3833649	2022 NEWTON RD. GROVELAND	490 FEET
3	3	3840786	1126 BLUEGRASS DR. GROVELAND	1380 FEET
4	2	3840928	2080 NEWTON RD. GROVELAND	1710 FEET
5				
6				
7				
8				

Alternate Key 3833775
Parcel ID 13-22-24-1200-000-09300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0659 Subject
PRC Run: 11/14/2024 By bboone
Card # 1 of 1

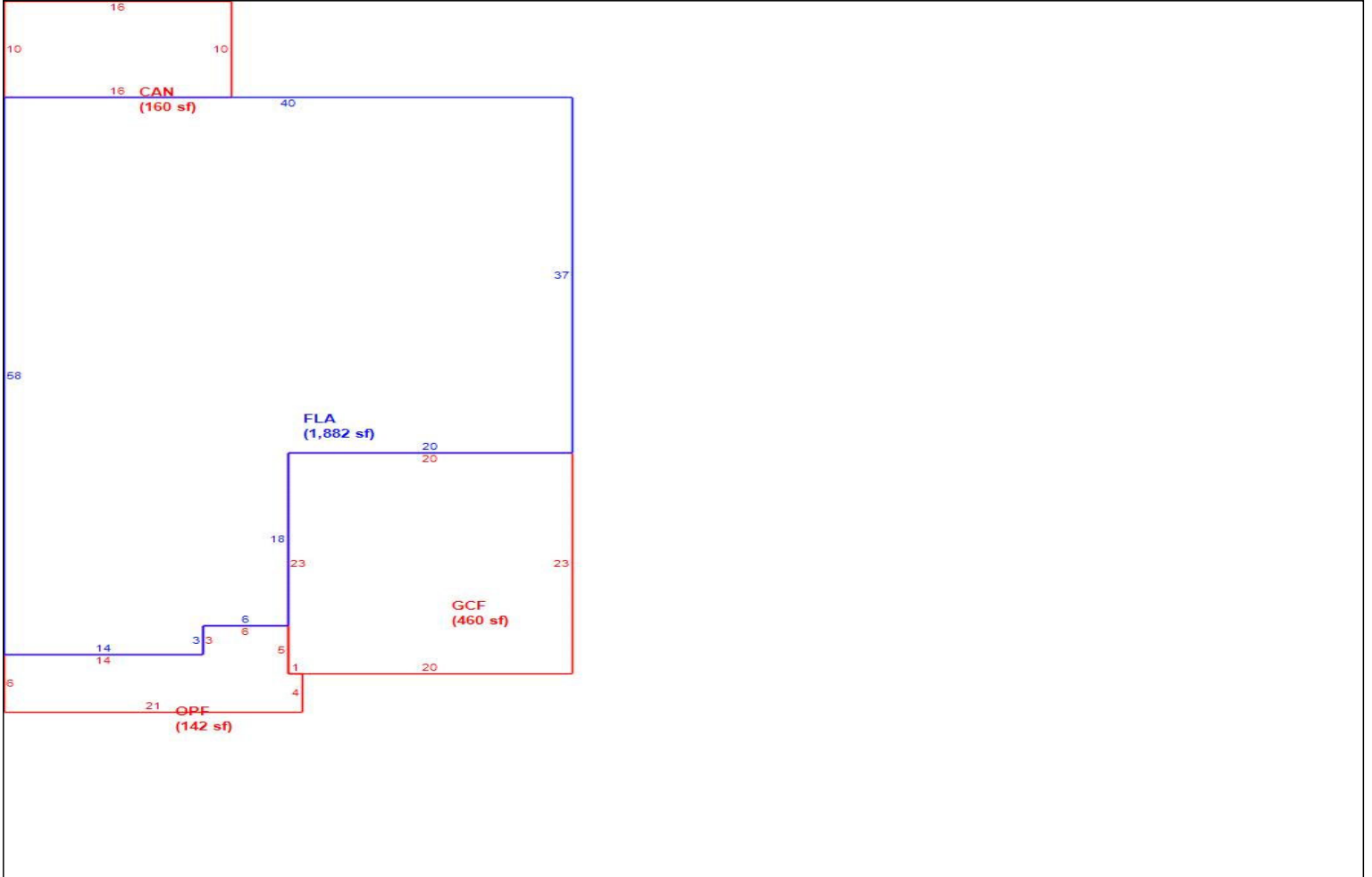
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1069 BLUEGRASS DR GROVELAND FL 34736		
Mill Group 00GR	NBHD 4537	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-12-202

Legal Description
LEXINGTON VILLAGE PHASE I PB 53 PG 40-42 LOT 93 ORB 4404 PG 888

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	1.200	1.000	0	67,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		67,200		
Classified Acres		0		Classified JV/Mkt		67,200		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 246,662	Deprec Bldg Value 239,262	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	246,662	Condition	EX	Wall Type	03
PAT	PATIO UNCOVERED	0	160	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,882	2,644	1,882	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	239,262				

Alternate Key 3833775
 Parcel ID 13-22-24-1200-000-09300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0659 Subject
 PRC Run: 11/14/2024 By bboone
 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	
2006	148-05-03B	02-21-2005	09-12-2005	75,825	0000	SFR 1069 BLUEGRASS DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4404	0898	10-29-2013	CT	U	U	I	99,000			
	3005	0226	10-31-2005	WD	Q	Q	I	245,000			
	3005	0172	10-31-2005	WD	Q	Q	I	245,000			
	2924	2282	07-26-2005	WD	Q	Q	I	174,400			
	2729	2024	12-09-2004	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	
67,200	239,262	0	306,462	48772	257690	0.00	257690	306462	298,840	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0659 Comp 1
 PRC Run: 11/14/2024 By

Card # 1 of 1

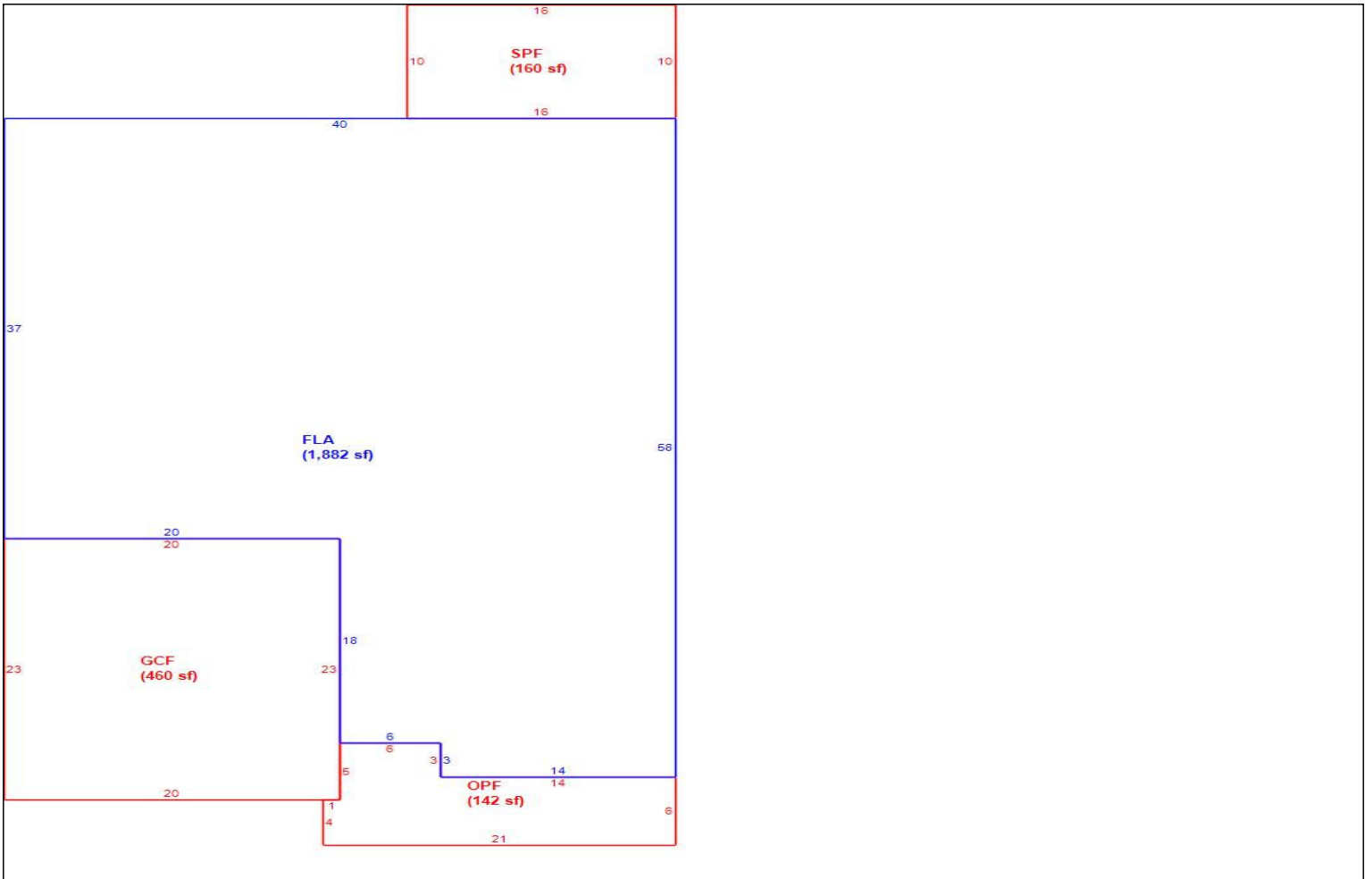
Current Owner		
KOVALEV KARA M & CANNON HERBERT		
2022 NEWTOWN RD		
GROVELAND	FL	34736

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

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

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

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



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,882	1,882	1882	2005	1882	No Stories	1.00	3
GAR	GARAGE FINISH	0	460	0		108.73	Quality Grade	670	2
OPF	OPEN PORCH FINISHE	0	142	0		248,793	Wall Type	03	0
SPF	SCREEN PORCH FINIS	0	160	0			Foundation	3	0
TOTALS		1,882	2,644	1,882		241,329	Roof Cover	3	03

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0659 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	
2006	622-05-06B	01-01-2005	10-12-2005	75,825	0000	SFR 2022 NEWTOWN RD			

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

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
56,000	241,329	0	297,329	0	297329	0.00	297329	297329	289,707	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0659 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	
2017 2007	SALE 085-06-01B	01-01-2016 01-01-2006	05-12-2017 07-25-2006	1 76,227	0099 0000	CHECK VALUE SFR 3/BR 2080 NEWTOWN RD	05-04-2017 07-25-2006		

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

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
56,000	232,943	0	288,943	0	288943	0.00	288943	288943	281,565	

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

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0659 Comp 3
PRC Run: 11/14/2024 By

Card # 1 of 1

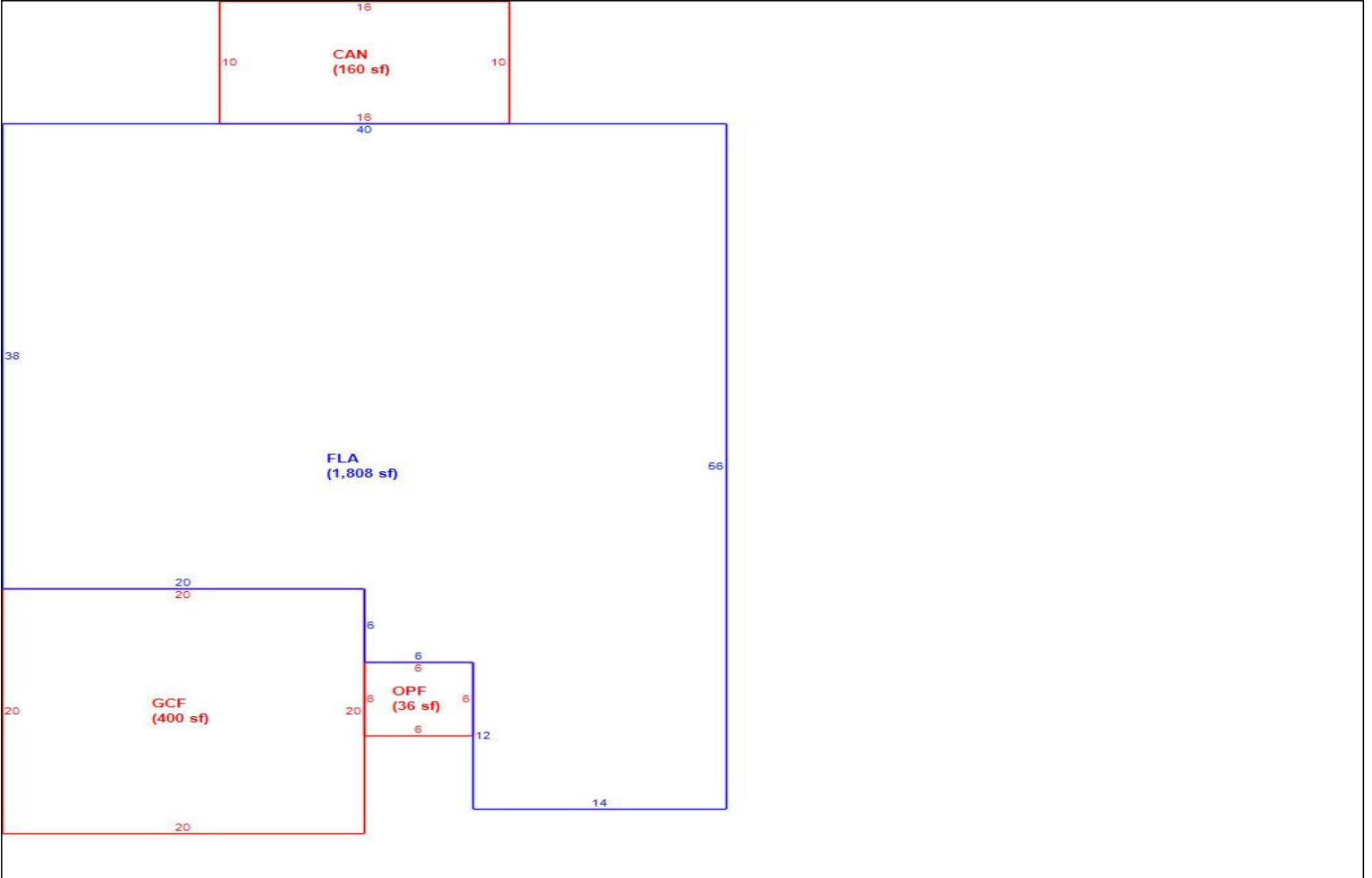
Current Owner		
MILLER AMANDA AND ZACHARY NOWLIN-		
1126 BLUEGRASS DR		
GROVELAND	FL	34736

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

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

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 235,960
Deprec Bldg Value 228,881		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,808	1,808	1808	2006	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	108.94	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	36	0	EX	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0	
TOTALS		1,808	2,404	1,808	0	Functional Obsol				
					228,881	Roof Cover	3	Type AC	03	

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0659 Comp 3
 PRC Run: 11/14/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008 2007	SALE 1006-05-11B	01-01-2007 09-28-2006	01-12-2008 07-21-2006	1 72,978	0000 0000	CHECK VALUES SFR 3/BR 1126 BLUEGRASS DR	10-22-2007 07-21-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083085	6174	0551	06-29-2023	WD	Q	01	I	335,000	039	HOMESTEAD	2024	25000
	4122	0787	01-26-2012	WD	U	U	I	79,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3369	0720	02-08-2007	WD	Q	Q	I	229,900				
	3141	1844	03-20-2006	WD	Q	Q	I	180,900				
	2963	1241	09-22-2005	WD	U	M	V	1				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
56,000	228,881	0	284,881	0	284881	50,000.00	234881	259881	277,535	

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