



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes **3790581**

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 #	2024-0683	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information INVITATION HOMES 7LP			
Taxpayer name: INV_HOME; Progress Residential Hvh Borrower Llc		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 #	16-22-25-0305-000-13700 1622 Stanley Ave
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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	2024-0683	Alternate Key: 3790581	Parcel ID: 16-22-25-0305-000-13700
Petitioner Name	Ryan LLC	Property Address	1622 STANLEY AVE GROVELAND
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	Invitation Homes 7 LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required		\$ 314,488	\$ 314,488
2. Assessed or classified use value, *if applicable		\$ 314,488	\$ 314,488
3. Exempt value, *enter "0" if none		\$ -	
4. Taxable Value, *required		\$ 314,488	\$ 314,488

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

Last Sale Date _____ Price: _____ Arm's Length Distressed Book _____ Page _____

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3790581	3790536	3790610	3790588
Address	1622 STANLEY AVE GROVELAND	1755 CROWNED AVE GROVELAND	1750 CROWNED AVE GROVELAND	1650 STANLEY AVE GROVELAND
Proximity		Same Subdivision	Same Subdivision	Same Subdivision
Sales Price		\$380,000	\$368,000	\$369,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	0.80%	1.60%
Adjusted Sale		\$338,200	\$315,744	\$319,554
\$/SF FLA	\$160.45 per SF	\$154.29 per SF	\$159.47 per SF	\$149.05 per SF
Sale Date		2/7/2023	10/20/2023	8/15/2023
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	1,960	2,192	-11600	1,980	-1000	2,144	-9200
Year Built	2002	2001		2002		2002	
Constr. Type	Block Stucco	Block Stucco		Block Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porches	Patio	Patio		Patio		Patio	
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		-Net Adj. 9.3%	-31600	-Net Adj. 0.3%	-1000	-Net Adj. 2.9%	-9200
		Gross Adj. 9.3%	31600	Gross Adj. 0.3%	1000	Gross Adj. 2.9%	9200
Adj. Sales Price	Market Value \$314,488	Adj Market Value	\$306,600	Adj Market Value	\$314,744	Adj Market Value	\$310,354
	Value per SF 160.45						

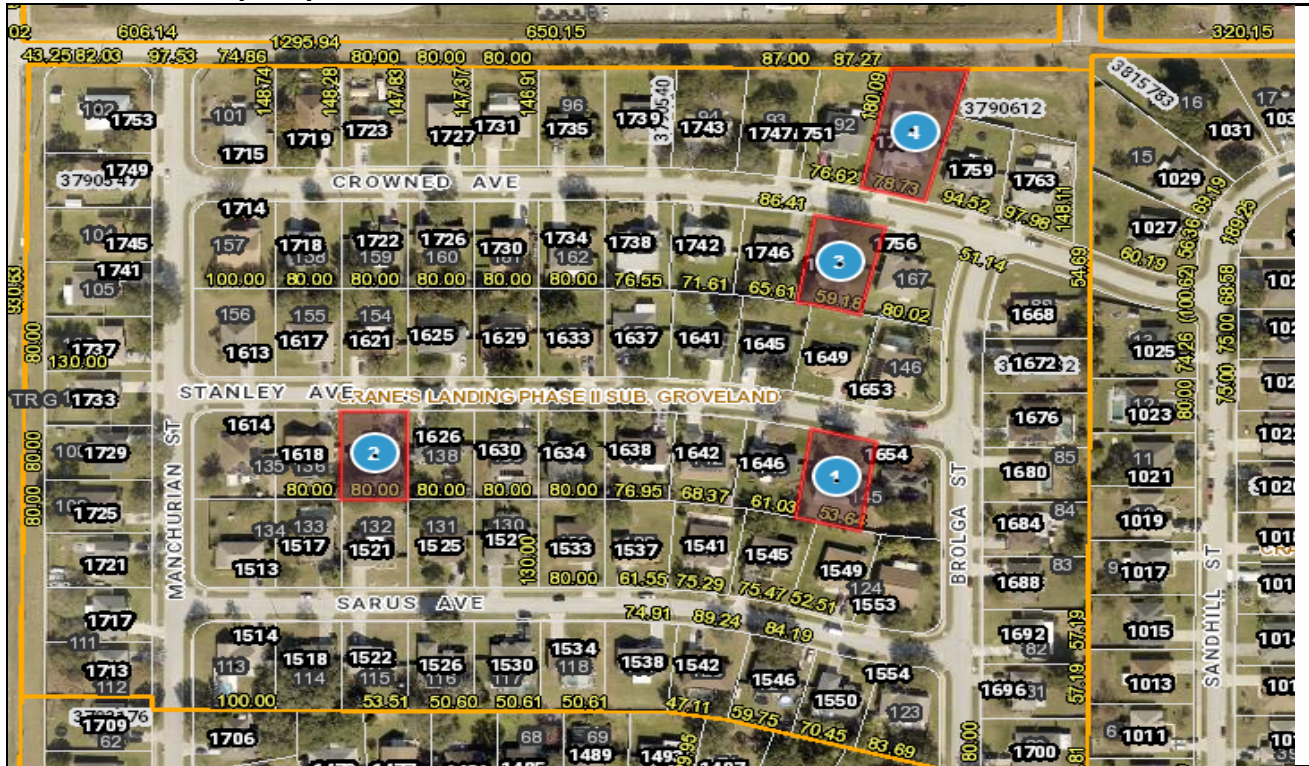
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

DATE [REDACTED]

2024-0683 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 3	3790588	1650 STANLEY AVE GROVELAND	Same Subdivision
2	Subject	3790581	1622 STANLEY AVE GROVELAND	-
3	Comp 2	3790610	1750 CROWNED AVE GROVELAND	Same Subdivision
4	Comp 1	3790536	1755 CROWNED AVE GROVELAND	Same Subdivision
5				
6				
7				
8				

Alternate Key 3790581
 Parcel ID 16-22-25-0305-000-13700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0683 Subject
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
INVITATION HOMES 7 LP		
1717 MAIN ST STE 2000		
DALLAS	TX	75201

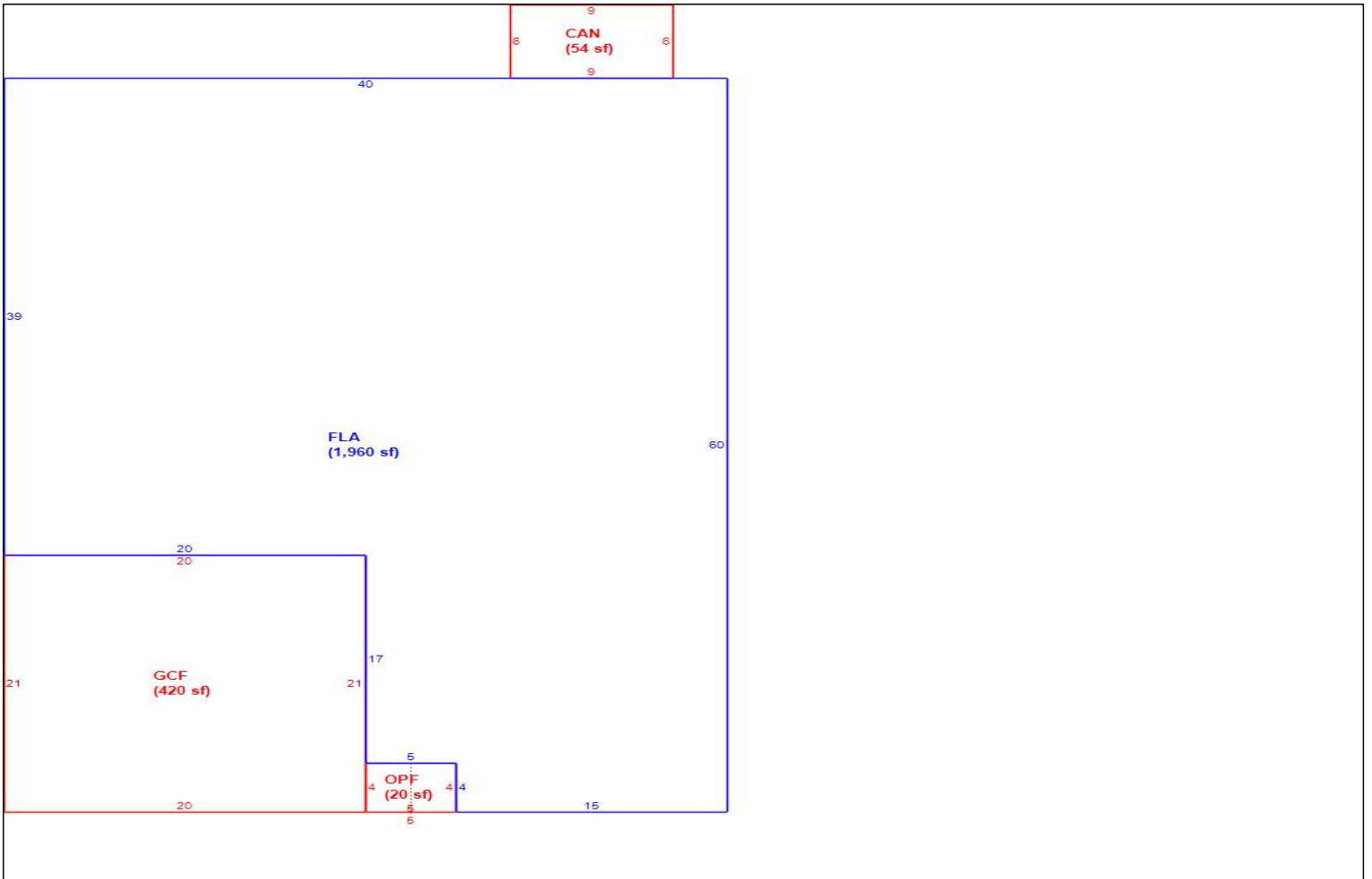
Subject

Property Location			
Site Address	1622 STANLEY AVE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 137 PB 42 PGS 96-97 ORB 6179 PG 1802

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	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 252,049
Deprec Bldg Value 244,488		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,960	1,960	1960	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.53	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	252,049	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	54	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,960	2,454	1,960	97.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	244,488		

Alternate Key 3790581
 Parcel ID 16-22-25-0305-000-13700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0683 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	
2005 2003	SALE 00310201BEP	01-01-2004 01-22-2002	03-15-2005 01-30-2003	1 111,282	0000 0000	CHECK VALUE SFR/1622 STANLEY AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023087604	6179 1802	07-11-2023	WD	Q	05	I	4,994,400					
2021154200	5831 1100	08-30-2021	WD	U	11	I	100					
2018118272	5181 1273	10-04-2018	WD	U	M	I	100					
	4535 2358	09-30-2014	WD	U	M	I	100					
	4245 1968	11-19-2012	WD	Q	Q	I	89,300					
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	
70,000	244,488	0	314,488	0	314488	0.00	314488	314488	306,550	

Parcel Notes

2715/2430 VICTOR & ALICIA SCOTT TO PETER WOODRUFF MARRIED
 08X VADX BELONGS TO SAMUEL GUTIERREZ
 4245/1968 SAMUEL J & HELEN GUTIERREZ TO FREQ FLORIDA LLC
 4535/2358 FREQ FLORIDA LLC TO PROGRESS RESIDENTIAL 2014-1 BORROWER LLC
 4535/2358 M SALE INCL OVER 25 PARCELS MULTI SUBS
 17TR NOT DELIVERABLE AS ADDRESSED 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840
 18TR UNABLE TO FORWARD 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840
 5181/1273 PROGRESS RESIDENTIAL 2016-1 BORROWER LLC FKA PROGRESS RESIDENTIAL 2014-1 BORROWER LLC TO PROGRESS RESIDENTIAL BORROWER 5 LLC
 5181/1273 M SALE INCL OVER 25 PARCELS IN MULTI SUBS
 5831/1100 M SALE INCL 15 LOTS IN VARIOUS SUBS PROGRESS RESIDENTIAL BORROWER 5 LLC TO PROGRESS RESIDENTIAL HVH BORROWER LLC
 6179/1802 M SALE INCL 14 LOTS IN MULTIPLE SUBS SR SUNBELT HOMES GROUP 2 LLC FKA PROGRESS RESIDENTIAL HVH BORROWER LLC TO INVITATION HOMES 7 LP

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Alternate Key 3790536
Parcel ID 16-22-25-0305-000-09100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0683 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
WHITE DEBORAH A		
1755 CROWNED AVE		
GROVELAND	FL	34736

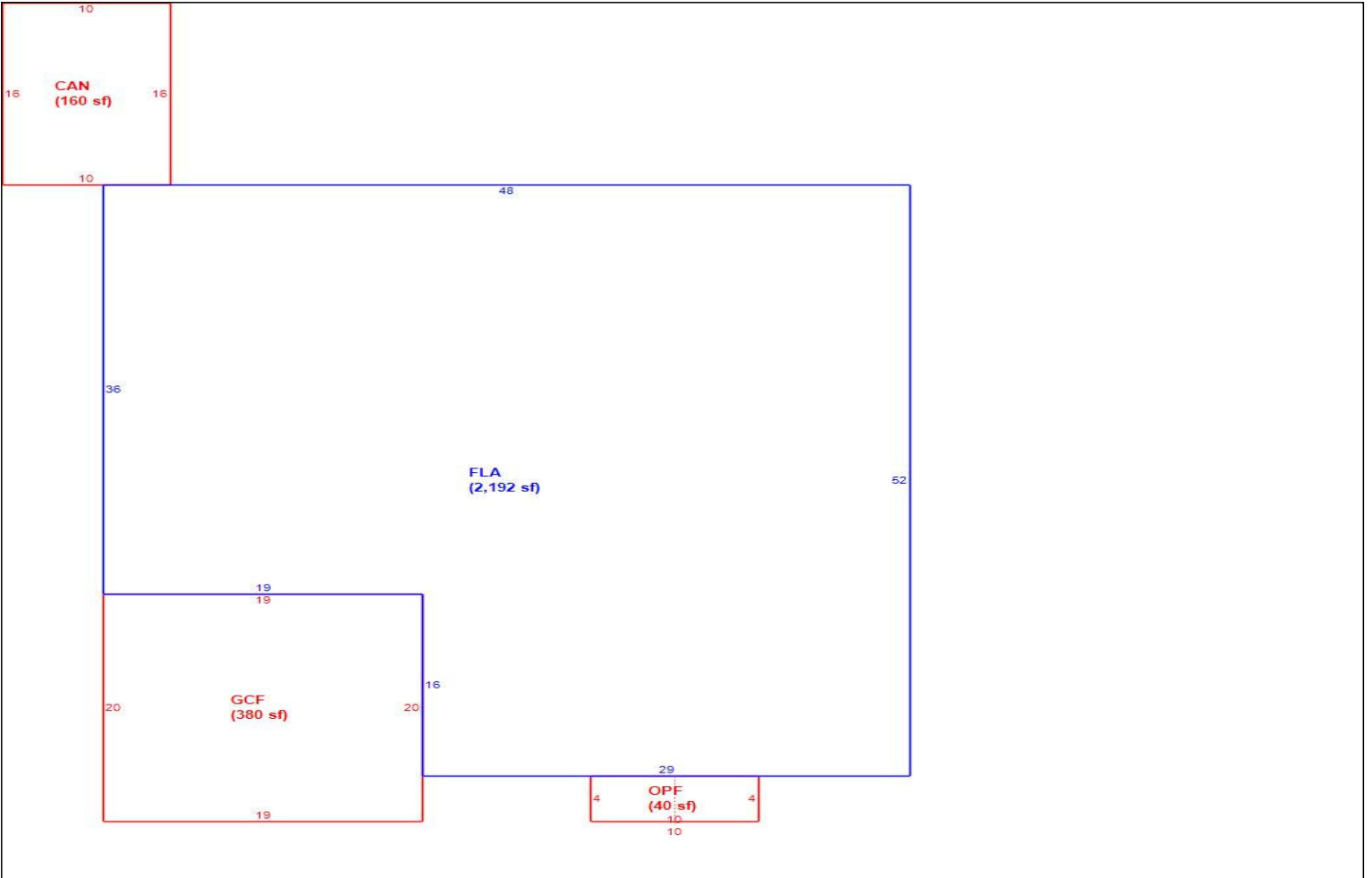
Comp 1

Property Location			
Site Address 1755 CROWNED AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 91 PB 42 PGS 96-97 ORB 6091 PG 1894

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 272,433	Deprec Bldg Value 264,260	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	2,192	2,192	2192	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	106.34	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	272,433	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,192	2,772	2,192	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					264,260				

Alternate Key 3790536
 Parcel ID 16-22-25-0305-000-09100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0683 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
POL2	SWIMMING POOL - RESIDENTIAL	288.00	SF	35.00	2001	2001	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	352.00	SF	5.38	2001	2001	1894.00	70.00	1,326
SEN2	SCREEN ENCLOSED STRUCTURE	1360.00	SF	3.50	2001	2001	4760.00	45.00	2,142

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	0100-02-04P	04-08-2002	02-10-2003	2,350	0000	SOLAR PANELS FOR POOL			
2002	977-01-11B	11-02-2001	06-07-2002	2,554	0000	SEN/1755 CROWNED AVE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023016158	6091	1894	02-07-2023	WD	Q	01	I	380,000	039	HOMESTEAD	2024	25000
	3716	2110	12-19-2008	WD	U	U	I	155,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3684	0745	09-23-2008	CT	U	U	I	100				
	2043	0676	11-27-2001	WD	Q	Q	I	147,300				
	1851	1678	07-06-2000	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	
70,000	264,260	12,036	346,296	0	346296	50,000.00	296296	321296	337,710	

Parcel Notes

2043/676 RAYMOND & ESPERANZA ERAZO HW
 02X TVADX APPROVED FOR RAYMOND L ERAZO
 03 QG FROM 550 FER 012403
 03FC ADD PLH TO MISC LG 021003
 07 OWNER CALLED BDRMS FROM 3 JMK 040307
 3561/1508 LIS PENDENS SEEKING TO FORECLOSE A MORTGAGE
 08TR NOT DELIVERABLE AS ADDRESSED 1755 CROWNED AVE GROVELAND
 3684/745 CT VS RAYMOND & ESPERANZA ERAZO SOLD TO HSBC BANK USA NA TTEE
 3716/2110 HSBC BANK USA NA TTEE TO AMY D BALDWIN SINGLE
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 6091/1894 AMY D BALDWIN TO DEBORAH A WHITE SINGLE
 23CC EFILE HX APP CP 041423

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Alternate Key 3790610
 Parcel ID 16-22-25-0305-000-16600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0683 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
NEWSOM MATTHEW T & AMANDA		
1750 CROWNED AVE		
GROVELAND	FL	34736

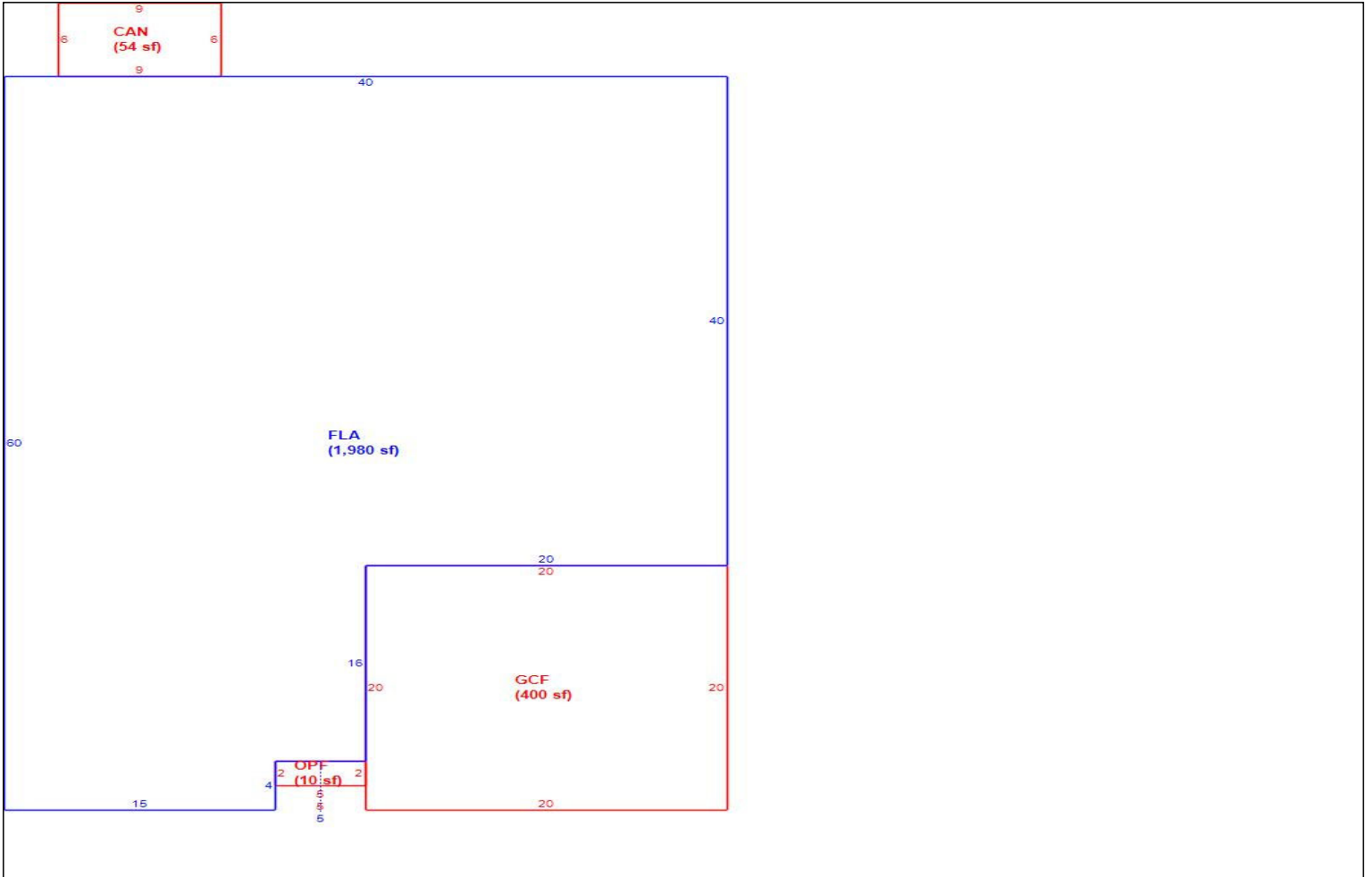
Comp 2

Property Location			
Site Address	1750 CROWNED AVE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
GROVELAND, CRANE'S LANDING PHASE II SUB LOT 166 PB 42 PGS 96-97 ORB 6231 PG 1062

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	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 253,508	Deprec Bldg Value 245,903	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	1,980	1,980	1980	2002					
GAR	GARAGE FINISH	0	400	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	10	0	108.47	Quality Grade	670	Half Baths	0	
PAT	PATIO UNCOVERED	0	54	0	253,508	Wall Type	03	Heat Type	6	
					Condition	EX		Fireplaces	0	
					% Good	97.00				
					Functional Obsol	0	Foundation	3	Type AC	03
					Building RCNLD	245,903	Roof Cover	3		
TOTALS		1,980	2,444	1,980						

Alternate Key 3790610
 Parcel ID 16-22-25-0305-000-16600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0683 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	
2015	SALE	01-01-2014	04-08-2015	1	0099	CHECK VALUE	04-08-2015		
2006	SALE	01-01-2005	03-18-2006	1	0000	CHECK VALUE			
2003	227-02-07B	06-25-2002	01-31-2003	112,047	0000	SFR/1750 CROWNED AVE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023130634	6231 1062	10-20-2023	WD	Q	01	I	368,000	039	HOMESTEAD	2024	25000
2023105291	6201 1010	08-23-2023	WD	U	37	I	319,600	059	ADDITIONAL HOMESTEAD	2024	25000
	4456 2203	03-10-2014	WD	Q	Q	I	135,000				
	4131 0038	02-18-2012	WD	U	U	I	68,000				
	2804 0645	04-01-2005	WD	Q	Q	I	200,000				
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	
70,000	245,903	0	315,903	0	315903	50,000.00	265903	290903	307,884	

Parcel Notes

2206/1393 DARREN J BLACK MARRIED
 2804/645 DARREN J & TRACIE BLACK TO AARTI RAGHUBEER ONLY
 06FC SFR IN VERY GOOD COND QG FROM 615 NO CHANGES DN 020706
 12 CALL FROM NEW OWNER ON VAL PER MLS 05073832 SOLD AS IS PRICE MAY NOT BE SUFFICIENT TO COVER ALL ENCUMBRANCES
 CLOSING COSTS OR OTHER SELLER CHARGES INFO SCANNED SEE SALES AK 3790603 3815795 3815857 3815880 DN 030912
 4131/38 AARTI RAGHUBEER TO MICHAEL & LINDA KEMP HW
 12SALE ORB 4131/38 U SALE LP FILED IN 4104/1849 FER 041312
 13 MAILING ADDR CHGD FROM 15 KAMIAKIN CIR CHEROKEE VILLAGE AR 72529 5603 INFO SCANNED TO AK3790545 TLC 040913
 4456/2203 MICHAEL & LINDA KEMP TO JOHN & CAROLINE MARCIANO HW
 14IT NO CHGS TO SFR IN AERIAL QG FROM 525 DN 041314
 14X COURTESY HX CARD SENT 042114
 15FC LOC FROM 86 QG FROM 550 MHS 040815
 18 MAILING ADDR CHGD FROM LOC PER RETURNED HX RECEIPT RRB 013118
 21 MAILING ADDR CHGD FROM PO BOX 120656 CLERMONT FL 34712 0656 INFO SCANNED KCH 040921
 23 PER OWNER BEDS FROM 3 RBB 061323
 6201/1010 JOHN & CAROLINE MARCIANO TO OPENDOOR PROPERTY TRUST I
 6231/1062 OPENDOOR PROPERTY TRUST I TO MATTHEW TYLER & AMANDA NEWSON HW
 24CC EFILE HX APP CP 030124

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Alternate Key 3790588
Parcel ID 16-22-25-0305-000-14400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0683 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner		
FULLER JORDAN & HANNAH		
1650 STANLEY AVE		
GROVELAND	FL	34736

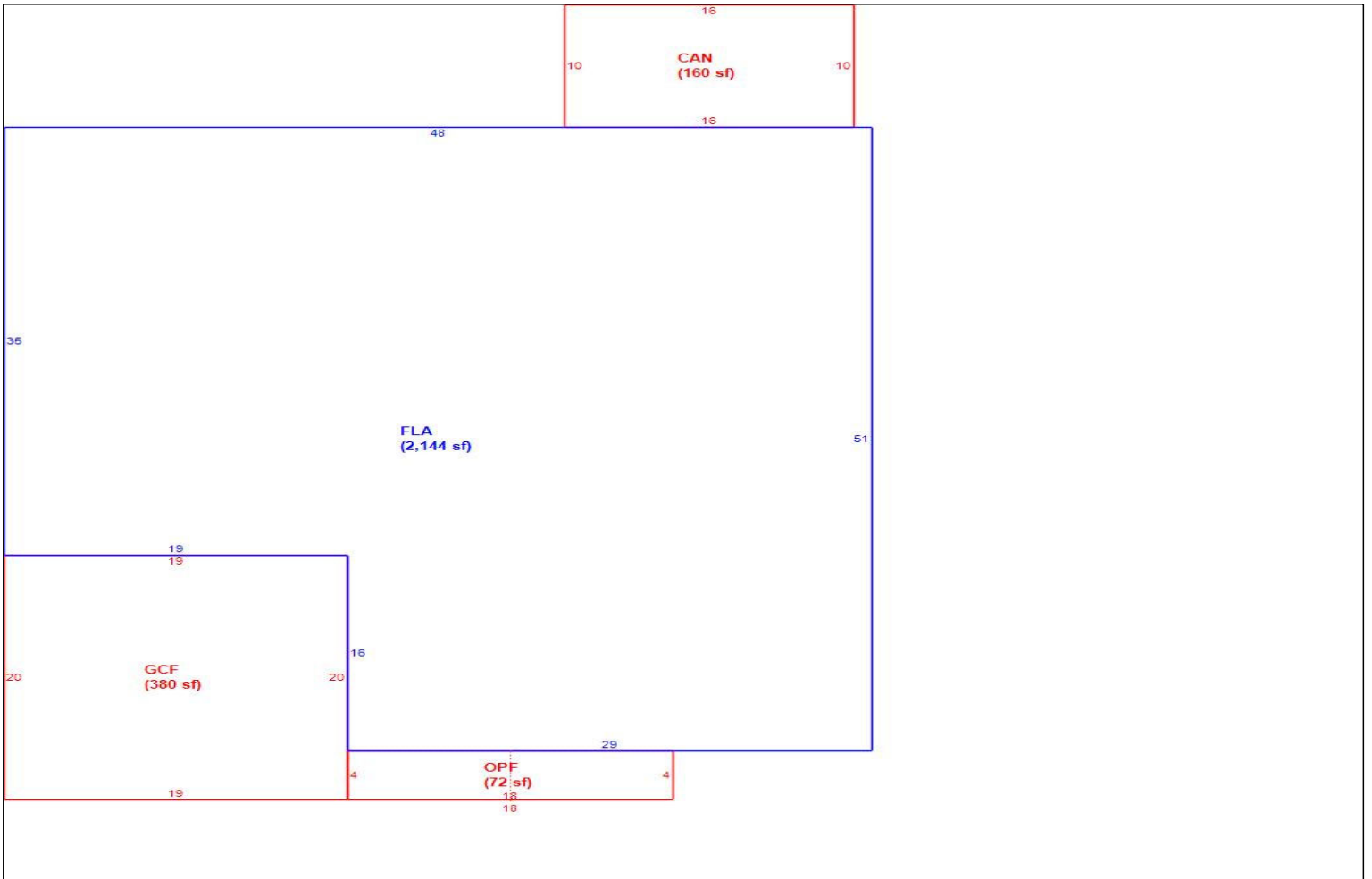
Comp 3

Property Location			
Site Address	1650 STANLEY AVE		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
GROVELAND, CRANES LANDING PHASE II SUB LOT 144 PB 42 PGS 96-97 ORB 6197 PG 2396

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	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 268,727 Deprec Bldg Value 260,665 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	2,144	2,144	2144	2002	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	380	0	106.86	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	72	0	268,727	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0	
TOTALS		2,144	2,756	2,144	97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					0					
					Building RCNLD					
					260,665					

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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	
2006 2003	SALE 985-01-11B	01-01-2005 01-01-2002	03-18-2006 01-30-2003	1 103,334	0000 0000	CHECK VALUE SFR/1650 STANLEY AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023102057	6197 2902 2094 1851	2396 0483 1348 1678	08-15-2023 07-22-2005 03-28-2002 07-06-2000	WD WD WD WD	Q Q Q U	01 Q Q M	I I I V	369,000 239,900 134,300 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	
70,000	260,665	0	330,665	0	330665	0.00	330665	330665	322,123	

Parcel Notes

2902/483 SANDRA M & JOSE G FERRER TO PHILIP J & KRISTINE M LIEN HW
 06X PHILIP LIEN HAS A PERM RES CARD THAT EXPIRES ON 112902 AND PROOF OF TEMP RES UNTIL 103006
 06FC SFR IN EXCELLENT COND NICE CURB APPEAL SIZE OF OPF3 FROM 28SF NPA QG FROM 600 DN 020706
 12X PHILIP J LIEN ADDR CHNG TO 137 HIDDEN POINTE LN GROVELAND 34736 PER ADDR CARD DTD 010212 SENT LETTER CMD 010512
 12X PHILIP LIEN HAS DL AND VEH REG AT 137 HIDDEN POINT PER INTERNET CMD 050212
 12X FI ADD IMPS PR GIVEN TO DN JMK 051012
 12X PHILIP LIEN CALLED TO REMOVE 12HX RENTED PROPERTY IN JULY 2011 PER TELCON CMD 060412
 12IT ADD CAN4 NPA DN 051112
 14TR NOT DELIVERABLE AS ADDRESSED 137 HIDDEN POINT LN GROVELAND FL 34736 8845
 15TR NOT DELIVERABLE AS ADDRESSED 137 HIDDEN POINT LN GROVELAND FL 34736 8845
 17 MAILING ADDR CHGD PER NCOA INFO DW 072617
 12X FI DISCOVERY SPOKE WITH ALEXIS STATE SHE HAS BEEN RENTING HERE SINCE JUNE 2011 ADD IMPS PR GIVEN TO DN JMK 051012
 6197/2396 PHILIP J & KRISTINE M LIEN TO JORDAN & HANNAH FULLER HW

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