

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Page 1 of 3

DR-486 R. 11/23

F.A.C.

Eff. 11/23

Section 194.011, Florida Statutes 3790788

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

incorporated, b			5.002, Fiorida Administ				
344	ලෙන	MPLETIED BY	CHERK OF THE VA	LUE ADJUSTME	NT BOARD (N	AB)	<u> </u>
Petition#	2024	-0689	County Lake	Ta	ax year 2024	Date received 9.12.2	24
- 1968		29a777"-	COMPLETED BY IT	HEPENINONER			1. 3
PART 1. Tax	payer Inform	ation	<u> </u>		2,47 (
Taxpayer name		2018-3 IH Borrowe	r LP	Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing addres for notices	16220	LLC North Scottsda dale, AZ 85254		Parcel ID and physical address or TPP account #	1623261200-0 9721 Crensha		
Phone 954-74	40-6240			Email	ResidentialAp	peals@ryan.com	
The standard v	way to receiv	e information is	s by US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.	
		after the petition rt my statemer	n deadline. I have attac nt.	ched a statement o	of the reasons I	filed late and any	
your evide	nce to the val	ue adjustment b		allows the property a	appraiser to cros	st submit duplicate copies ss examine or object to yo s if you were present.)	
	-		ustrial and miscellaneou	_ •	• —	listoric, commercial or nonp	
Commercia	al Res. 5	+units	cultural or classified use	□ Vacant lots and	acreage 🔲 E	Business machinery, equipm	ent
PART 2. Rea	son for Petil	tion Cl	neck one. If more than	one, file a separ	ate petition.	1.5	
☐ Denial of c ☐ Parent/gra ☐Property wa ☐Tangible pe return requi	lassification ndparent red as not substa ersonal prope red by s.193	uction ntially complet	34, F.S.))	Denial for late (Include a dat a Qualifying impro	e-stamped cop ovement (s. 193.1 control (s. 193.1	or enter type: otion or classification y of application.) 1555(5), F.S.) or change o 55(3), 193.1554(5), or	f
determin 5 Enter the	ation that the time (in mini	ey are substant utes) you think		l1(3)(e), (f), and (g ur case. Most heari), F.S.) ngs take 15 min	rty appraiser's outes. The VAB is not bo ne time needed for the er	
	esses or I will	not be availab	le to attend on specific	dates. I have attac	ched a list of da	ites.	
evidence direc appraiser's ev	ctly to the providence. At the	perty appraise e hearing, you	have the right to have	re the hearing and witnesses sworn.	l make a writter	request for the propert	
of your proper information re	rty record car dacted. Whe	d containing in	formation relevant to the appraiser receives the	he computation of	your current as	e property appraiser a co sessment, with confider d the property record co	ntial

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		<u> </u>
Complete part 3 if you are representing yourself or if you are autivithout attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to ar Under penalties of perjury, I declare that I am the owner of the p petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signa	iture	V :
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.		ollowing licensed
I am (check any box that applies): An employee of	(taxpaver or an affiliated	d entity)
A Florida Bar licensed attorney (Florida Bar number	(taxpayor or arranmator	a chaty).
A Florida real estate appraiser licensed under Chapter 475,	Florida Statutes (license number	RD6182).
☐ A Florida real estate broker licensed under Chapter 475, Flo		
A Florida certified public accountant licensed under Chapter		
I understand that written authorization from the taxpayer is requi appraiser or tax collector.	red for access to confidential infor	mation from the property
Under penalties of perjury, I certify that I have authorization to fi am the owner's authorized representative for purposes of filing t under s. 194.011(3)(h), Florida Statutes, and that I have read th	his petition and of becoming an a	gent for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not liste	d in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	licensed representatives or emplo	oyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		
☐ I am an uncompensated representative filing this petition AN	ID (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 requappraiser or tax collector.	ired for access to confidential info	ormation from the property
Under penalties of perjury, I declare that I am the owner's authorized becoming an agent for service of process under s. 194.011(3)(I facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			KLS	IDLITIA	<u> </u>			
Petition #	!	2024-0689		Alternate K	ey: 3790788	Parcel I	D: 16-23-26-120	0-000-00500
Petitioner Name		RYAN, LLC		D	0704 005	NOUAW OID	Check if Mul	tiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		NSHAW CIR RMONT		
Other, Explain:				Address	OLLI	XIVIOIV I		
Owner Name	2018-3	H BORROV	VER LP	Value from	Value before	Board Actio	n	
				TRIM Notice		ted by Prop App	i value aller r	Board Action
1. Just Value, red	uired			\$ 355,3	77 \$	355,37	77	
2. Assessed or c	•	uo *if annli	cablo	\$ 318,4		318,45		
3. Exempt value,			Cable	\$ 310,4	30 φ	310,40	00	
•		ie		•	- 	240.45	.0	
4. Taxable Value,				\$ 318,4		318,45	00	
*All values entered	d should be coun	ty taxable va	llues, School and	other taxing	authority values	may differ.		
Last Sale Date	6/28/2018	Pri	ce:\$	0	Arm's Length	Distressed	Book <u>5135</u> P	age <u>1894</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3
AK#	37907		37953	91	38062		38065	24
Address	9721 CRENS	HAW CIR	9838 CRENS	_	14326 SANHA	TCHEE ST	9627 CRENS	HAW CIR
	CLERMO	TNC	CLERM		CLERM		CLERM	ONT
Proximity			540 FE		1095 F		930 FE	
Sales Price				000	\$410,0		\$400,0	
Cost of Sale			-15%		-15%		-15%	
Time Adjust			0.80		1.60		2.00	
Adjusted Sale	# 400.04	05	\$407,5		\$355,0		\$348,0	
\$/SF FLA	\$182.34 p	per SF	\$200.57		\$171.20		\$167.79	
Sale Date Terms of Sale			10/16/2 Arm's Length		8/16/20		7/14/20	Distressed
Territs of Sale			Ann's Length	Distressed	✓ Arm's Length Distressed		Ailli's Leligili	Distressed
				I		I		
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF Year Built	1,949 1999		2,032 2000	-5810	2,074 2002	-8750	2,074 2002	-8750
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	1
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF		OPF/SPF	-2000	OPF/SPF	-2000	OPF/OPF	
Pool	Υ		Y	0	N	20000	N	20000
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	NONE		SPU/PAT	-5000	NONE		NONE	
Site Size	.28 AC		.23 AC		.23 AC		.25 AC	
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
			-Net Adj. 3.1%	-12810	Net Adj. 2.6%	9250	Net Adj. 3.2%	11250
			Gross Adj. 3.1%	12810	Gross Adj. 8.7%	30750	Gross Adj. 8.3%	28750
	Market Value	\$355,377	Adj Market Value	\$394,740	Adj Market Value	\$364,310	Adj Market Value	\$359,250

Adj. Sales Price

Value per SF

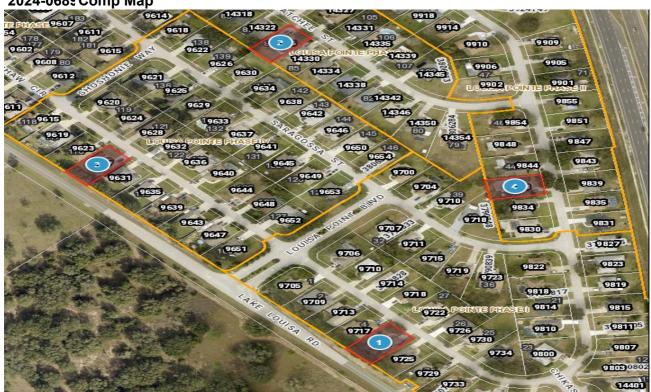
182.34

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: R. Bryan Boone DATE 11/21/2024

2024-0689 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3790788	9721 CRENSHAW CIR CLERMONT	-
2	2	3806291	14326 SANHATCHEE ST	1095 FEET
3	3	3806524	9627 CRENSHAW CIR	930 FEET
4	1	3795391	9838 CRENSHAW CIR	540 FEET
5				
6				
7				
8				

Alternate Key 3790788

Parcel ID 16-23-26-1200-000-00500

Current Owner

2018-3 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS 75201 TX

LCPA Property Record Card Roll Year 2024 Status: A

SUBJECT

2024-0689 Subject PRC Run: 11/21/2024 By By bboone

> Card # 1 of

Property Location

Site Address 9721 CRENSHAW CIR

Mill Group

CLERMONT FL 34711 0003 NBHD 0582

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

LOUISA POINTE PHASE 1 SUB LOT 5 PB 42 PGS 48-49 ORB 5135 PG 1894

Lan	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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000		
	Cla	Total A assified A		0.00	JV/Mkt 0	00,000			ıl Adj JV/Mk d Adj JV/Mk			100,000		
	Sketch													

Bldg 1 1 of 1 Replacement Cost 247,506 Deprec Bldg Value 240,081 0 Sec Multi Story (112 sf) FLA (1,949 sf) GCF (506 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,949	1,949	1949	Effective Area	1949				
GAR	GARAGE FINISH	0	506	0	Base Rate	105.36	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	186	0	Building RCN	247,506	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		2,641	1,949	Building RCNLD	240,081	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0689 Subject
PRC Run: 11/21/2024 By bboone
Card # 1 of 1

	Miscellaneous Features											
*Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
POL2	SWIMMING POOL - RESIDENTIAL	324.00	SF	35.00	2003	2003	11340.00	85.00	9,639			
PLD2	POOL/COOL DECK	588.00	SF	5.38	2003	2003	3163.00	70.00	2,214			
SEN2	SCREEN ENCLOSED STRUCTURE	1574.00	SF	3.50	2008	2008	5509.00	62.50	3,443			
				Building Per	mits							
			T .				· ·					

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2009 2006 2004	2008040669 SALE 2003020506	04-25-2008 01-01-2005 02-14-2003	04-27-2009 04-22-2006 01-27-2004	6,225 1 17,000	0003 0000	SEN 38X22 ON EX DECK CHECK VALUES POOL	04-27-2009	CO Date

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018078381	5135 4646 4341 3073 1870	1894 1567 2072 0713 1524	06-28-2018 06-25-2015 06-11-2013 12-30-2005 09-27-2000	WD WD CT WD WD	טטטמ	MMUQQ		0 100 135,000 308,000 130,000				
										Total		0.00
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100,000	240,081	15,296	355,377	36927	318450	0.00	318450	355377	347,854

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Alternate Key 3795391

Parcel ID 16-23-26-1205-000-04300

Current Owner

9838 CRENSHAW CIR

TIM & SALLY MORSE TRUST

CLERMONT FL 34711

LCPA Property Record Card Roll Year 2024 Status: A

2024-0689 Comp 1 PRC Run: 11/21/2024 By

Card # 1 of 1

Property Location

Site Address 9838 CRENSHAW CIR **CLERMONT**

FL 34711 0003 NBHD 0582

Property Use Last Inspection

Mill Group

00100 SINGLE FAMILY MHS 02-07-202

Legal Description

LOUISA POINTE PHASE II SUB LOT 43 PB 44 PGS 29-30 ORB 6230 PG 2422

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000	
		Total A	cres	0.00	JV/Mkt 0			Tota	ıl Adj JV/Mk	t		100,000	
	Classified Acres 0 C			Classified JV/Mkt 10	Classified JV/Mkt 100,000			Classified Adj JV/Mkt			0		

Sketch

Bldg 1 Replacement Cost 263,754 Deprec Bldg Value 255,841 Multi Story Sec 1 of 1 27 20 16 38 81 8 FLA (2,032 sf) 29 29 35 10 GAR 22 (638 sf)14 29

	Building S	Sub Areas			Building Valuatior	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,032	2,032	2032	Effective Area	2032				
GAR	GARAGE FINISH	0	638	0	Base Rate	104.89	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	48	0	Building RCN	263,754	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	208	0	•	,	Quality Grade	005	rian Danis	١
SPF	SCREEN PORCH FINIS	0	184	0	Condition	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	320	0	% Good	97.00	''	00	,,	Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,032	3,430	2,032	Building RCNLD	255,841	Roof Cover	3	Type AC	03

Alternate Key 3795391 Parcel ID 16-23-26-1205-000-04300

LCPA Property Record Card Roll Year 2024 Status: A

2024-0689 Comp 1 PRC Run: 11/21/2024 By

Card#

1

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Code Unit Price Year Blt Effect Yr RCN %Good Description Type Apr Value SWIMMING POOL - RESIDENTIAL POL4 364.00 SF 52.50 2021 2021 19110.00 95.00 18,155 3973.00 PLD3 POOL/COOL DECK 542.00 SF 7.33 2021 2021 95.00 3,774 SEN3 SCREEN ENCLOSED STRUCTURE 1914.00 SF 5.50 2021 2021 10527.00 95.00 10,001

	Building Permits Pall Years Description Description													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2022 2021 2019 2001	2020090034 2020090034 2018060059 0091084	01-01-2021 09-23-2020 06-01-2018 10-03-2000	02-07-2022 03-11-2021 01-31-2019 04-17-2001	20,000 20,000 3,999 129,624	0003 0003 0002	POL FOR 2022 POL & PAVER DECK REPL WINDOWS 12 SFR/9838 CRENSHAW CIR	03-12-2021 01-31-2019							

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Sale Price	Code	Description	Year	Amount				
2023130203 2016054198	6230 4784 2050 1899 1864	2422 2136 0679 2208 0284	10-16-2023 05-12-2016 12-27-2001 01-12-2001 09-18-2000	WD WD WD WD	00000	01 Q Q Q M	 	475,000 213,500 139,900 138,500 42,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
					Total		50,000.00					
	•				ary							

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100.000	255.841	31 930	387.771	0	387771	50 000 00	337771	362771	380 650

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Alternate Key 3806291 Parcel ID 16-23-26-1210-000-08600

Current Owner

LCPA Property Record Card Roll Year 2024 Status: A 2024-0689 Comp 2 PRC Run: 11/21/2024 By

Card # 1 of 1

Property Location

Site Address 14326 SANHATCHEE ST

CLERMONT FL 34711

Mill Group 0003 NBHD 0582

Property Use Last Inspection
00100 SINGLE FAMILY MHS 03-11-202

HOLLIDAY COUSINS FAMILY TRUST

6485 RANELAGH DR # 103

ORLANDO FL 32835

Legal Description

LOUISA POINTE PHASE III SUB LOT 86 PB 45 PGS 12-13 ORB 6199 PG 1608

Lan	d Lines													
LL #	Use Code	Front	Depth	Notes Adj	Units		Init rice	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 L	T 100	00.000,	0.0000	1.00	1.000	1.000	0	100,000	
Total Acres 0.00 JV/Mkt 0						t 0	•		Tota	Adj JV/Mk	ct	•	100,000	
Classified Acres 0 Classified JV/Mkt 100						t 100,000			Classified	d Adj JV/Mk	ct	_	0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 263,926 Deprec Bldg Value 256,008 Multi Story 0

	Building S	Sub Areas			Building Valuation		Cons	n Detail		
Code	Description	Living Are	Gross Are		Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,074	2,074	2074	Effective Area	2074	l			
GAR	GARAGE FINISH	0	638		Base Rate	104.45	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	48	0	Building RCN	263.926	Quality Grade	665	Half Baths	0
SPF	SCREEN PORCH FINIS	0	200	0		,	Guanty Grado	000	rian Banio	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00			• •	
					Functional Obsol	0	Foundation	1	Fireplaces	0
	TOTALS	2,074	2,960	2,074	Building RCNLD	256,008	Roof Cover	3	Type AC	03

Alternate Key 3806291 Parcel ID 16-23-26-1210-000-08600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0689 Comp 2 PRC Run: 11/21/2024 By

	Building Permits														
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date							
2021	2020110862	11-23-2020	03-11-2021	14,480		REPL WINDOWS 11	03-12-2021								
2007	SALE HXNB	01-01-2006 01-01-2002	03-14-2007 01-06-2003	1		CHECK VALUES FILED HX; OCCUPIED 10/1/02	03-14-2007								
2003	IIXIND	01-01-2002	01-00-2003	'	0000	TIEED TIX, OCCOTIED TO/1/02									

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023103722	6199 3172 2184 2173 2122	1608 0213 0068 0767 0808	08-16-2023 05-22-2006 09-30-2002 09-04-2002 05-31-2002	WD WD WD WD	00000	01 Q Q U Q	<<	410,000 287,000 143,600 0 21,000				
						Total		0.00				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
100.000	256 008	0	356 008	0	356008	0.00	356008	356008	347 909

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Alternate Key 3806524

Parcel ID 16-23-26-1215-000-11500

Current Owner

PIERCE PETER M & CANDICE R M

9627 CRENSHAW CIR

Bldg

1

Sec 1 of 1

CLERMONT FL 34711-5359 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0689 Comp 3 PRC Run: 11/21/2024 By

Card # of 1

Multi Story

Property Location

Site Address 9627 CRENSHAW CIR CLERMONT FL 34711

Mill Group 0003 NBHD 0582

Property Use Last Inspection SINGLE FAMILY PJF 01-01-202

00100

Deprec Bldg Value 255,240

Legal Description LOUISA POINTE PHASE IV SUB LOT 115 PB 46 PGS 1-2 ORB 6177 PG 932

Lan	d 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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000	
Total Acres 0.00 JV/Mkt 0 Classified Acres 0 Classified JV/Mkt 100						00.000			 Adj JV/M Adj IV/M			100,000	

Classified Acres Classified JV/Mkt|100,000 Classified Adj JV/Mkt| Sketch

263,134

Replacement Cost

38 FLA (2,074 sf)35 10 GAR 29

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,074	2,074	2074	Effective Area	2074	l			
GAR	GARAGE FINISH	0	638	0		104.45	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	248	0	Building RCN	263,134	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wall Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,074	2,960	2,074	Building RCNLD	255,240	Roof Cover	3	Type AC	03

Alternate Key 3806524 Parcel ID 16-23-26-1215-000-11500

100,000

255.240

355.240

LCPA Property Record Card Roll Year 2024 Status: A

2024-0689 Comp 3 PRC Run: 11/21/2024 By

Card # 1 of

raiceri	D 10-20-	20-12	10-000-	11300		RO	II Yea	r 202	24 Sta	atus: A				Oald #	'	01 1
						*Only		irst 10		eatures are reflected i	below					
Code		Descri	ption		Uni	its	Туре	U	nit Price	Year Blt	Effect Yr	RCN	1	%Good	Ap	r Value
					<u> </u>			<u> </u>							<u> </u>	
D. II V		10 1	D.		\	No. 4 of T	A	Bu	ilding Per	mits	December	4'		D		20 D - 1 -
Roll Yea	r Permit	וט	Issue Da	ate C	comp C	ate	Am	ount	Туре		Descrip	tion		Review Da	ate (CO Date
				Sales II	nform	ation							Exem	ptions		
Instru	ment No	Boo	k/Page	Sale [Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Des	cription		Year	Amoun
2023	085741	6177 4438 4302 4101 3629	0932 2274 1606 0155	07-14- 01-31- 03-13- 11-22- 04-09-	2014 2013 2011	WD WD CT CT QC	Q U U U	01 U U U		400,000 158,000 (7,300 100	0					
														Total		0.0
								Va	lue Sumn	nary						
Land Va	and Value Bldg Value Misc Value Market Value Deferr										Cnty Ex Ar	nt Co Tax	Val	Sch Tax V	al Prev	vious Valu

355240

0.00

355240

355240

347,140

^{***}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.***