



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *3790005*

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>2024-0732</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>INV_HOME; THR Florida, LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>2022261950-000-01500 1792 Vale Dr</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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 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.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.

Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (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 required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # <b>2024-0732</b>	Alternate Key: <b>3790005</b>	Parcel ID: <b>20-22-26-1950-000-01500</b>	
Petitioner Name <b>Robert Peyton, Ryan LLC</b> The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address <b>1792 VALE DR CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>THR FLORIDA LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 440,969	\$ 440,969	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 331,960	\$ 331,960	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 331,960	\$ 331,960	

\*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#	<b>3790005</b>	<b>3828913</b>	<b>3806741</b>	<b>3781614</b>
Address	1792 VALE DR CLERMONT	755 LAKEVIEW POINTE DR	1918 VALE DR CLERMONT	121 LOMBARD CIR CLERMONT
Proximity		0.33 Miles	0.32 Miles	0.25 Miles
Sales Price		\$508,000	\$465,000	\$570,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	4.40%	2.80%
Adjusted Sale		\$446,024	\$415,710	\$500,460
\$/SF FLA	\$141.97 per SF	\$152.80 per SF	\$133.84 per SF	\$158.27 per SF
Sale Date		5/26/2023	1/23/2023	5/5/2023
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	3,106	2,919	9350	3,106	0	3,162	-2800
Year Built	2001	2005		2002		2000	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	2.1		2.1		3.0	-2500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	N	0	N	0	Y	-20000
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. 2.1%	9350	Net Adj. 0.0%	0	-Net Adj. 5.1%	-25300
		Gross Adj. 2.1%	9350	Gross Adj. 0.0%	0	Gross Adj. 5.1%	25300
<b>Adj. Sales Price</b>	Market Value <b>\$440,969</b>	Adj Market Value	<b>\$455,374</b>	Adj Market Value	<b>\$415,710</b>	Adj Market Value	<b>\$475,160</b>
	Value per SF 141.97						

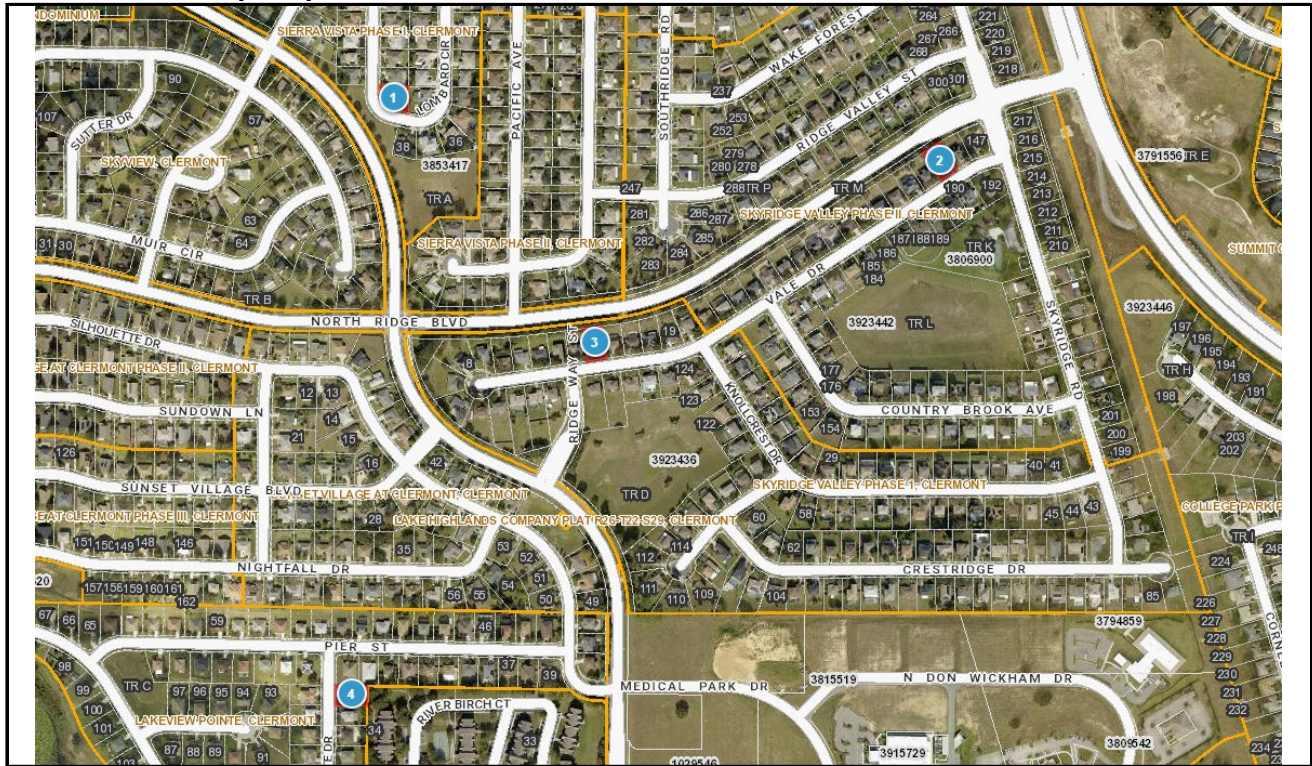
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**2024-0732 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 1	3828913	755 LAKEVIEW POINTE DR CLERMONT	0.33
2	comp 2	3806741	1918 VALE DR CLERMONT	0.32
3	subject	3790005	1792 VALE DR CLERMONT	-
4	comp 3	3781614	121 LOMBARD CIR CLERMONT	0.25
5				
6				
7				
8				



Alternate Key 3790005  
Parcel ID 20-22-26-1950-000-01500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0732 Subject  
PRC Run: 12/9/2024 By

Card # 1 of 1

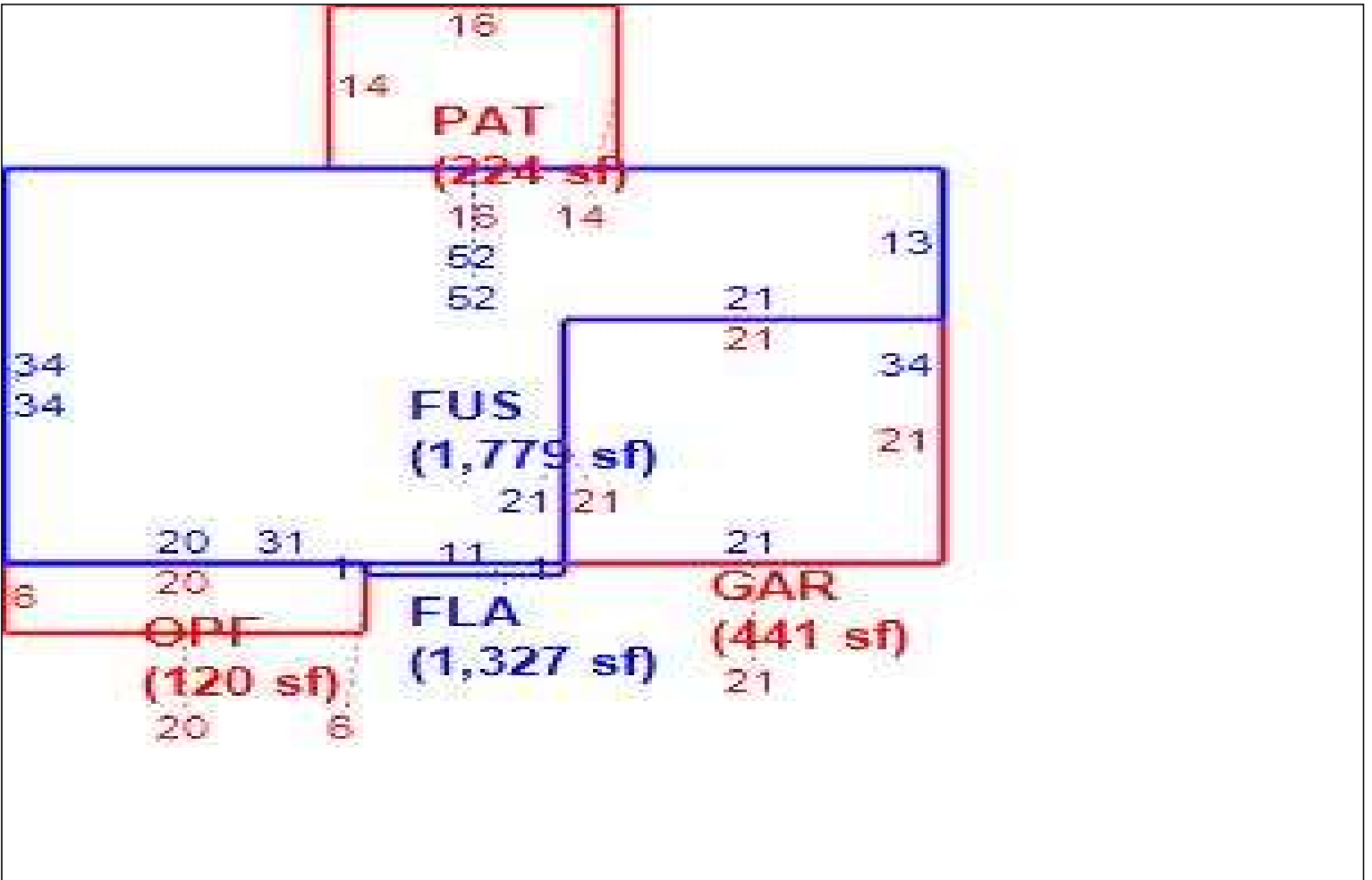
Current Owner		
THR FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS TX 75201		

Property Location			
Site Address	1792 VALE DR	CLERMONT	FL 34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 15 PB 42 PGS 63-65 ORB 4554 PG 555 ORB 5025 PG 1989

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 363,886 Deprec Bldg Value 352,969 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5		
FLA	FINISHED LIVING AREA	1,327	1,327	1327	2001						
FUS	FINISHED AREA UPPER	1,779	1,779	1779							
GAR	GARAGE FINISH	0	441	0							
OPF	OPEN PORCH FINISHE	0	120	0							
PAT	PATIO UNCOVERED	0	224	0							
TOTALS		3,106	3,891	3,106							

Alternate Key 3790005  
Parcel ID 20-22-26-1950-000-01500

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0732 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	
2005	2004030666	03-11-2004	03-21-2005	2,200	0000	REPAIR OR REPLACE EXT DAMAGE			
2002	0120827	03-05-2001	06-25-2001	158,576	0000	SFR/1792 VALE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2017120619	5025	1989	11-09-2017	WD	U	M	I	100				
	4554	0555	11-12-2014	WD	U	M	I	100				
	4386	0101	09-26-2013	WD	U	U	I	142,500				
	2009	1942	09-25-2001	WD	Q	Q	I	163,600				
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	352,969	0	440,969	75819	365150	0.00	365150	440969	440,969	

**Parcel Notes**

2009/1942 LEROY A JR & MARGARET M HETTLER HW  
 4386/101 LEROY A JR & MARGARET M HETTLER TO THR FLORIDA LP  
 14SALE ORB 4386/101 U SALE LP RECD 4223/1101 MLS LISTING INFO SCANNED FD 111313  
 14 MLS LISTING O5129384 CRA 021314  
 14 LOW SALE SEE AK 3820089 3790062 3790071 3820033 CRA 052814  
 14VAB PETITION 2014-225 TJW 091714  
 14VAB PETITION 2014-225 GRANTED REDUCED 15353 FOR A NEW JUST VALUE OF 142500 TJW 022315  
 4554/555 THR FLORIDA LP TO 2014-3 IH BORROWER LP  
 4554/555 M SALE INCL 63 PARCELS MULTI SUBS  
 14BILL CORRECTION DUE TO VAB DECISION PAP 031915  
 16 MAILING ADDR CHGD FROM CO ALTUS GROUP US INC 21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050 PER OWNER REQUEST INFO SCANNED TO AK3798066 CB 080516  
 5025/1989 2017-2 IH BORROWER LP TO THR FLORIDA LP  
 5025/1989 M SALE INCL OVER 25 PARCELS IN MULTI SUBS  
 18 CERTIFICATE OF MERGER BT 2014-2 IH BORROWER LP AND 2014-3 IH BORROWER LP AND 2017-2 IH BORROWER LP SURVIVING DELAWARE LP IS 2017-2 IH BORROWER LP RECD WITHIN ORB 5025/1989 CB 113017  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 19IT 091417 FLA1 FROM 2 STY FUS3 FROM 21X21 TO MAKE CONSISTENT WITH SUB ADD CAN5 NPA CRA 062818  
 20VAB PETITION 2020-081 TJW 091620  
 20VAB PETITION 2020-081 WITHDRAWN NO CHANGE TJW 111620

\*\*\*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 3828913  
 Parcel ID 20-22-26-0160-000-02800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0732 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

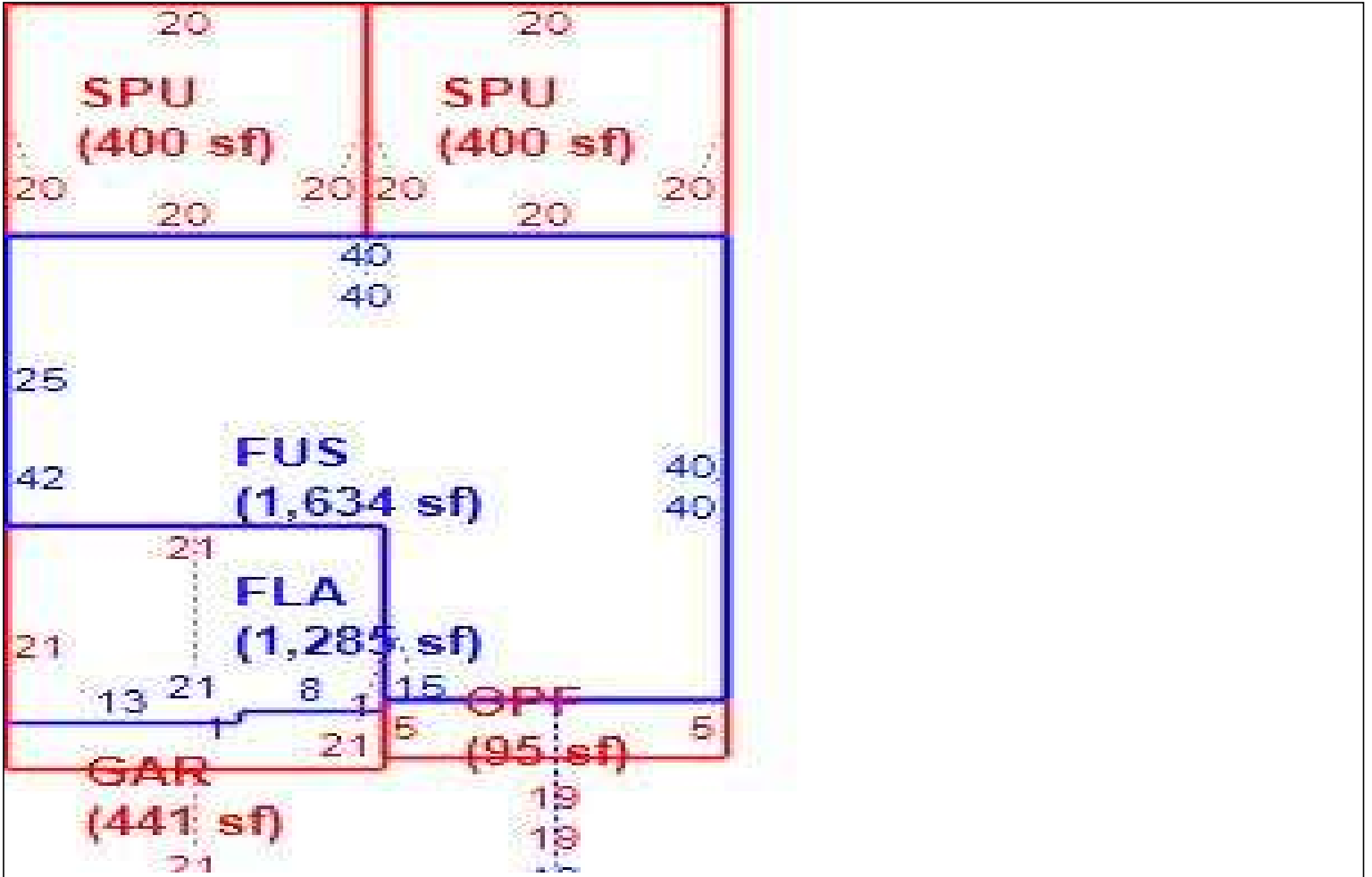
Current Owner		
TODD GILMORE & CLAUDIA A SMITH TODD		
755 LAKEVIEW POINTE DR		
CLERMONT	FL	34711

Property Location			
Site Address 755 LAKEVIEW POINTE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
LAKEVIEW POINTE PB 52 PG 52-56 LOT 28 ORB 6151 PG 1074

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 352,622
Deprec Bldg Value 342,043		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,285	1,285	1285	Effective Area	2919	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,634	1,634	1634	Base Rate	101.17	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	352,622	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	95	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	800	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,919	4,255	2,919	Functional Obsol	0	Building RCNLD	342,043		



Alternate Key 3828913  
 Parcel ID 20-22-26-0160-000-02800

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0732 Comp 1  
 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
PAV3	PAVING	624.00	SF	3.36	2015	2015	2097.00	64.00	1,342

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	15-1334	05-22-2015	04-11-2016	7,000	0002	SCRN RM	04-11-2016		
2016	15-0843	03-26-2015	04-11-2016	3,400	0003	SLAB 20X40	04-11-2016		
2012	SALE	01-01-2011	03-05-2012	1	0099	CHECK VALUE	01-10-2012		
2006	2005021118	03-03-2005	01-20-2006	148,236	0000	SFR 755 LAKEVIEW POINTE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064421	6151 1074	05-26-2023	WD	Q	01	I	508,000					
	4077 0910	09-23-2011	WD	U	U	I	140,000					
	3331 2010	12-13-2006	QC	U	U	I	0					
	3035 2248	10-28-2005	WD	Q	Q	I	325,400					
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	342,043	1,342	431,385	0	431385	0.00	431385	431385	431,469	

**Parcel Notes**

3331/2010 CORRECTIVE DEED DOESNT SAY WHAT ORB/PG ITS CORRECTING TO CORRECT GRANTEES NAME CHARLES & ADIRIANA PIVETZ SB CHARLES & ADRIANA PIVETZ  
 4077/910 CHARLES & ADRIANA PIVETZ TO BALRAM TAHAL & OMMA V SAMAROO TAHAL HW  
 12FC FLA3 WALL TYPE FROM 03 2FIX FROM 0 SHORT SALE PER LISTING VALU OK SEE AK 3828483 3828892 3816211 3820093 CRA 011012  
 12SALE ORB 4077/910 U SALE SHORT SALE SATISFIED \$289000 MTG ORB 3331/2011 LISTING ALSO STATES SHORT SALE SCANNED CRA 022812  
 16FC ADD SPU5 SPU6 PAV ALL NEW CONSTRUCT SCRNM SKETCHED IN HALF DUE TO SIZE CRA 041116  
 6151/1074 BALRAM & OMMA V SAMAROO-TAHAL TO GILMORE TODD & CLAUDIA ANGELINE SMITH TODD HW

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Alternate Key 3806741  
 Parcel ID 20-22-26-1955-000-14500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0732 Comp 2  
 PRC Run: 12/9/2024 By

Card # 1 of 1

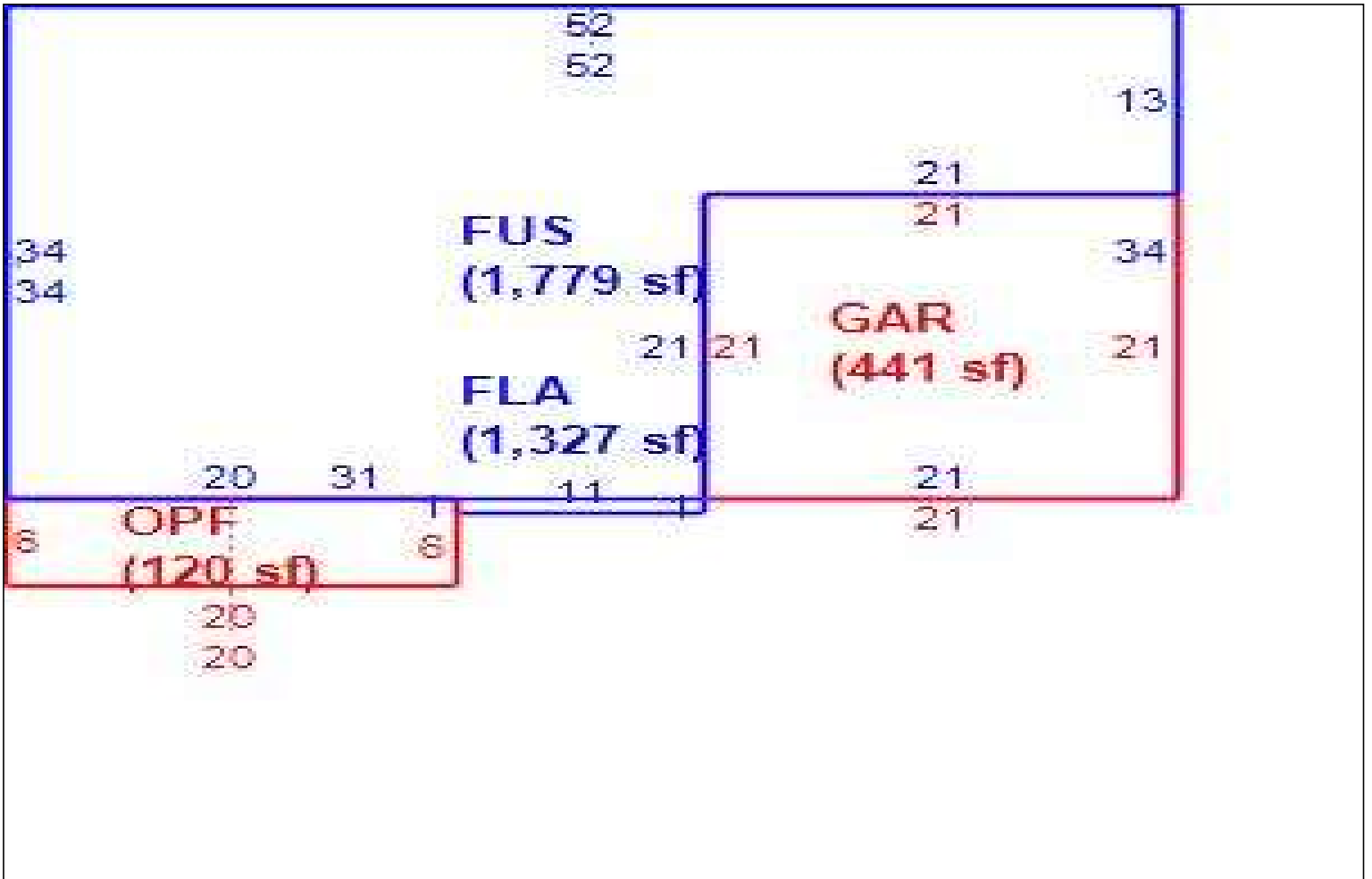
Current Owner		
TERRY TWANISHA		
1918 VALE DR		
CLERMONT	FL	34711

Property Location			
Site Address 1918 VALE DR			
CLERMONT		FL 34711	
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CLERMONT, SKYRIDGE VALLEY PHASE II SUB LOT 145 PB 45 PGS 46-48 ORB 6086 PG 802

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 363,214 Deprec Bldg Value 352,318 Multi Story 1



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,327	1,327	1327	2002	3106	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,779	1,779	1779	Base Rate	100.79	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	441	0	Building RCN	363,214	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	120	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		3,106	3,667	3,106	% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	352,318				

Alternate Key 3806741  
 Parcel ID 20-22-26-1955-000-14500

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0732 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
2003	2001110630	01-01-2002	02-11-2003	158,576	0000	SFR/1918 VALE DR.		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023011322	6086	0802	01-23-2023	WD	Q	01	I	465,000	039	HOMESTEAD	2024	25000
	3026	1282	08-04-2005	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2117	1584	05-17-2002	WD	Q	Q	I	173,800				
<b>Total</b>											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	352,318	0	440,318	0	440318	50,000.00	390318	415318	440,318

**Parcel Notes**

3026/1282 POST DEED ONLY ALREADY IN GRANTEE'S NAMES  
 15TR WILILS & KIM WEAVER RETURN TO SENDER UNABLE TO FORWARD 091715  
 19IT 091417 FLA1 FROM 2 STY OPF2 FROM 8X20 GCF3 FROM 20X21 FUS4 FROM 20X21 TO MAKE CONSISTENT TO SUB CRA 062818  
 6086/802 WILLIS A JR & KIMM G WEAVER TO TWANISHA TERRY SINGLE  
 24CC EFILE HX APP CP 011924

\*\*\*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 3781614  
 Parcel ID 20-22-26-1900-000-05000

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0732 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

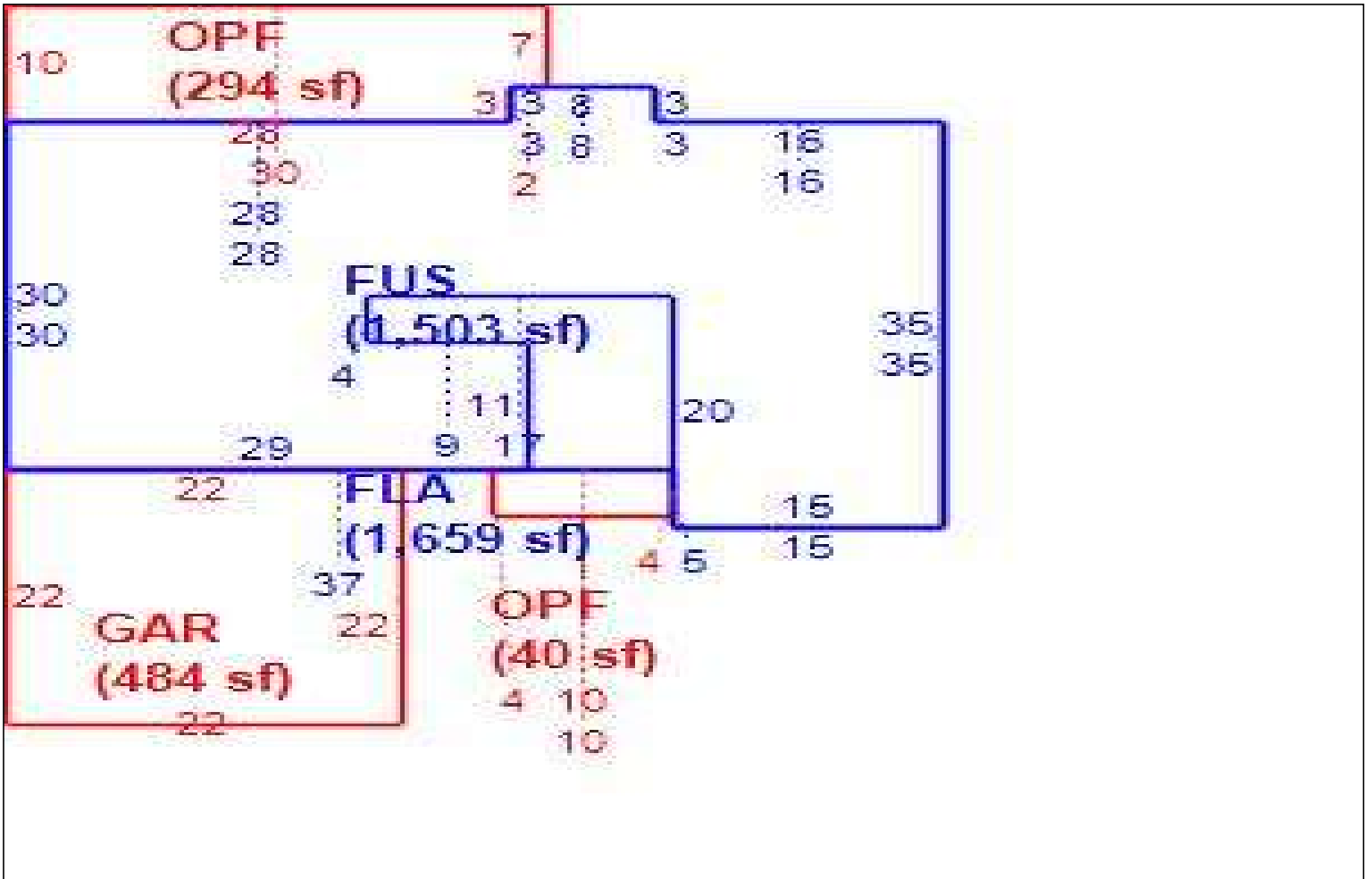
Current Owner		
ETIENNE MARIE F H & FRITZNER		
121 LOMBARD CIR		
CLERMONT	FL	34711

Property Location			
Site Address 121 LOMBARD CIR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	TMP	02-10-202

**Legal Description**  
 CLERMONT, SIERRA VISTA PHASE 1 SUB LOT 50 PB 40 PGS 95-96 ORB 6141 PG 1494

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 381,495 Deprec Bldg Value 370,050 Multi Story 1



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	1,659	1,659	1659	2000					
FUS	FINISHED AREA UPPER	1,503	1,503	1503	Effective Area	3162	No Stories	1.00	Full Baths 3	
GAR	GARAGE FINISH	0	484	0	Base Rate	103.73	Quality Grade	675	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	334	0	Building RCN	381,495	Wall Type	03	Heat Type 6	
					Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
					Building RCNLD	370,050				
TOTALS		3,162	3,980	3,162						

Alternate Key 3781614  
 Parcel ID 20-22-26-1900-000-05000

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2024-0732 Comp 3  
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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
POL4	SWIMMING POOL - RESIDENTIAL	360.00	SF	52.50	2001	2001	18900.00	85.00	16,065
PLD2	POOL/COOL DECK	762.00	SF	5.38	2001	2001	4100.00	70.00	2,870
SEN2	SCREEN ENCLOSED STRUCTURE	2200.00	SF	3.50	2001	2001	7700.00	42.50	3,273
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2001	2001	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	20-1721	05-29-2020	12-04-2020	25,300	0002	REPL WINDOWS 28	09-17-2020		
2021	NICK	01-01-2020	02-10-2021	1	0008	CHECK ALL IMPS	02-11-2021		
2002	2001070100	07-05-2001	01-15-2002	4,889	0000	48X30 SEN			
2002	1050444	05-11-2001	01-15-2002	28,111	0000	20X45 POOL W/SPA			
2001	0001	01-01-2000	08-10-2000	10	0000	SFR U/C Y2K			
2000	9990313	09-09-1999	12-31-1999	1	0000	SFR/121 LOMBARD CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023056594	6141 1494	05-05-2023	WD	Q	01	I	570,000				
2016081325	4817 0838	07-27-2016	WD	Q	Q	I	246,500				
	4634 0790	05-22-2015	WD	Q	Q	I	254,000				
	4601 1436	03-12-2015	CT	U	U	I	190,000				
	1823 1066	03-30-2000	WD	Q	Q	I	190,400				
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	370,050	25,708	483,758	0	483758	0.00	483758	483758	483,950	

**Parcel Notes**

LOC TO 100 FER  
 01FC NBHD FROM 4580 & ADD LOC RS 090500  
 00 LOC FROM 1.40 FER 122800  
 02FC ADD MISC RS 011502  
 03 QG FROM 525 FER 111202  
 15X RENEWAL CARD RETURNED WITH A NEW MAILING ADDRESS OF 164 DAKOTA AVE GROVELAND 34736  
 15X OWNER MOVED 2014  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 4601/1436 CT VS SCOTT D OLAFSEN ET AL SOLD TO GORILLA CAPITAL FL UU LLC  
 4634/790 GORILLA CAPITAL FL UU LLC TO MICHELLE A COOK  
 15X COURTESY HX CARD SENT 072115  
 16IT SKETCH CORRECT SFR RENO NEW PAINT INSIDE OUT NEW CARPET PER MLS G4811351 CRA 090115  
 16X COURTESY HX CARD SENT 012716  
 4817/838 MICHELLE A COOK TO GUSTAV & CANDICE CZAPLAK HW  
 16 MLS UNABLE TO FIND REASON TO UNQUAL ALSO UNABLE TO FIND LISTING LOW SALE SOLD FOR 77SF ALL OTHER SALES IN SUB SELLING FOR 80-90SF CRA 082916  
 16X 17 PORT PEND 501T EMAILED FORM LP 091616  
 17X COURTESY HX CARD SENT 102516  
 19IT 091417 FLA1 FROM 1532SF STYS FROM 2 FLA3 TO FUS SIZE FROM 8X14 WALL TYPE FROM 3 TO MAKE CONSISTENT WITH SUB OPF5 FROM 10X28 PLD FROM 632 SEN FROM 1932 BEDS FROM 5 PER CD PLUS CRA 080918  
 21FC SFR IN GOOD COND NO CHANGE TO VALUE NPD 120420  
 21FC SFR IN GOOD COND POL AND HTB GR FROM 2 ALL NEW WINDOWS IN SFR TMP 021021  
 6141/1494 GUSTAV & CANDICE CZAPLAK TO MARIE FRANCE H & FRITZNER ETIENNE HW

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