



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3790788

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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 # 2024-0689	Alternate Key: 3790788	Parcel ID: 16-23-26-1200-000-00500
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 9721 CRENSHAW CIR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-3 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 355,377	\$ 355,377
2. Assessed or classified use value, *if applicable	\$ 318,450	\$ 318,450
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 318,450	\$ 318,450

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

Last Sale Date 6/28/2018 **Price:** \$0 Arm's Length Distressed **Book** 5135 **Page** 1894

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3790788	3795391	3806291	3806524
Address	9721 CRENSHAW CIR CLERMONT	9838 CRENSHAW CIR CLERMONT	14326 SANHATCHEE ST CLERMONT	9627 CRENSHAW CIR CLERMONT
Proximity		540 FEET	1095 FEET	930 FEET
Sales Price		\$475,000	\$410,000	\$400,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	1.60%	2.00%
Adjusted Sale		\$407,550	\$355,060	\$348,000
\$/SF FLA	\$182.34 per SF	\$200.57 per SF	\$171.20 per SF	\$167.79 per SF
Sale Date		10/16/2023	8/16/2023	7/14/2023
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	1,949	2,032	-5810	2,074	-8750	2,074	-8750
Year Built	1999	2000		2002		2002	
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/OPF	OPF/SPF	-2000	OPF/SPF	-2000	OPF/OPF	
Pool	Y	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
Adj. Sales Price	Market Value \$355,377 Value per SF 182.34	Adj Market Value \$394,740		Adj Market Value \$364,310		Adj Market Value \$359,250	

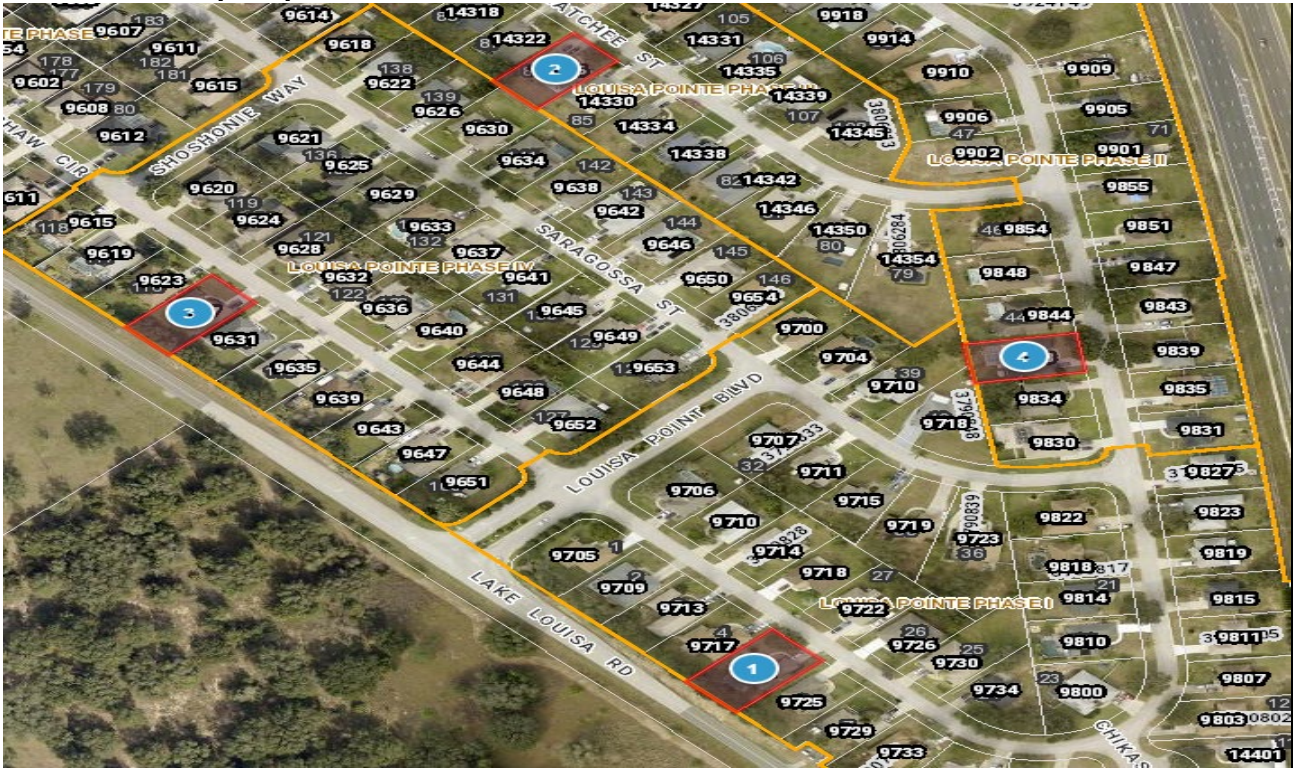
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

LCPA Property Record Card
 Roll Year 2024 Status: A

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

Current Owner
 2018-3 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

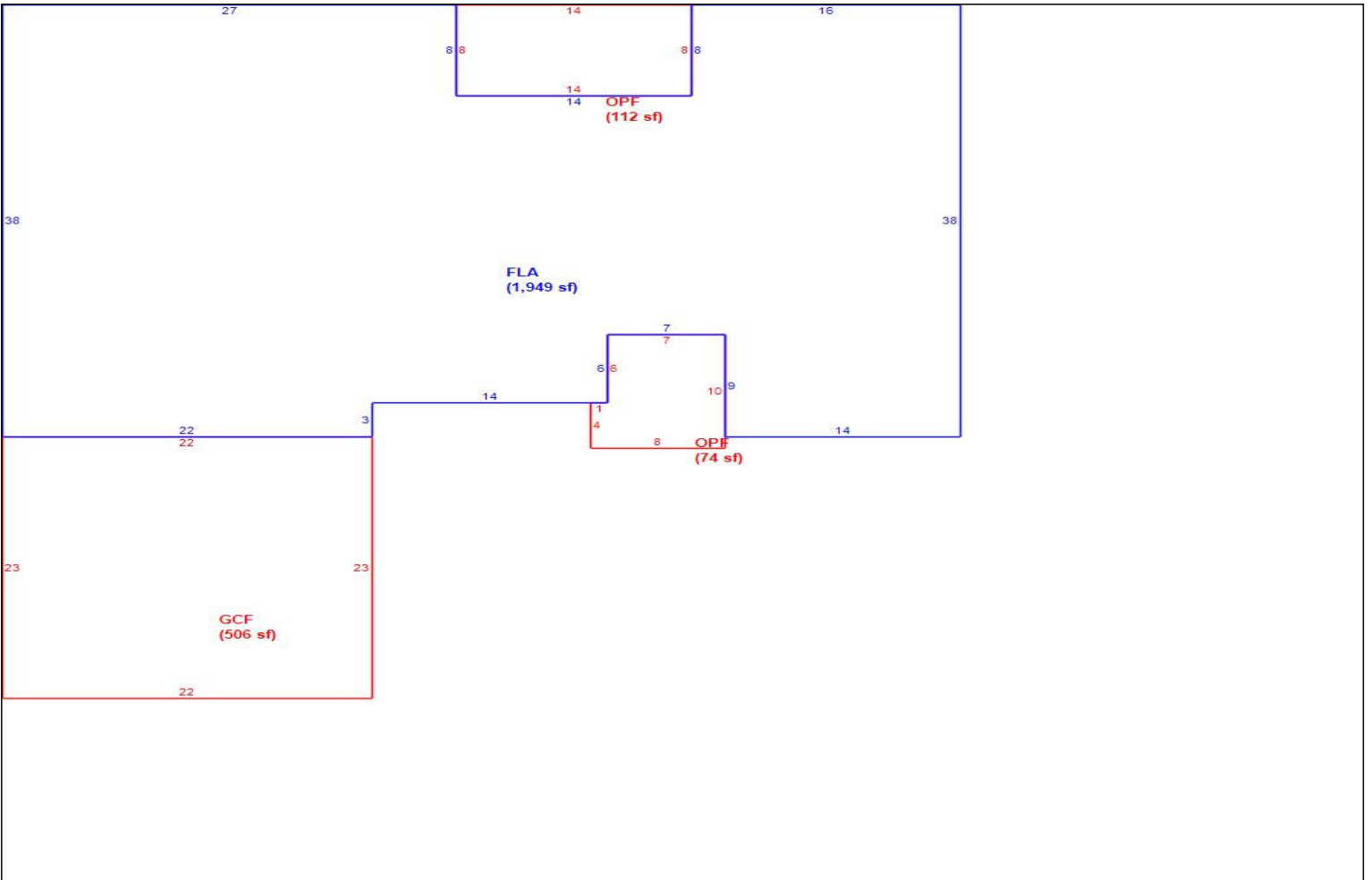
SUBJECT

Property Location
 Site Address 9721 CRENSHAW CIR
 CLERMONT FL 34711
 Mill Group 0003 NBHD 0582
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-01-202

Legal Description
 LOUISA POINTE PHASE 1 SUB LOT 5 PB 42 PGS 48-49 ORB 5135 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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000			
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 247,506 Deprec Bldg Value 240,081 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	1,949	1,949	1949	Effective Area	1949	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	Base Rate	105.36	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	186	0	Building RCN	247,506	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	240,081	Roof Cover	3	Type AC	03
TOTALS		1,949	2,641	1,949						

Alternate Key 3790788
 Parcel ID 16-23-26-1200-000-00500

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									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	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 Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	2008040669	04-25-2008	04-27-2009	6,225	0003	SEN 38X22 ON EX DECK	04-27-2009		
2006	SALE	01-01-2005	04-22-2006	1	0000	CHECK VALUES			
2004	2003020506	02-14-2003	01-27-2004	17,000	0000	POOL			

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

LCPA Property Record Card
Roll Year 2024 Status: A

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

Card # 1 of 1

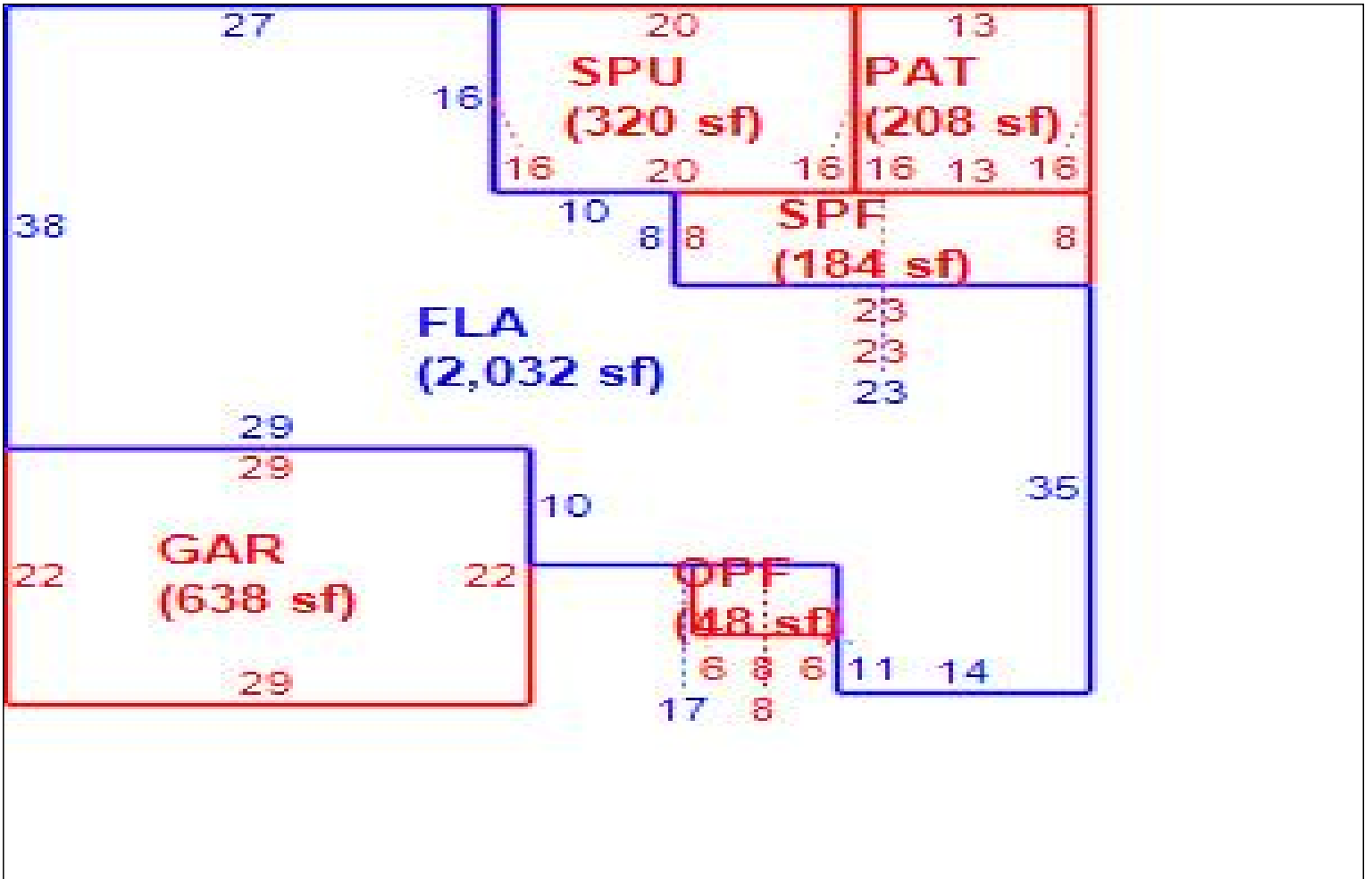
Current Owner		
TIM & SALLY MORSE TRUST		
9838 CRENSHAW CIR		
CLERMONT	FL	34711

Property Location		
Site Address 9838 CRENSHAW CIR		
CLERMONT FL 34711		
Mill Group 0003	NBHD 0582	
Property Use		Last Inspection
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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 263,754 Deprec Bldg Value 255,841 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	2,032	2,032	2032	2000	2032	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	638	0		104.89	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	48	0		263,754	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	208	0		97.00	% Good	0	Foundation	3
SPF	SCREEN PORCH FINIS	0	184	0		0	Functional Obsol		Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	320	0		255,841	Building RCNLD	255,841	Roof Cover	3
TOTALS		2,032	3,430	2,032					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									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL4	SWIMMING POOL - RESIDENTIAL	364.00	SF	52.50	2021	2021	19110.00	95.00	18,155
PLD3	POOL/COOL DECK	542.00	SF	7.33	2021	2021	3973.00	95.00	3,774
SEN3	SCREEN ENCLOSED STRUCTURE	1914.00	SF	5.50	2021	2021	10527.00	95.00	10,001

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2020090034	01-01-2021	02-07-2022	20,000	0003	POL FOR 2022			
2021	2020090034	09-23-2020	03-11-2021	20,000	0003	POL & PAVER DECK	03-12-2021		
2019	2018060059	06-01-2018	01-31-2019	3,999	0002	REPL WINDOWS 12	01-31-2019		
2001	0091084	10-03-2000	04-17-2001	129,624	0000	SFR/9838 CRENSHAW CIR			

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

LCPA Property Record Card
Roll Year 2024 Status: A

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

Card # 1 of 1

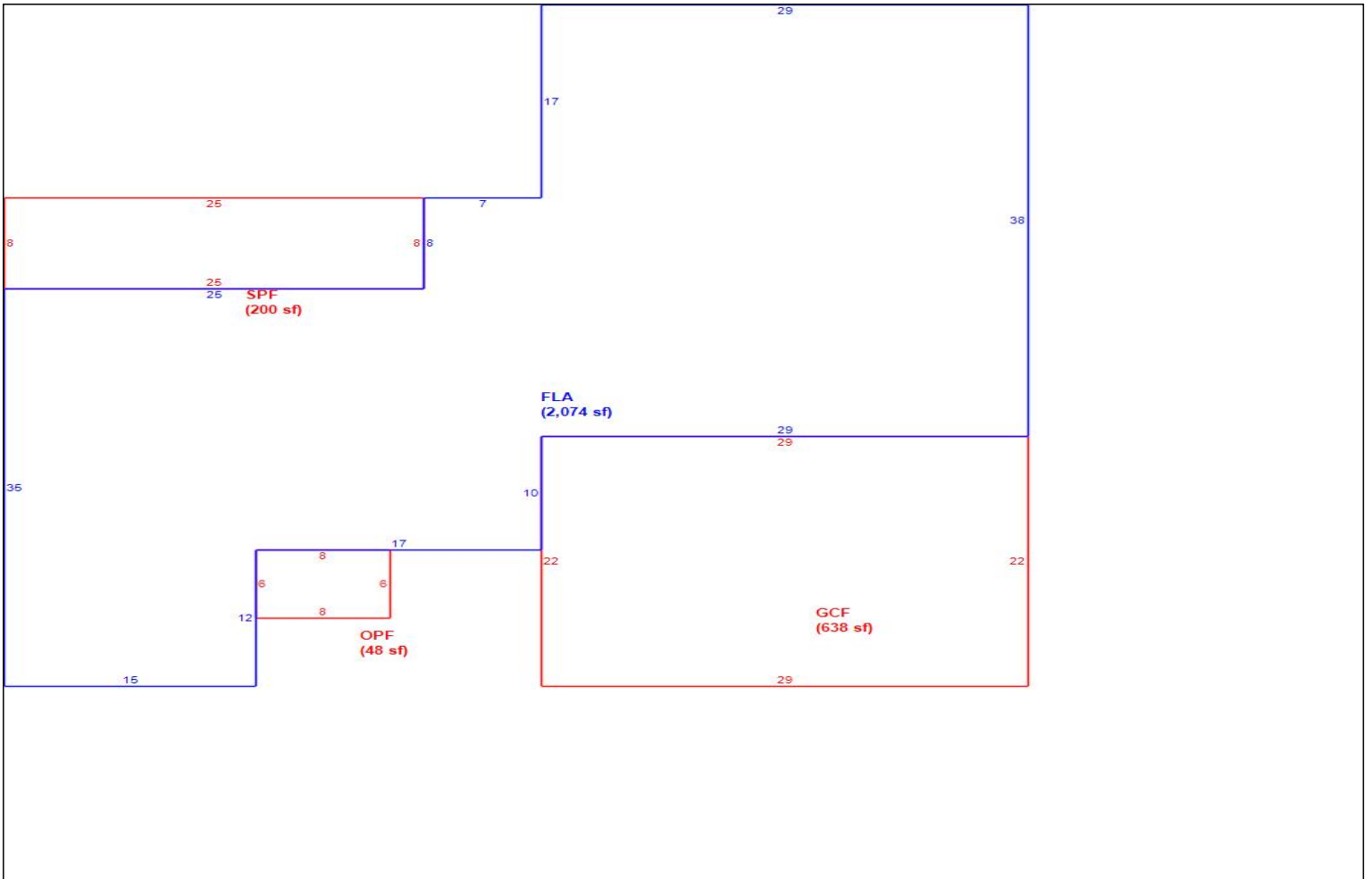
Current Owner		
HOLLIDAY COUSINS FAMILY TRUST		
6485 RANELAGH DR # 103		
ORLANDO	FL	32835

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

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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

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



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,074	2,074	2074	Effective Area	2074	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	638	0	Base Rate	104.45	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	48	0	Building RCN	263,926	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	200	0	Condition	EX	Foundation	1	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,074	2,960	2,074	Building RCNLD	256,008					

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
 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	2020110862	11-23-2020	03-11-2021	14,480	0002	REPL WINDOWS 11	03-12-2021		
2007	SALE	01-01-2006	03-14-2007	1	0000	CHECK VALUES	03-14-2007		
2003	HXNB	01-01-2002	01-06-2003	1	0000	FILED HX; OCCUPIED 10/1/02			

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

LCPA Property Record Card
Roll Year 2024 Status: A

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

Card # 1 of 1

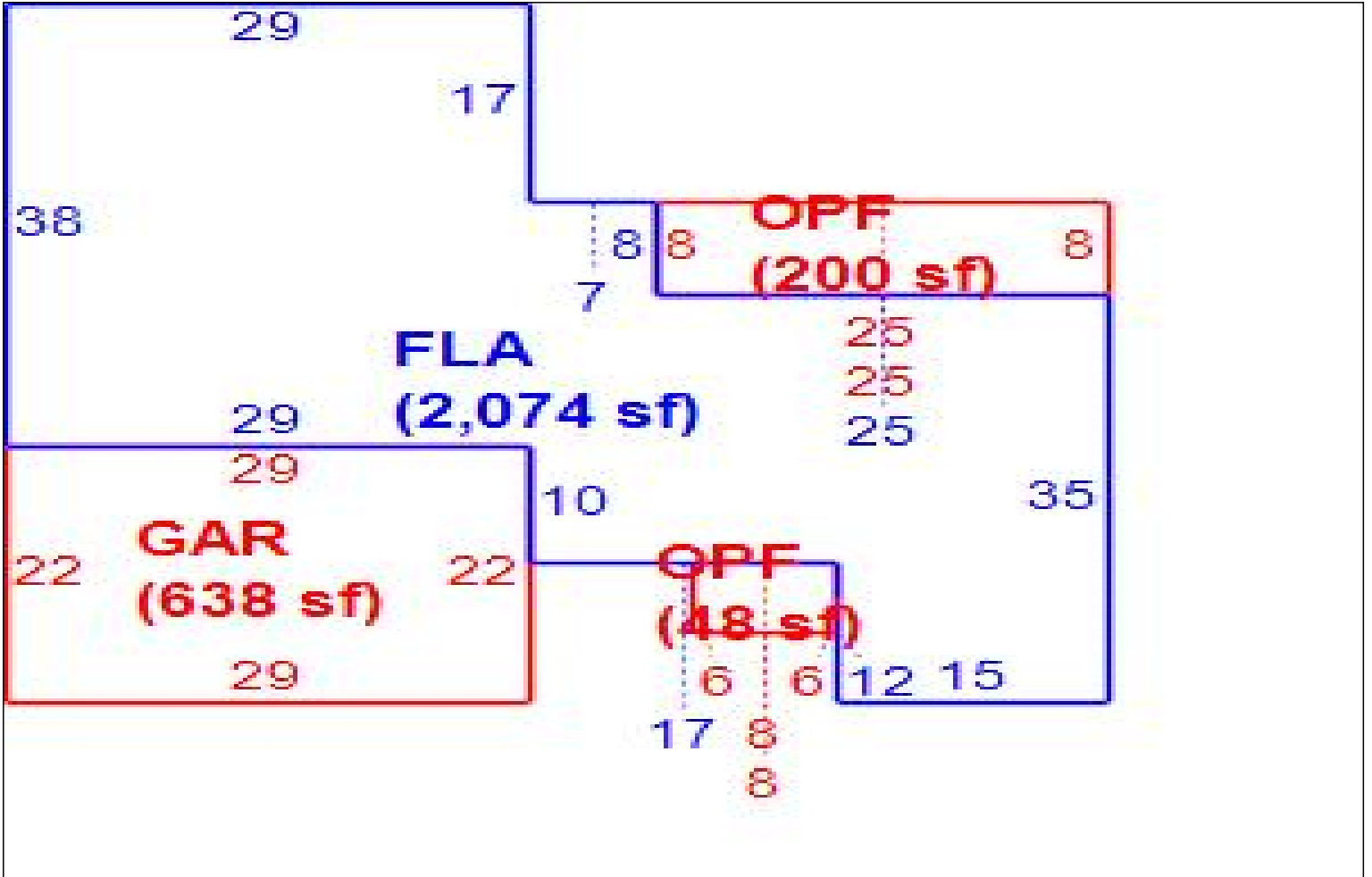
Current Owner	
PIERCE PETER M & CANDICE R M	
9627 CRENSHAW CIR	
CLERMONT	FL 34711-5359

Property Location	
Site Address 9627 CRENSHAW CIR	
CLERMONT FL 34711	
Mill Group 0003	NBHD 0582
Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 263,134 Deprec Bldg Value 255,240 Multi Story 0



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

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

LCPA Property Record Card
 Roll Year 2024 Status: A

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

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023085741	6177	0932	07-14-2023	WD	Q	01	I	400,000				
	4438	2274	01-31-2014	WD	U	U	I	158,000				
	4302	1606	03-13-2013	CT	U	U	I	0				
	4101	0155	11-22-2011	CT	U	U	I	7,300				
	3629	1132	04-09-2008	QC	U	U	I	100				
Total												0.00

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
100,000	255,240	0	355,240	0	355240	0.00	355240	355240	347,140	

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