



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes *3726821*

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 #	<i>2024-0698</i>	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; IH4 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 #	1722260805-000-09600 851 High Pointe Cir
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 # 2024-0698	Alternate Key: 3726821	Parcel ID: 17-22-26-0805-000-09600
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 851 HIGH POINTE CIR MINNEOLA	<input type="checkbox"/> Check if Multiple Parcels
Owner Name IH4 PROPERTY FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 314,038	\$ 314,038
2. Assessed or classified use value, *if applicable	\$ 243,430	\$ 243,430
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 243,430	\$ 243,430

*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#	3726821	3593162	3774788	3783424
Address	851 HIGH POINTE CIR MINNEOLA	834 MAPLE FOREST AVE MINNEOLA	1040 ARBOR HILL CIR MINNEOLA	388 BRIMMING LAKE RD MINNEOLA
Proximity		0.33 Miles	0.49 Miles	0.28 Miles
Sales Price		\$415,000	\$370,000	\$344,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	3.20%	1.60%
Adjusted Sale		\$352,750	\$326,340	\$297,904
\$/SF FLA	\$197.01 per SF	\$222.84 per SF	\$208.39 per SF	\$193.95 per SF
Sale Date		12/13/2023	4/11/2023	8/11/2023
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	1,594	1,583	550	1,566	1400	1,536	2900
Year Built	1997	1994		1998		2001	
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	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
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	None	None		None		None	
Site Size	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 5.5%	-19450	Net Adj. 0.4%	1400	Net Adj. 1.0%	2900
		Gross Adj. 5.8%	20550	Gross Adj. 0.4%	1400	Gross Adj. 1.0%	2900
Adj. Sales Price	Market Value \$314,038	Adj Market Value	\$333,300	Adj Market Value	\$327,740	Adj Market Value	\$300,804
	Value per SF 197.01						

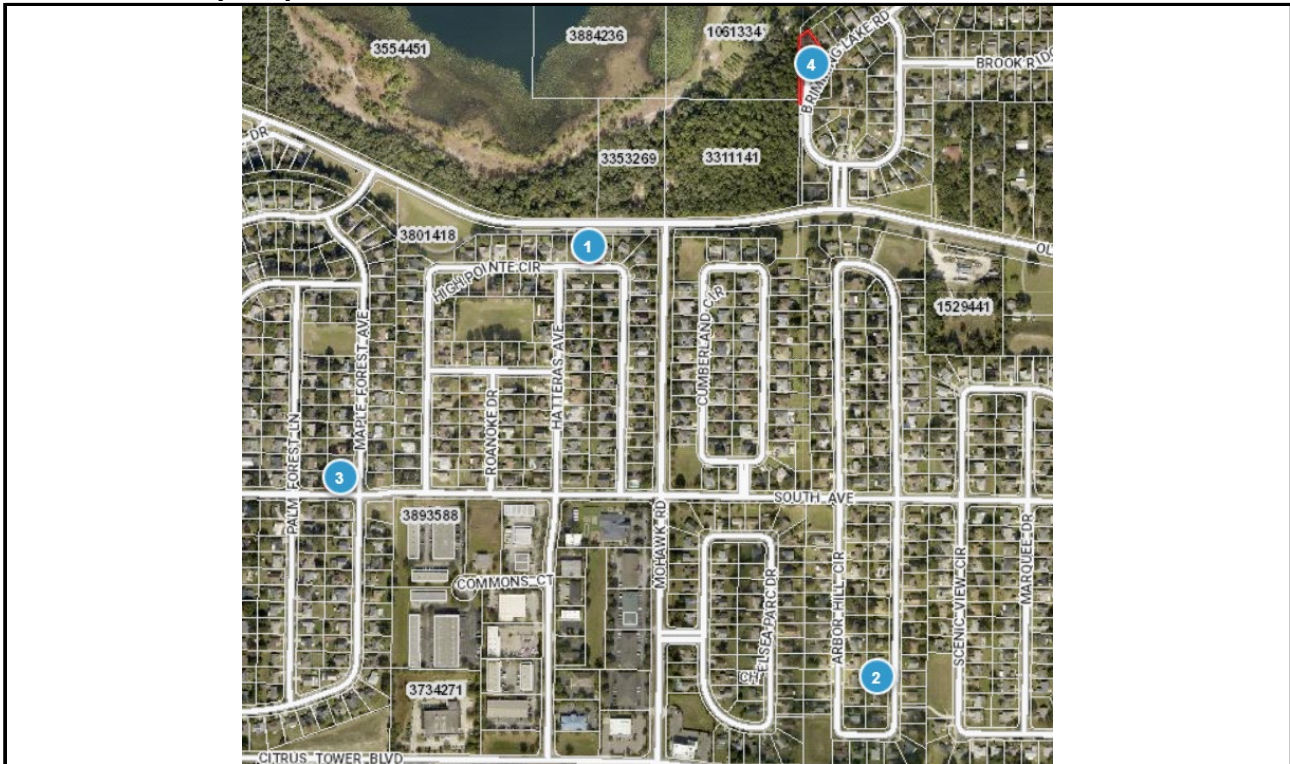
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-069E Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3726821	851 HIGH POINTE CIR MINNEOLA	-
2	Comp 2	3774788	1040 ARBOR HILL CIR MINNEOLA	0.49
3	Comp 1	3593162	834 MAPLE FOREST AVE MINNEOLA	0.33
4	Comp 3	3783424	388 BRIMMING LAKE RD MINNEOLA	0.28
5				
6				
7				
8				

Alternate Key 3726821
 Parcel ID 17-22-26-0805-000-09600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0698 Subject
 PRC Run: 12/9/2024 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	
2016 1998	035-15-01 9790910	01-21-2015 09-01-1997	04-13-2016 12-01-1997	7,850 85,566	0002 0000	REROOF SHINGLES SFR	04-13-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4557	0235	10-24-2014	WD	U	U	I	115,500				
	4504	0448	07-01-2014	CT	U	U	I	112,000				
	2825	0418	04-07-2005	NT	U	U	I	156,000				
	2629	0895	07-30-2004	WD	U	U	I	0				
	2607	2424	06-22-2004	CT	U	U	I	0				
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	
88,000	226,038	0	314,038	70608	243430	0.00	243430	314038	303,133	

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Alternate Key 3593162
Parcel ID 17-22-26-1210-000-11100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0698 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

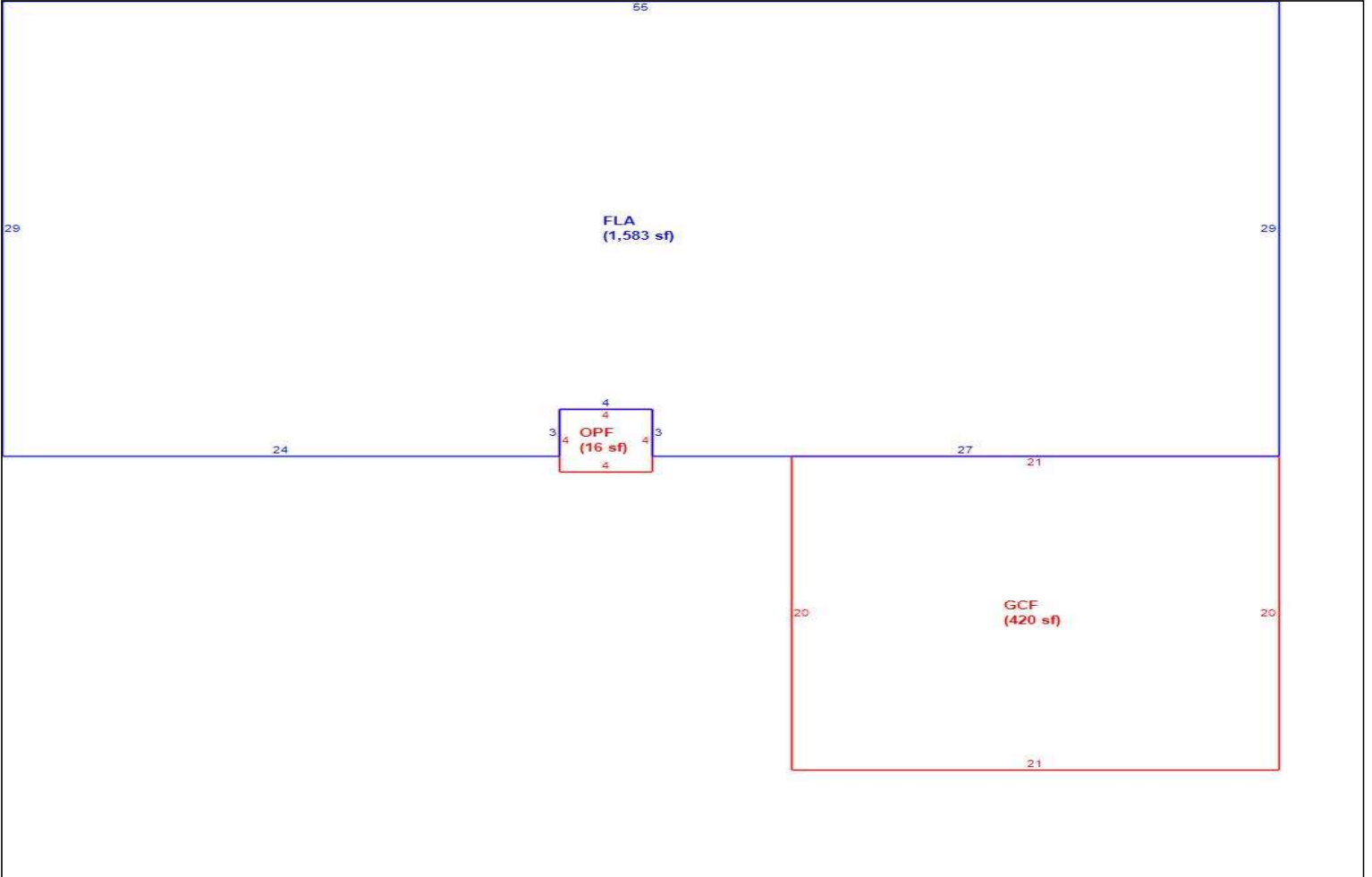
Current Owner		
MANN KENNETH F & KAREN E		
834 MAPLE FOREST AVE		
MINNEOLA	FL	34715

Property Location		
Site Address 834 MAPLE FOREST AVE		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, LAKEWOOD RIDGE PHASES II & III LOT 111 PB 35 PG 10 ORB 6260 PG 1040

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 241,742
		Deprec Bldg Value 219,985	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	1,583	1,583	1583	1994	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	125.12	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	241,742	Wall Type	03	Heat Type	6
						Foundation	3	Fireplaces	0
						Roof Cover	3	Type AC	03
TOTALS		1,583	2,019	1,583	219,985				

Alternate Key 3593162
 Parcel ID 17-22-26-1210-000-11100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0698 Comp 1
 PRC Run: 12/9/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1993	1993	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	414.00	SF	5.38	1993	1993	2227.00	70.00	1,559
SEN2	SCREEN ENCLOSED STRUCTURE	1086.00	SF	3.50	1993	1993	3801.00	40.00	1,520

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1996	9500013	01-01-1995	12-01-1995	2,490	0000	SEN+POL			
1995	9405265	10-01-1994	12-01-1994	56,253	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023154611	6260	1040	12-13-2023	WD	Q	01	I	415,000	039	HOMESTEAD	2024	25000
	4620	0414	04-28-2015	WD	U	U	I	140,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1342	0638	01-01-1995	WD	Q	Q	I	110,300				
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	
88,000	219,985	16,467	324,452	0	324452	50,000.00	274452	299452	313,253	

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Alternate Key 3774788
Parcel ID 17-22-26-2000-000-03400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0698 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

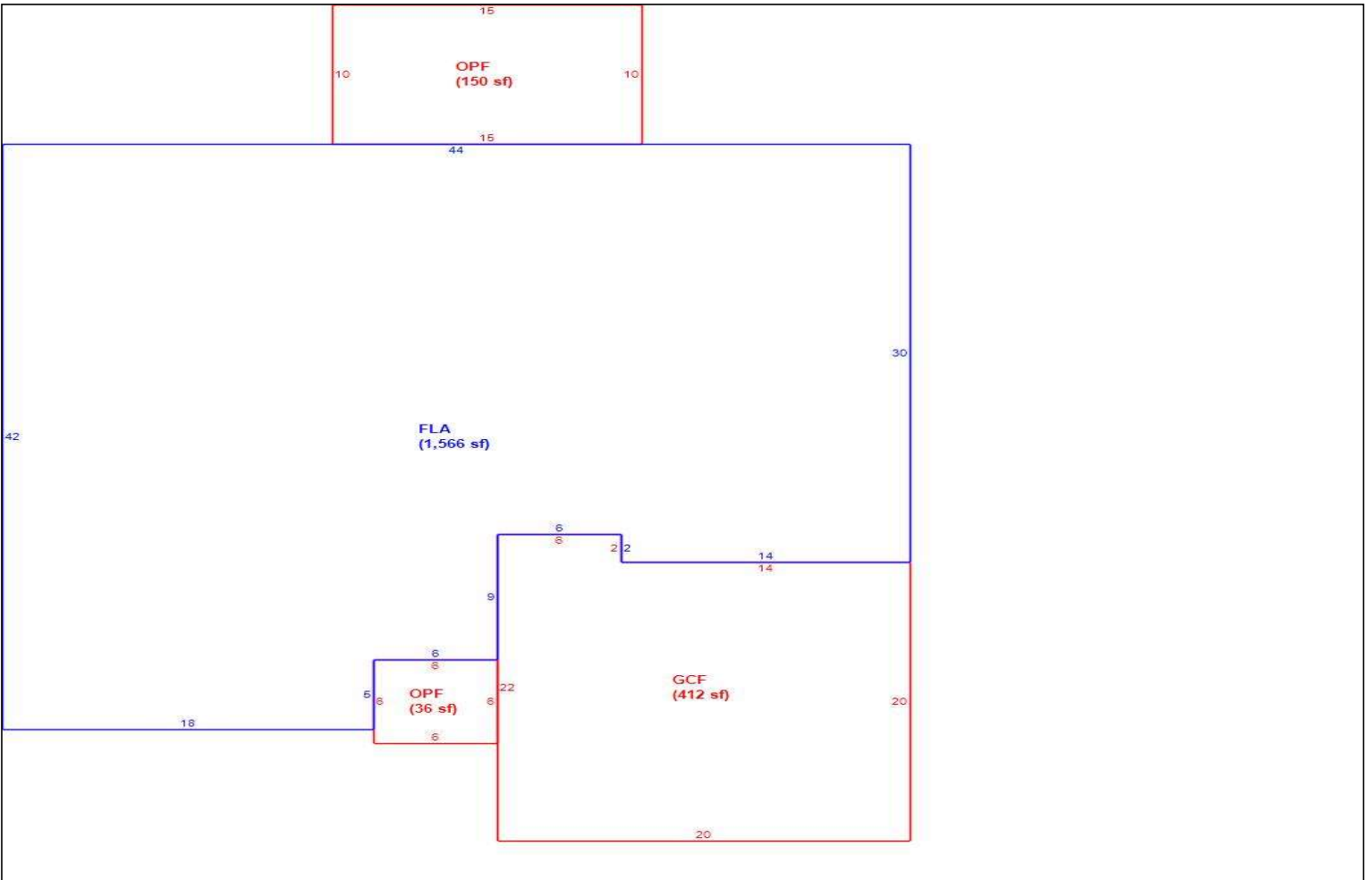
Current Owner		
LI JINHUANG		
1040 ARBOR HILL CIR		
MINNEOLA	FL	34715

Property Location		
Site Address 1040 ARBOR HILL CIR		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, THE ARBORS PHASE I SUB LOT 34 PB 38 PG 63 ORB 6123 PG 1624

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 257,817
		Deprec Bldg Value 250,082	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,566	1,566	1566	Effective Area	1566	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	412	0	Base Rate	133.52	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	186	0	Building RCN	257,817	Condition	EX	Heat Type	6
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		1,566	2,164	1,566	Building RCNLD	250,082				

Alternate Key 3774788
 Parcel ID 17-22-26-2000-000-03400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0698 Comp 2
 PRC Run: 12/9/2024 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	
2014	315-13-09	09-09-2013	04-01-2014	10,223	0002	REROOF SHINGLE	04-01-2014		
2004	SALE	01-01-2003	04-23-2004	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023041898	6123 1624	04-11-2023	WD	Q	01	I	370,000	039	HOMESTEAD	2024	25000	
2022057871	5944 0560	04-22-2022	WD	Q	01	I	265,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2021163141	5843 2107	11-15-2021	QC	U	11	I	100					
2019060773	5287 1194	05-30-2019	WD	Q	Q	I	239,900					
	4131 1956	02-23-2012	WD	U	U	I	91,000					
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	
88,000	250,082	0	338,082	0	338082	50,000.00	288082	313082	312,289	

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Alternate Key 3783424
Parcel ID 17-22-26-0300-000-01600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0698 Comp 3
PRC Run: 12/9/2024 By

Card # 1 of 1

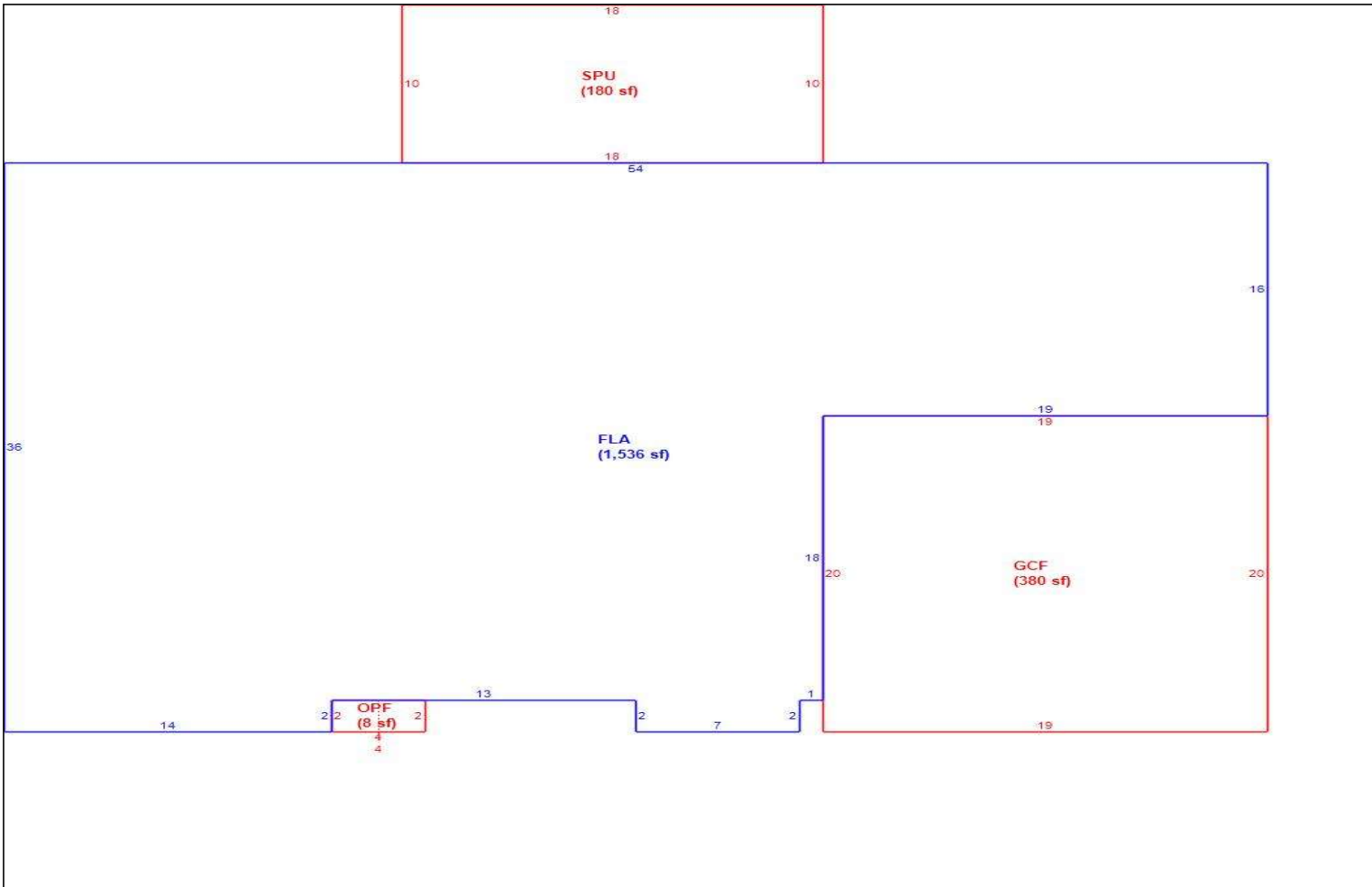
Current Owner		
WIESER PETER		
388 BRIMMING LAKE RD		
MINNEOLA	FL	34715

Property Location		
Site Address 388 BRIMMING LAKE RD		
MINNEOLA FL 34715		
Mill Group 00MI	NBHD 0583	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
MINNEOLA, COUNTRY RIDGE LOT 16 PB 40 PG 97-99 ORB 6195 PG 383

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	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		88,000		
Classified Acres		0		Classified JV/Mkt		88,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 253,129 Deprec Bldg Value 230,347 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	3
FLA	FINISHED LIVING AREA	1,536	1,536	1536	2001	1536	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0		134.11	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	8	0		253,129	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	180	0		0	Foundation	3	Fireplaces	0
TOTALS		1,536	2,104	1,536		230,347	Roof Cover	3	Type AC	03

Alternate Key 3783424
 Parcel ID 17-22-26-0300-000-01600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0698 Comp 3
 PRC Run: 12/9/2024 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	
2017	611-16-10	09-20-2016	04-03-2017	3,675	0003	SCRN RM	04-03-2017		
2005	SALE	01-01-2004	05-13-2005	1	0000	CHECK VALUES			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023099586	6195	0383	08-11-2023	WD	Q	01	I	344,000				
2023064679	6151	1773	05-28-2023	WD	U	37	I	320,600				
2021019226	5641	0481	02-08-2021	WD	Q	01	I	237,000				
	2698	0248	11-03-2004	WD	Q	Q	I	155,000				
	2076	1851	02-22-2002	WD	Q	Q	I	106,900				
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	
88,000	230,347	0	318,347	0	318347	0.00	318347	318347	293,129	

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