



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3820089**

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 #	<b>2024-0736</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; IH3 Property Florida, L.P.</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>2022261956-000-41300 315 Sky Valley St</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
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 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 # <b>2024-0736</b>	Alternate Key: <b>3820089</b>	Parcel ID: <b>20-22-26-1956-000-41300</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>315 SKY VALLEY ST CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>SAFARI ONE ASSET CO LLC</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 440,609	\$ 440,609	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 332,240	\$ 332,240	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 332,240	\$ 332,240	
*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>3820089</b>	<b>3789942</b>	<b>3789953</b>	<b>3795292</b>
Address	315 SKY VALLEY ST CLERMONT	1404 MUIR CIR CLERMONT	1529 MUIR CIR CLERMONT	1505 SUNDOWN LN CLERMONT
Proximity		0.11 Miles	0.18 Miles	0.30 Miles
Sales Price		\$425,000	\$370,000	\$424,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	4.00%	3.20%
Adjusted Sale		\$368,050	\$329,300	\$374,762
\$/SF FLA	\$141.86 per SF	\$196.40 per SF	\$179.55 per SF	\$205.69 per SF
Sale Date		8/23/2023	2/13/2023	4/28/2023
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	1,874	73920	1,834	76320	1,822	77040
Year Built	2005	2001		2001		2002	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	2.1	2.0	2500	2.0	2500	2.0	2500
Garage/Carport	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
Pool	N	Y	-20000	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. 15.3%	56420	Net Adj. 23.9%	78820	Net Adj. 15.9%	59540
		Gross Adj. 26.2%	96420	Gross Adj. 23.9%	78820	Gross Adj. 26.6%	99540
Adj. Sales Price	Market Value <b>\$440,609</b>	Adj Market Value	<b>\$424,470</b>	Adj Market Value	<b>\$408,120</b>	Adj Market Value	<b>\$434,302</b>
	Value per SF 141.86						

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]



Alternate Key 3820089  
 Parcel ID 20-22-26-1956-000-41300

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

2024-0736 Subject  
 PRC Run: 12/10/2024 By

Card # 1 of 1

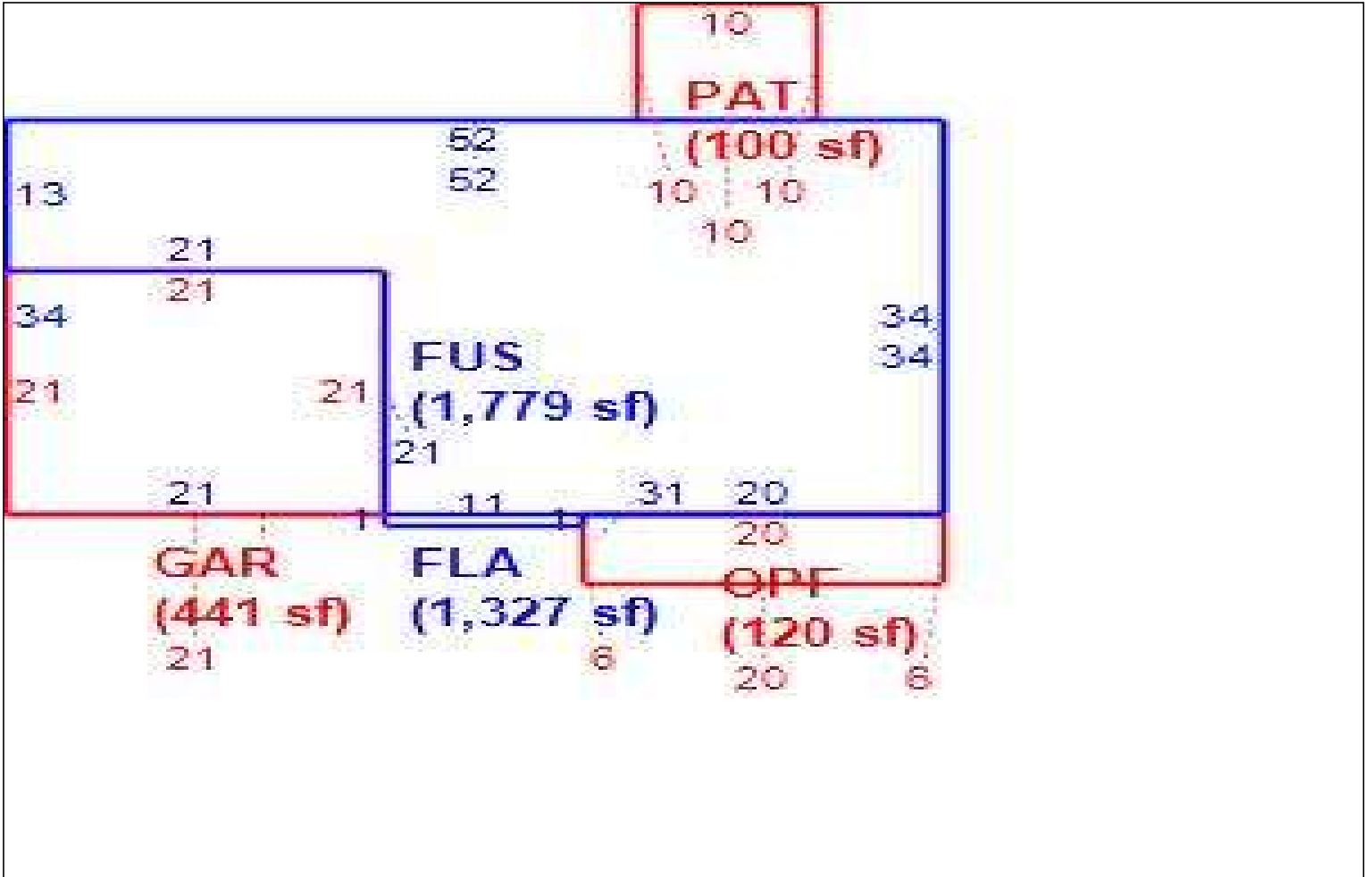
Current Owner		
IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 315 SKY VALLEY ST			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
SKYRIDGE VALLEY PHASE III PB 50 PG 39-41 LOT 413 ORB 4432 PG 1552

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 363,514 Deprec Bldg Value 352,609 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	2005					
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	100	0						
TOTALS		3,106	3,767	3,106						
					Effective Area	3106	No Stories	1.00	Full Baths	2
					Base Rate	100.79	Quality Grade	670	Half Baths	1
					Building RCN	363,514	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	352,609				

Alternate Key 3820089  
 Parcel ID 20-22-26-1956-000-41300

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

2024-0736 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	
2006	2004060788	01-01-2005	07-21-2005	158,576	0000	SFR FOR 2006			
2005	2004060788	07-07-2004	12-15-2004	158,576	0000	SFR 315 SKY VALLEY ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4432	1552	01-15-2014	WD	U	U	I	178,000			
	4432	1517	01-07-2014	QC	U	U	I	0			
	4372	1340	08-15-2013	CT	U	U	I	100			
	2830	1819	05-04-2005	WD	Q	Q	I	329,900			
	2784	1479	03-15-2005	WD	Q	Q	I	220,800			
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	352,609	0	440,609	75149	365460	0.00	365460	440609	440,609	

**Parcel Notes**

2784/1479 RICHIE D HARRIPERSAUD SINGLE  
 2830/1819 ROSALIND LALCHAN SINGLE AND MARK & SEEMA PERSAUD HW JTWROS  
 08X MOTILAL LALCHAN DECEASED 081794 DC  
 4372/1340 CT VS ROSALIND LALCHAN ET AL PROP SOLD TO NATIONSTAR MORTGAGE LLC  
 4432/1517 NATIONSTAR MTG LLC TO FEDERAL HOME LOAN MTG CORP  
 4432/1552 FEDERAL HOME LOAN MTG CORP TO IH3 PROPERTY FLORIDA LP  
 14 BDRM FROM 4 PER MLS O5194900 CRA 022714  
 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 AK3829828 CB 080516  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 20VAB PETITION 2020-094 TJW 091620  
 20VAB PETITION 2020-094 WITHDRAWN NO CHANGE TJW 111620

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Alternate Key 3789942  
 Parcel ID 20-22-26-1975-000-05500

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

2024-0736 Comp 1  
 PRC Run: 12/10/2024 By

Card # 1 of 1

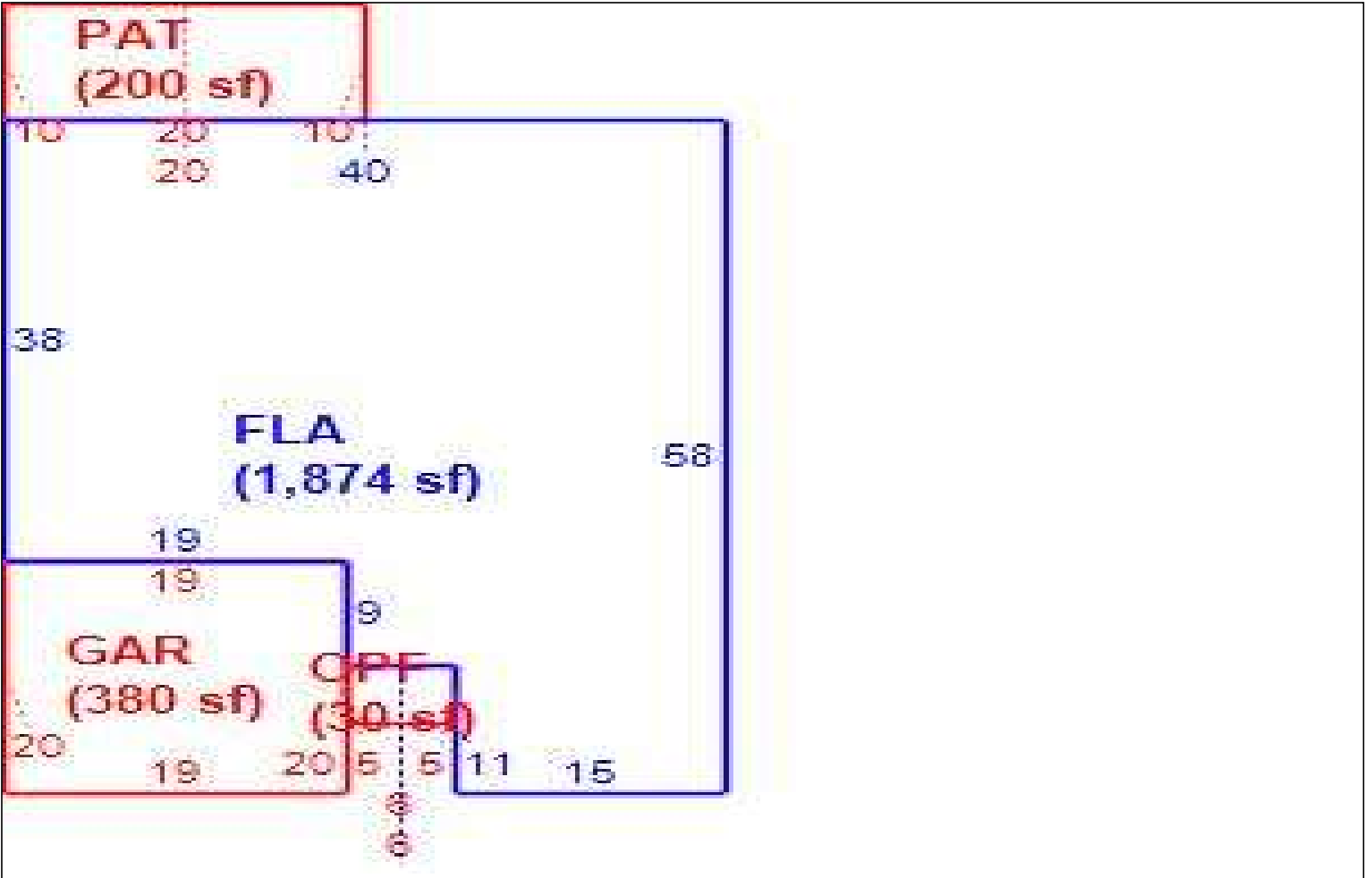
Current Owner		
MIRTO MARIA & GIANFRANCO		
1404 MUIR CIR		
CLERMONT	FL	34711

Property Location			
Site Address	1404 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CLERMONT, SKYVIEW SUB LOT 55 PB 42 PGS 69-70 ORB 6202 PG 1584

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 242,481
Deprec Bldg Value 235,207		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	1,874	1,874	1874	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	108.76	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	242,481	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	200	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,874	2,484	1,874	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	235,207			



Alternate Key 3789942  
 Parcel ID 20-22-26-1975-000-05500

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

2024-0736 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	276.00	SF	35.00	2009	2009	9660.00	85.00	8,211
PLD3	POOL/COOL DECK	325.00	SF	7.33	2009	2009	2382.00	70.00	1,667

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1177	03-22-2024		10,943	0002	PANEL ROOM 12X20			
2010	200900710	07-10-2009	04-06-2010	17,000	0003	POL	04-06-2010		
2002	110353	01-01-2001	09-04-2001	102,388	0000	SFR/1404 MUIR CIR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023106380	6202	1584	08-23-2023	WD	Q	01	I	425,000	039	HOMESTEAD	2024	25000
	2956	1653	09-16-2005	QC	U	U	I	64,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2692	1514	05-22-2003	WD	Q	Q	I	132,500				
	2203	0872	10-29-2002	WD	Q	Q	I	117,000				
	1949	0725	05-16-2001	WD	Q	Q	I	120,800				
<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	235,207	9,878	333,085	0	333085	50,000.00	283085	308085	333,085	

**Parcel Notes**

1875/445 JAYMARK BUILDERS AND DEVELOPERS INC TO MARONDA HOMES INC  
 1949/725 MARONDA HOMES INC TO OSCAR P & TIFFANY L SOBENES-DESME HW  
 2203/872 LUKE A JR & PATRICIA M SEPE HW  
 03 QG FROM 525 FER 042803  
 2692/1514 DAVID TRAWICK SINGLE  
 2956/1653 QC DAVID & KAREN TRAWICK TO DAVID & KAREN TRAWICK HW  
 10FC BDRMS FROM 3 ADD POL MISC SMALL METAL UBU NOT ASSESSED CRA 040610  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 6202/1584 DAVID & KAREN TRAWICK TO MARIA & GIANFRANCO MIRTO HW  
 24CC EFILE HX APP CP 082924

\*\*\*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 3789953  
Parcel ID 20-22-26-1975-000-06600

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

2024-0736 Comp 2  
PRC Run: 12/10/2024 By

Card # 1 of 1

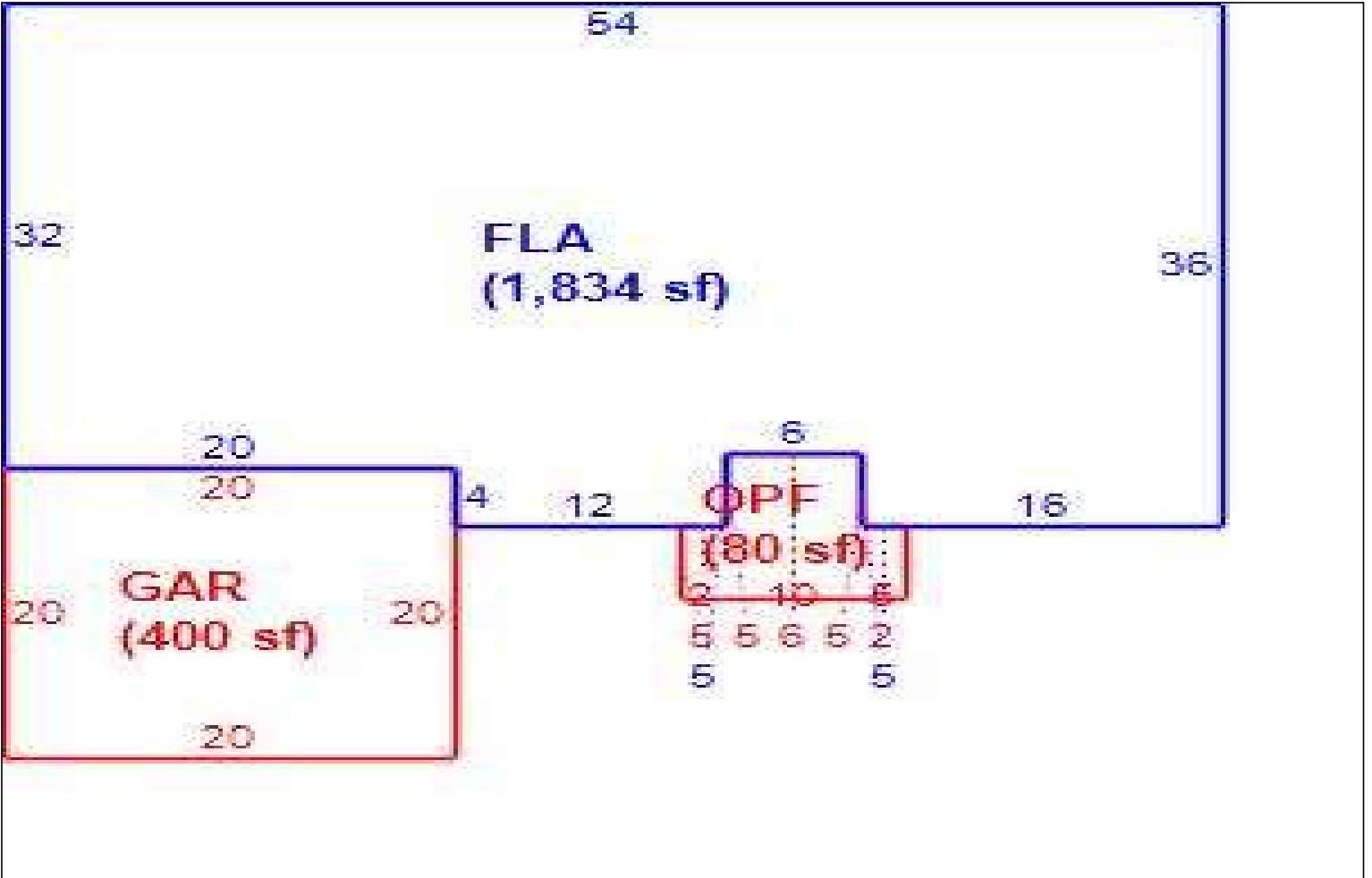
Current Owner		
PROGRESS ORLANDO LLC		
PO BOX 4090		
SCOTTSDALE	AZ	85261-4090

Property Location			
Site Address	1529 MUIR CIR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT, SKYVIEW SUB LOT 66 PB 42 PGS 69-70 ORB 6093 PG 407

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 238,781	Deprec Bldg Value 231,618	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	1,834	1,834	1834	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.87	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	80	0	238,781	Wall Type	03	Heat Type	6
TOTALS		1,834	2,314	1,834	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					231,618				

Alternate Key 3789953  
 Parcel ID 20-22-26-1975-000-06600

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

2024-0736 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	
2002	00001	01-01-2001	09-04-2001	10	0000	*****			
2001	0070268	07-25-2000	12-31-2000	92,469	0000	SFR/1529 MUIR CIR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023017434	6093 0407	02-13-2023	WD	Q	01	I	370,000				
	4051 1412	06-27-2011	WD	Q	Q	I	120,500				
	3820 0281	08-11-2009	WD	U	U	I	117,000				
	3797 0938	07-21-2009	CT	U	U	I	100				
	3624 0984	05-08-2008	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	
88,000	231,618	0	319,618	0	319618	0.00	319618	319618	319,618	

**Parcel Notes**

1967/0451 EDWIN ALMODOVAR MARRIED  
 01 LOC FROM 120 RS 073001  
 03 QG FROM 525 FER 042803  
 2346/1738 EDWIN ALMODOVAR TO EDWIN & IVETTE ALMODOVAR HW  
 3624/984 EDWIN & IVETTE ALMODOVAR TO IVETTE ALMODOVAR MARRIED  
 08X IVETTE AND EDWIN ARE SEPARATED HE DOES NOT HAVE AN EXEMPTION IN ANOTHER CO PER LETTER DTD 052208  
 09X IVETTE ALMODOVAR MOVED 010109 PER NOTE DTD 011609  
 3797/938 CT VS IVETTE ALMODOVAR PROP SOLD TO AURORA LOAN SERVICES LLC  
 09TR WITH FORWARDING ADDR OF 10350 PARK MEADOWS DR STE 200 LITTLETON CO 80124 6800  
 3820/281 AURORA LOAN SERVICES LLC TO MIRTA F CRUZ SINGLE  
 4051/1412 MIRTA F CRUZ TO CAROLE A FERNANDES SINGLE  
 13X CAROLE FERANDES GRANTED SOS AW 082313  
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818  
 6093/407 CAROLE A FERNANDES TO PROGRESS ORLANDO LLC

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Alternate Key 3795292  
 Parcel ID 20-22-26-2005-000-10500

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

2024-0736 Comp 3  
 PRC Run: 12/10/2024 By

Card # 1 of 1

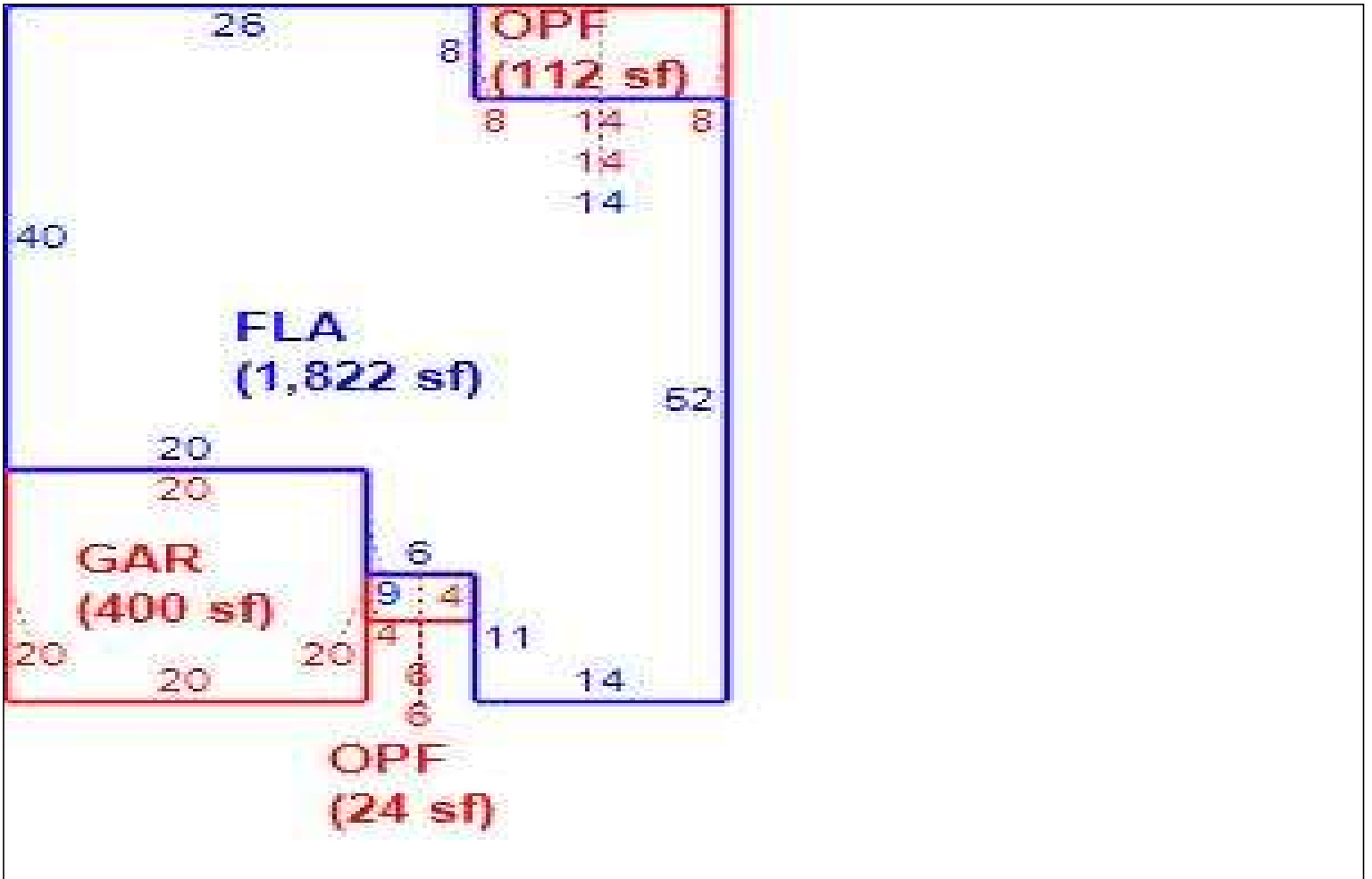
Current Owner		
KASER LISA M & JAMES L		
1505 SUNDOWN LN		
CLERMONT	FL	34711

Property Location			
Site Address	1505 SUNDOWN LN		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

**Legal Description**  
 CLERMONT, SUNSET VILLAGE AT CLERMONT PHASE II SUB LOT 105 PB 44 PGS 54-55 ORB 6134 PG 2156

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 245,190 Deprec Bldg Value 237,834 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	1,822	1,822	1822	2002	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	112.10	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	136	0	EX	Wall Type	03	Heat Type	6	
					97.00	Foundation	3	Fireplaces	0	
					0	Roof Cover	3	Type AC	03	
TOTALS		1,822	2,358	1,822	245,190	237,834				

Alternate Key 3795292  
 Parcel ID 20-22-26-2005-000-10500

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

2024-0736 Comp 3  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *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	2002	2002	10080.00	85.00	8,568
PLD2	POOL/COOL DECK	472.00	SF	5.38	2002	2002	2539.00	70.00	1,777
SEN2	SCREEN ENCLOSED STRUCTURE	1432.00	SF	3.50	2002	2002	5012.00	45.00	2,255

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2003	2002030339	03-14-2002	02-13-2003	15,000	0000	12X24 POOL/1505 SUNDOWN LN			
2003	2002021336	03-13-2002	02-13-2003	103,840	0000	SFR			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023050967	6134	2156	04-28-2023	WD	Q	01	I	424,900			
	2156	0675	07-12-2002	WD	Q		I	174,400			
	1900	0055	01-08-2001	WD	U	M	V	1			
<b>Total</b>											0.00

<b>Value Summary</b>										
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	237,834	12,600	338,434	0	338434	0.00	338434	338434	338,560	

**Parcel Notes**

2156/675 DAVID & CHARLOTTE DRESPEL HW AND BARBARA DRESPEL UNMARRIED JTWROS  
 15X DAVID NOAH DRESPEL 88 DECEASED 111214 STATE FILE NBR 2014158125  
 6134/2155 CHARLOTTE H DRESPEL 92 DECEASED 111821 PER DC AFF  
 6134/2156 BARBARA DRESPEL TO LISA M & JAMES L KASER HW

\*\*\*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.\*\*\*