



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3784017

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), 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 reasons 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 # 2024-0746	Alternate Key: 3784017	Parcel ID: 21-22-25-0700-000-01000
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 1054 SINGLETON CIR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 318,633	\$ 318,633
2. Assessed or classified use value, *if applicable	\$ 260,330	\$ 260,330
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 260,330	\$ 260,330
*All values entered should be county taxable values, School and other taxing authority values may differ.		

Last Sale Date 5/8/2018 Price: \$100 Arm's Length Distressed Book 5107 Page 1533

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3784017	3784127	3784142	3784156
Address	1054 SINGLETON CIR GROVELAND	1133 STONEHAM DR GROVELAND	1134 STONEHAM DR GROVELAND	1197 SINGLETON CIR GROVELAND
Proximity		730 FEET	665 FEET	1180 FEET
Sales Price		\$353,000	\$350,000	\$360,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.40%	3.60%	2.00%
Adjusted Sale		\$315,582	\$310,100	\$313,200
\$/SF FLA	\$160.93 per SF	\$173.21 per SF	\$170.20 per SF	\$203.91 per SF
Sale Date		1/12/2023	3/21/2023	7/6/2023
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	1,980	1,822	7900	1,822	7900	1,536	22200
Year Built	2000	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/SPF	-6000	OPF/OPF	-5000	OPF/SPU	-5000
Pool	N	N	0	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	.21 AC	.12 AC		.12 AC		.17 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 0.6%	1900	Net Adj. 0.9%	2900	Net Adj. 5.5%	17200
		Gross Adj. 4.4%	13900	Gross Adj. 4.2%	12900	Gross Adj. 8.7%	27200
Adj. Sales Price	Market Value \$318,633	Adj Market Value	\$317,482	Adj Market Value	\$313,000	Adj Market Value	\$330,400
	Value per SF 160.93						

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 12/10/2024

2024-0746 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3784017	1054 SINGLETON CIR GROVELAND	-
2	1	3784127	1133 STONEHAM DR GROVELAND	730 feet
3	2	3784142	1134 STONEHAM DR GROVELAND	665 feet
4	3	3784156	1197 SINGLTON CIR GROVELAND	1180 feet
5				
6				
7				
8				

Alternate Key 3784017
 Parcel ID 21-22-25-0700-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0746 Subject
 PRC Run: 12/10/2024 By bboone
 Card # 1 of 1

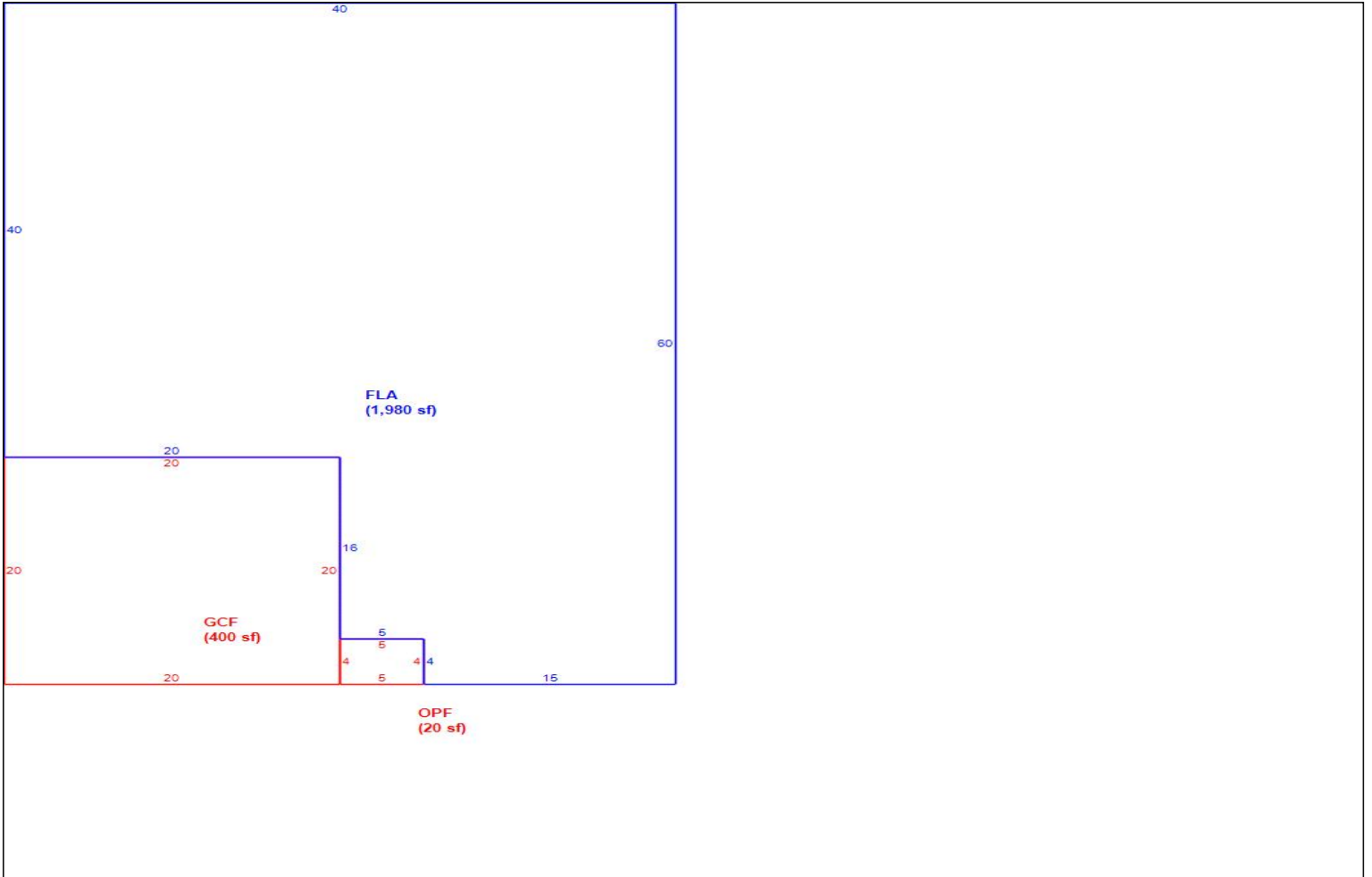
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location		
Site Address 1054 SINGLETON CIR GROVELAND FL 34736		
Mill Group	OGR1	NBHD 4512
Property Use		Last Inspection
00100	SINGLE FAMILY	LPD 03-16-201

Legal Description
 GROVELAND, GREEN VALLEY WEST LOT 10 PB 40 PGS 50-54 ORB 4582 PG 891 ORB 5107 PG 1533

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 246,013 Deprec Bldg Value 238,633 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,980	1,980	1980	Effective Area	1980	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	105.28	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	246,013	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		1,980	2,400	1,980	Building RCNLD	238,633					

Alternate Key 3784017
 Parcel ID 21-22-25-0700-000-01000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0746 Subject
 PRC Run: 12/10/2024 By bboone
 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 2001	SALE 9900149	01-01-2013 01-01-2000	05-05-2014 04-05-2001	1 68,845	0099 0000	CHECK VALUE SFR/1054 SINGLETON CIR	05-05-2014		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100			
	4582	0891	01-29-2015	WD	U	M	I	100			
	4349	2160	06-18-2013	WD	U	U	I	123,300			
	4270	2219	01-10-2013	CT	U	U	I	0			
	1858	2093	08-24-2000	WD	Q	Q	I	118,700			
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	
80,000	238,633	0	318,633	58303	260330	0.00	260330	318633	310,850	

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Alternate Key 3784127
Parcel ID 21-22-25-0700-000-11900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0746 Comp 1
PRC Run: 12/10/2024 By

Card # 1 of 1

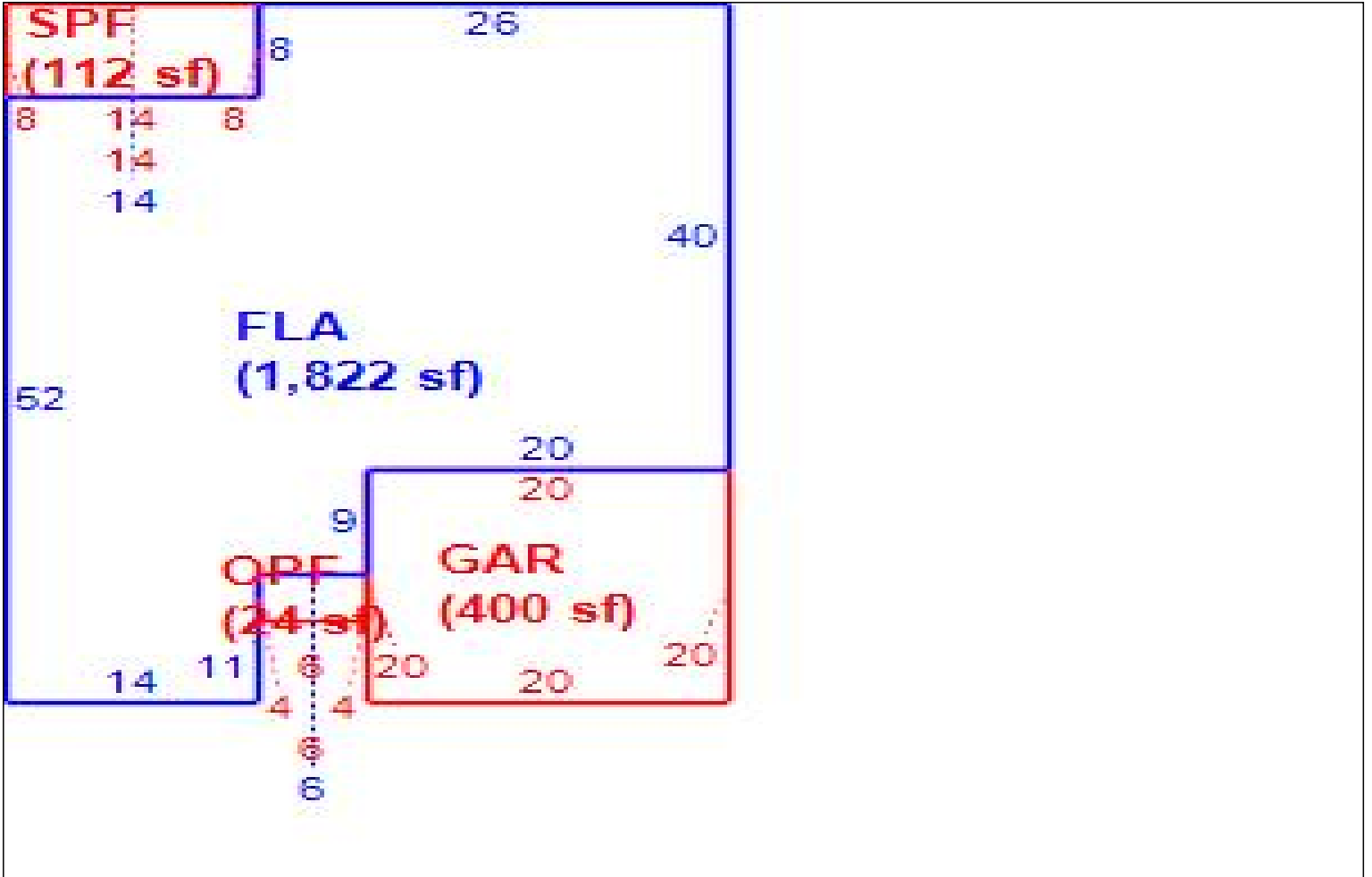
Current Owner		
HAMILTON RAY		
1133 STONEHAM DR		
GROVELAND	FL	34736

Property Location		
Site Address 1133 STONEHAM DR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 4512
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GROVELAND, GREEN VALLEY WEST LOT 119 PB 40 PGS 50-54 ORB 6080 PG 2034

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 231,623 Deprec Bldg Value 224,674 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,822	1,822	1822	Effective Area	1822	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	105.69	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	231,623	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	112	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	224,674	Roof Cover	3	Type AC	03
TOTALS		1,822	2,358	1,822						

Alternate Key 3784127
 Parcel ID 21-22-25-0700-000-11900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0746 Comp 1
 PRC Run: 12/10/2024 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	
2016	605-15-05BR	04-09-2015	04-22-2016	27,030	0002	IMPS PER CDBG-HR PROGRAM	04-22-2016		
2005	SALE	01-01-2004	04-12-2005	1	0000	CHECK VALUE			
2001	0070676	07-17-2000	04-05-2001	111,800	0000	SFR/1133 STONEHAM DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023006232	6080	2034	01-12-2023	WD	Q	01	I	353,000	039	HOMESTEAD	2024	25000
	3087	2369	02-08-2006	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2629	1254	07-28-2004	WD	Q	Q	I	161,000				
	2487	0743	12-12-2003	WD	Q	Q	I	136,000				
	1896	0173	12-28-2000	WD	Q	Q	I	127,100				
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	
80,000	224,674	0	304,674	0	304674	50,000.00	254674	279674	297,489	

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Alternate Key 3784142
 Parcel ID 21-22-25-0700-000-13400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0746 Comp 2
 PRC Run: 12/10/2024 By

Card # 1 of 1

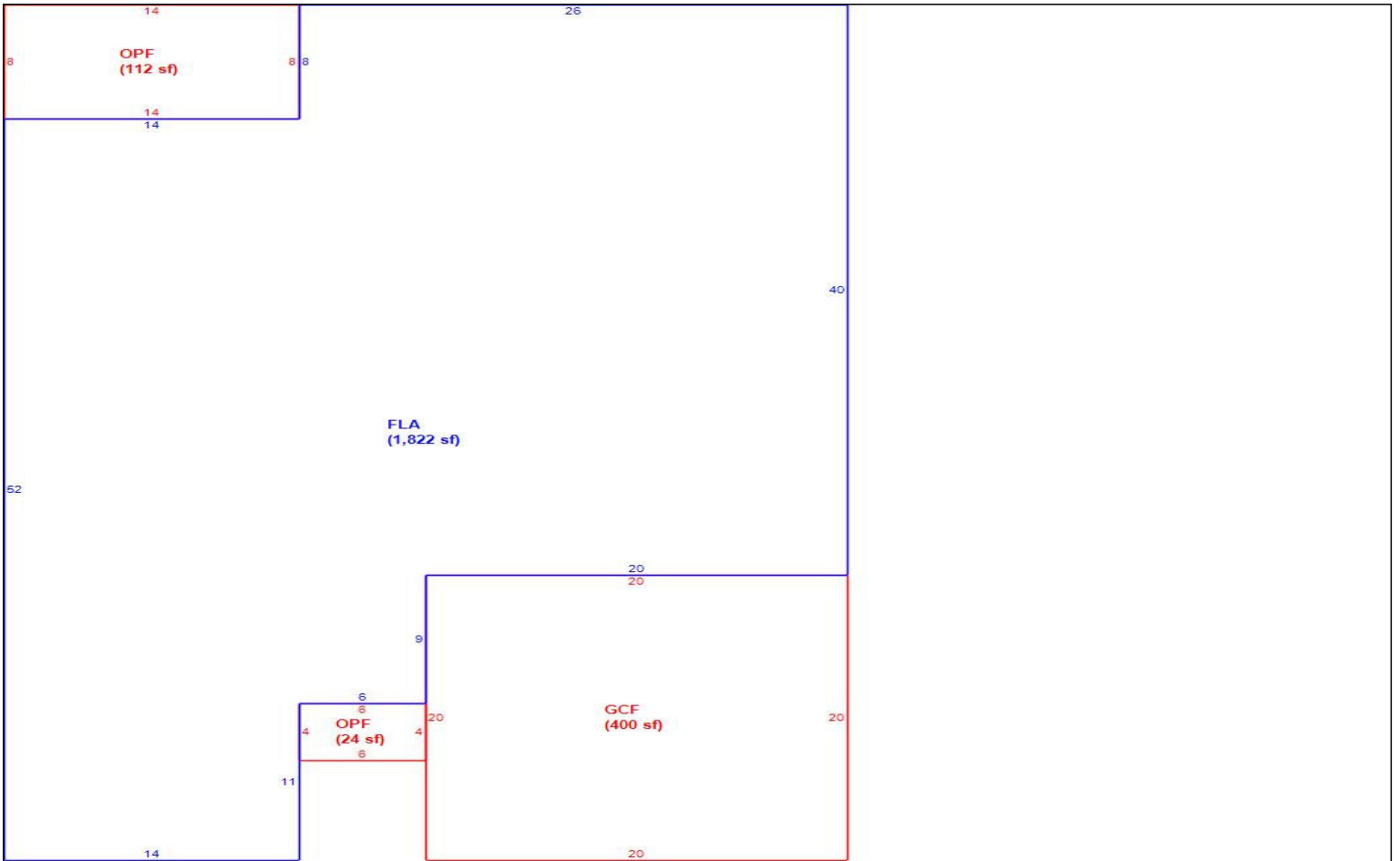
Current Owner		
SHAVELL KELLY J		
1134 STONEHAM DR		
GROVELAND	FL	34736

Property Location		
Site Address 1134 STONEHAM DR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 4512
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GROVELAND, GREEN VALLEY WEST LOT 134 PB 40 PGS 50-54 ORB 6114 PG 1342

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 231,179
Deprec Bldg Value 224,244		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	1,822	1,822	1822	Effective Area	1822	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	105.69	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	231,179	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		1,822	2,358	1,822	Building RCNLD	224,244				

Alternate Key 3784142
Parcel ID 21-22-25-0700-000-13400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0746 Comp 2
PRC Run: 12/10/2024 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	
2003	0121-02-05B	04-23-2002	01-27-2003	105,570	0000	SFR/1134 STONEHAM DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023034590	6114	1342	03-21-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
	4096	2312	11-04-2011	QC	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2191	1060	08-23-2002	WD	Q	Q	I	124,900				
	1936	1613	04-09-2001	WD	U	M	V	1				
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	
80,000	224,244	0	304,244	0	281474	50,000.00	231474	256474	297,059	

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Alternate Key 3784156
 Parcel ID 21-22-25-0700-000-14700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0746 Comp 3
 PRC Run: 12/10/2024 By

Card # 1 of 1

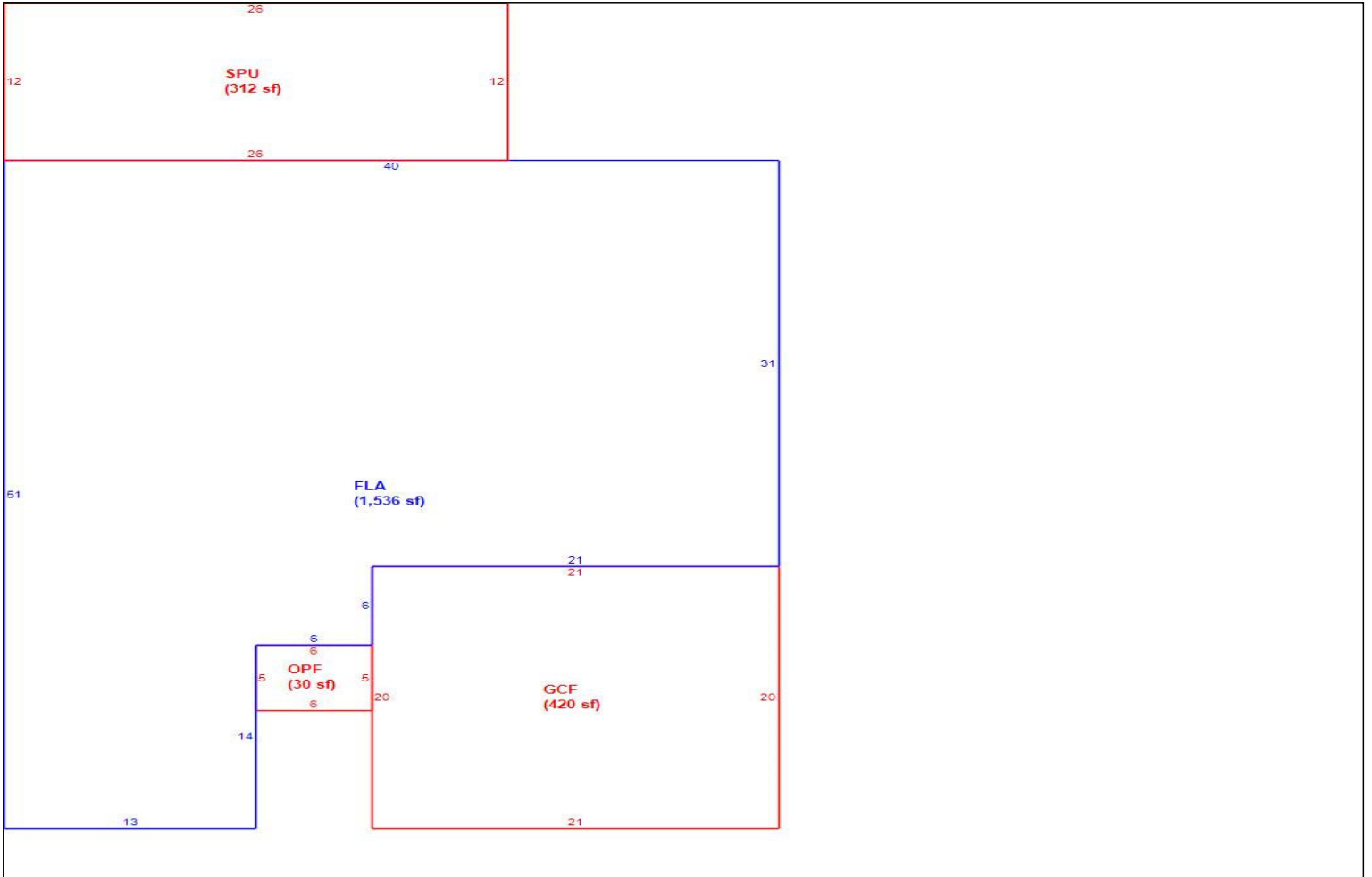
Current Owner		
TAMARIT DANIELLE		
1197 SINGLETON CIR		
GROVELAND	FL	34736

Property Location		
Site Address 1197 SINGLETON CIR		
GROVELAND FL 34736		
Mill Group	OGR1	NBHD 4512
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-27-201

Legal Description
GROVELAND, GREEN VALLEY WEST LOT 147 PB 40 PGS 50-54 ORB 6178 PG 652

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	40,000.00	0.0000	2.00	1.000	1.000	0	80,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,000		
Classified Acres		0		Classified JV/Mkt		80,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 205,037
Deprec Bldg Value 198,886		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	1,536	1,536	1536	Effective Area	1536	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	107.29	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	205,037	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	312	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,536	2,298	1,536	Building RCNLD	198,886				

Alternate Key 3784156
 Parcel ID 21-22-25-0700-000-14700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0746 Comp 3
 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	
2024	2310-0140	10-25-2023	03-25-2024	14,602	0002	SCRN ROOM	03-25-2024		
2019	SALE	01-01-2018	02-27-2019	1	0099	CHECK VALUE SEE 18 NOTE	02-28-2019		
2013	SALE	01-01-2012	07-16-2012	1	0099	CHECK VALUE	07-16-2012		
2003	221-02-06B	06-20-2002	01-24-2003	89,862	0000	SFR/1197 STONEHAM DR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023086530	6178	0652	07-06-2023	WD	Q	01	I	360,000	039	HOMESTEAD	2024	25000
2018066781	5122	1172	05-24-2018	WD	Q	Q	I	190,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4141	0573	03-23-2012	WD	Q	Q	I	85,000				
	4125	0928	02-02-2012	CT	U	U	I	51,100				
	2839	1054	03-23-2005	QC	U	U	I	63,900				
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	
80,000	198,886	0	278,886	0	113056	50,000.00	63056	88056	269,850	

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