



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3826784**

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0751</b>	County <b>Lake</b>	Tax year <b>2024</b> Date received <b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>INV_HOME; Progress Residential Hvh Borrower Llc</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>21-22-26-0307-000-20800 814 Princeton Dr</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.**

**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>2024-0751</b>	Alternate Key: <b>3826784</b>	Parcel ID: <b>21-22-26-0307-000-20800</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>814 PRINCETON DR CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>GRESS RESIDENTIAL HVH BORROWER</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 337,707	\$ 337,707	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 337,707	\$ 337,707	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 337,707	\$ 337,707	

\*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>3826784</b>	<b>3818094</b>	<b>3821888</b>	<b>3822479</b>
Address	814 PRINCETON DR CLERMONT	973 GEORGETOWN AVE CLERMONT	2527 SQUAW CREEK CLERMONT	956 DARTMOUTH AVE CLERMONT
Proximity		0.07 Miles	0.49 Miles	0.12 Miles
Sales Price		\$495,000	\$400,000	\$460,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.40%	0.00%
Adjusted Sale		\$434,610	\$349,600	\$391,000
\$/SF FLA	\$154.91 per SF	\$202.14 per SF	\$153.94 per SF	\$176.60 per SF
Sale Date		5/24/2023	6/9/2023	12/11/2023
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	2,180	2,150	1500	2,271	-4550	2,214	-1700
Year Built	2004	2004		2005		2004	
Constr. Type	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good	Good		Good		Good	
Baths	3.0	2.0	5000	2.1	2500	3.0	
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. 3.1%	-13500	-Net Adj. 0.6%	-2050	-Net Adj. 0.4%	-1700
		Gross Adj. 6.1%	26500	Gross Adj. 2.0%	7050	Gross Adj. 0.4%	1700
Adj. Sales Price	Market Value <b>\$337,707</b>	Adj Market Value	<b>\$421,110</b>	Adj Market Value	<b>\$347,550</b>	Adj Market Value	<b>\$389,300</b>
	Value per SF 154.91						

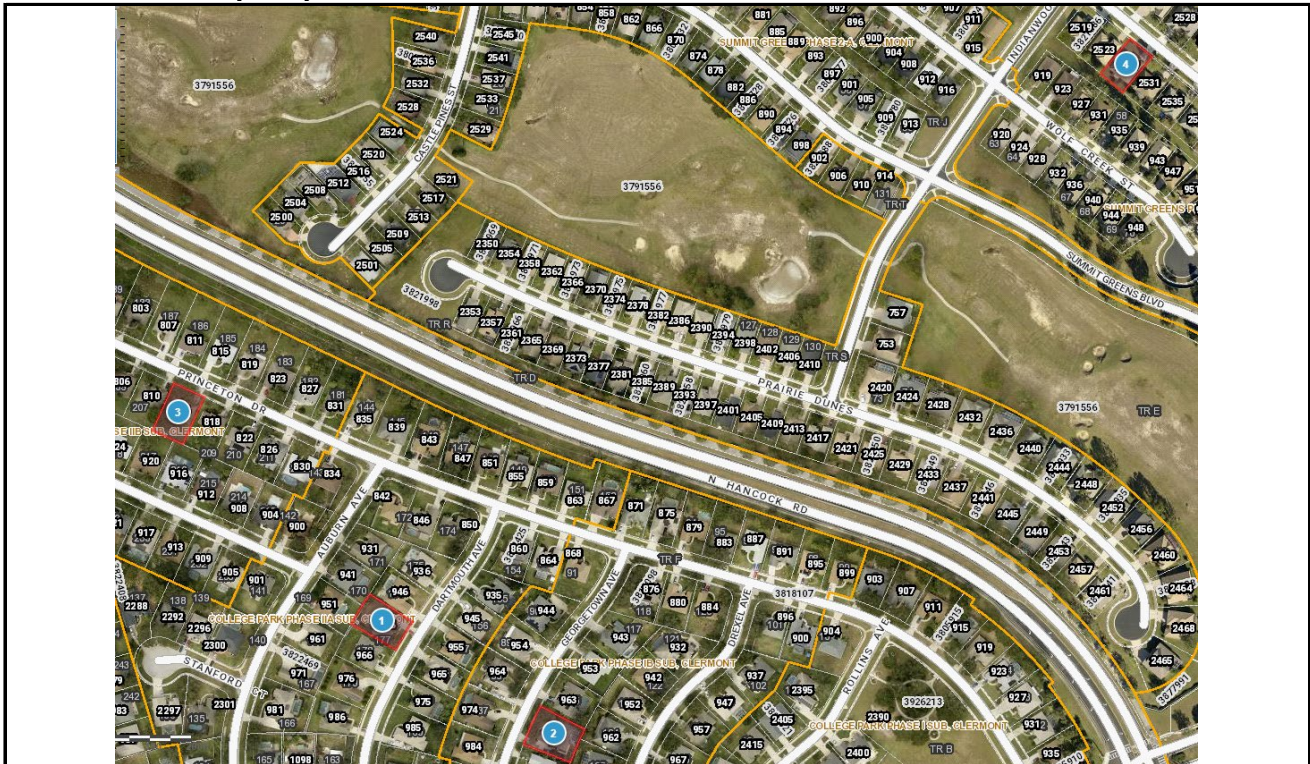
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0751 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 3	3822479	956 DARTMOUTH AVE CLERMONT	0.12
2	comp 1	3818094	973 GEORGETOWN AVE CLERMONT	0.07
3	subject	3826784	814 PRINCETON DR CLERMONT	-
4	comp 2	3821888	2527 SQUAW CREEK CLERMONT	0.49
5				
6				
7				
8				

Alternate Key 3826784  
 Parcel ID 21-22-26-0307-000-20800

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

2024-0751 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

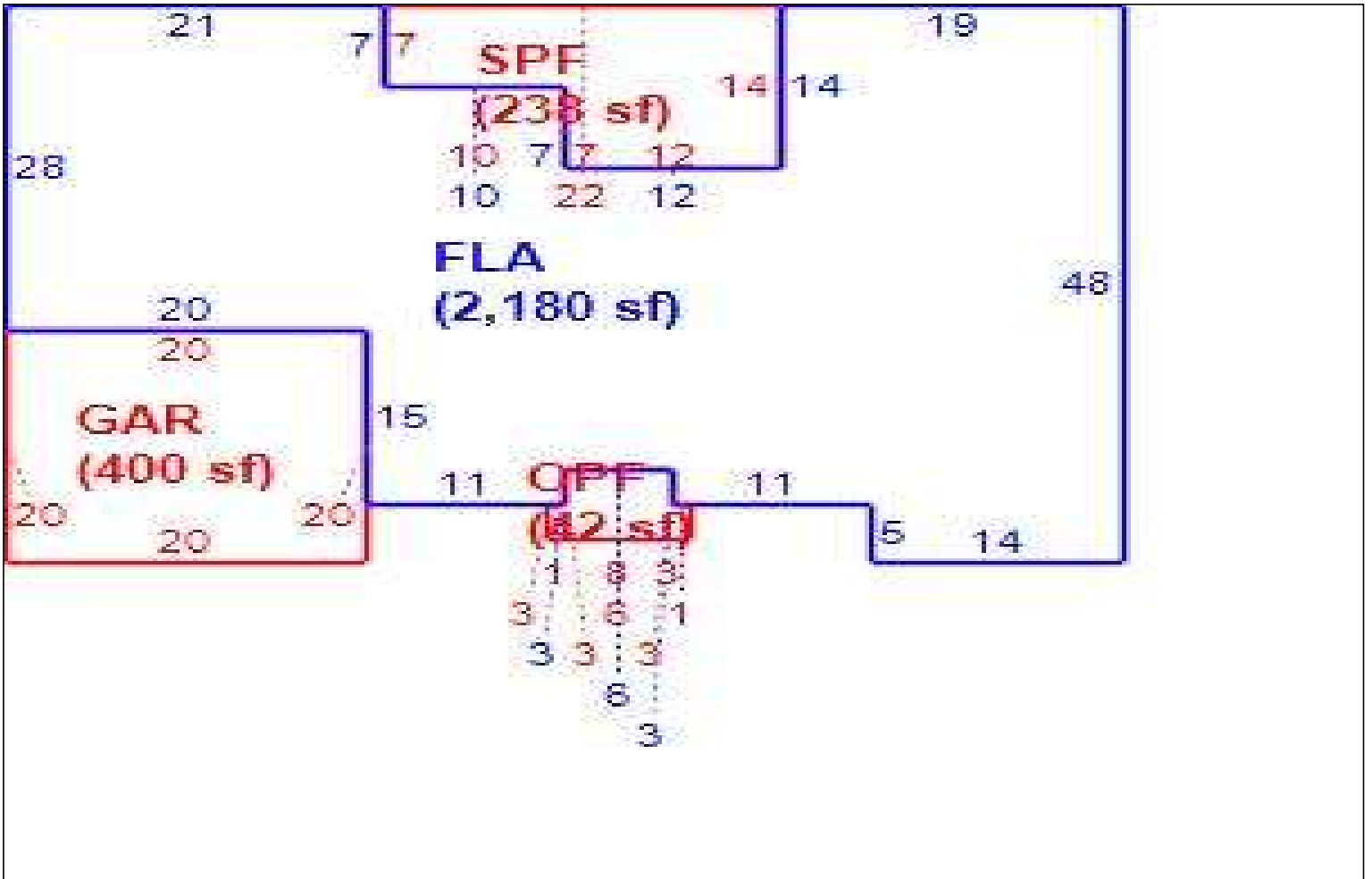
**Current Owner**  
 PROGRESS RESIDENTIAL HVH BORROWE  
 PO BOX 4090  
 SCOTTSDALE AZ 85261-4090

**Property Location**  
 Site Address 814 PRINCETON DR  
 CLERMONT FL 34711  
 Mill Group 000C NBHD 0583  
**Property Use** **Last Inspection**  
 00100 SINGLE FAMILY PJF 01-01-202

**Legal Description**  
 COLLEGE PARK PHASE IIB PB 51 PG 89-91 LOT 208 ORB 5831 PG 1100

<b>Land Lines</b>												
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	1.50	1.000	1.000	0	66,000
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		66,000		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		66,000		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 280,110 Deprec Bldg Value 271,707 Multi Story 0



<b>Building Sub Areas</b>				<b>Building Valuation</b>		<b>Construction Detail</b>			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,180	2,180	2180	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	106.46	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	280,110	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	238	0	EX	Foundation	3	Fireplaces	0
<b>TOTALS</b>		2,180	2,860	2,180	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					271,707				

Alternate Key 3826784  
 Parcel ID 21-22-26-0307-000-20800

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

2024-0751 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	2004061048	07-13-2004	03-18-2005	125,576	0000	SFR 814 PRINCETON DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021154200	5831 1100	08-30-2021	WD	U	11	I	100					
2018118272	5181 1273	10-04-2018	WD	U	M	I	100					
	4535 2358	09-30-2014	WD	U	M	I	100					
	4421 0875	12-18-2013	WD	Q	Q	I	199,500					
	3993 0140	12-31-2010	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	
66,000	271,707	0	337,707	0	337707	0.00	337707	337707	337,707	

**Parcel Notes**

08X RENEWAL CARD RETURNED WITH ADDRESS OF 3350 MERMOOR DR APT 105 PALM HARBOR 34685 REINA & ADEWALE ADEOLA RENTED THIS PROPERTY 110107  
 3848/760 CT VS ADEWALE T & REINA G ADEOLA SOLD TO AURORA LOAN SERVICES LLC  
 3874/1125 AURORA LOAN SERVICES LLC TO FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSN  
 3874/1133 FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSN TO STEVEN K HARRIS JR SINGLE AND MONICA L BARDWELL SINGLE JTWROS  
 3993/140 MONICA L BARDWELL TO STEVEN K HARRIS JR SINGLE  
 4421/875 STEVEN K HARRIS JR TO FREO FLORIDA LLC  
 14 OPF4 TO SPF BEDS FROM 3 3FIX FROM 1 PER MLS O5169917 CRA 020514  
 4535/2358 FREO FLORIDA LLC TO PROGRESS RESIDENTIAL 2014-1 BORROWER LLC  
 4535/2358 M SALE INCL OVER 25 PARCELS MULTI SUBS  
 17TR NOT DELIVERABLE AS ADDRESSED 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
 18TR UNABLE TO FORWARD 201 N FRANKLIN ST STE 1750 TAMPA FL 33602 5840  
 5181/1273 PROGRESS RESIDENTIAL 2016-1 BORROWER LLC FKA PROGRESS RESIDENTIAL 2014-1 BORROWER LLC TO PROGRESS RESIDENTIAL BORROWER 5 LLC  
 5181/1273 M SALE INCL OVER 25 PARCELS IN MULTI SUBS  
 5831/1100 M SALE INCL 15 LOTS IN VARIOUS SUBS PROGRESS RESIDENTIAL BORROWER 5 LLC TO PROGRESS RESIDENTIAL HVH BORROWER LLC

\*\*\*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 3818094  
 Parcel ID 21-22-26-0302-000-11400

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

2024-0751 Comp 1  
 PRC Run: 12/9/2024 By

Card # 1 of 1

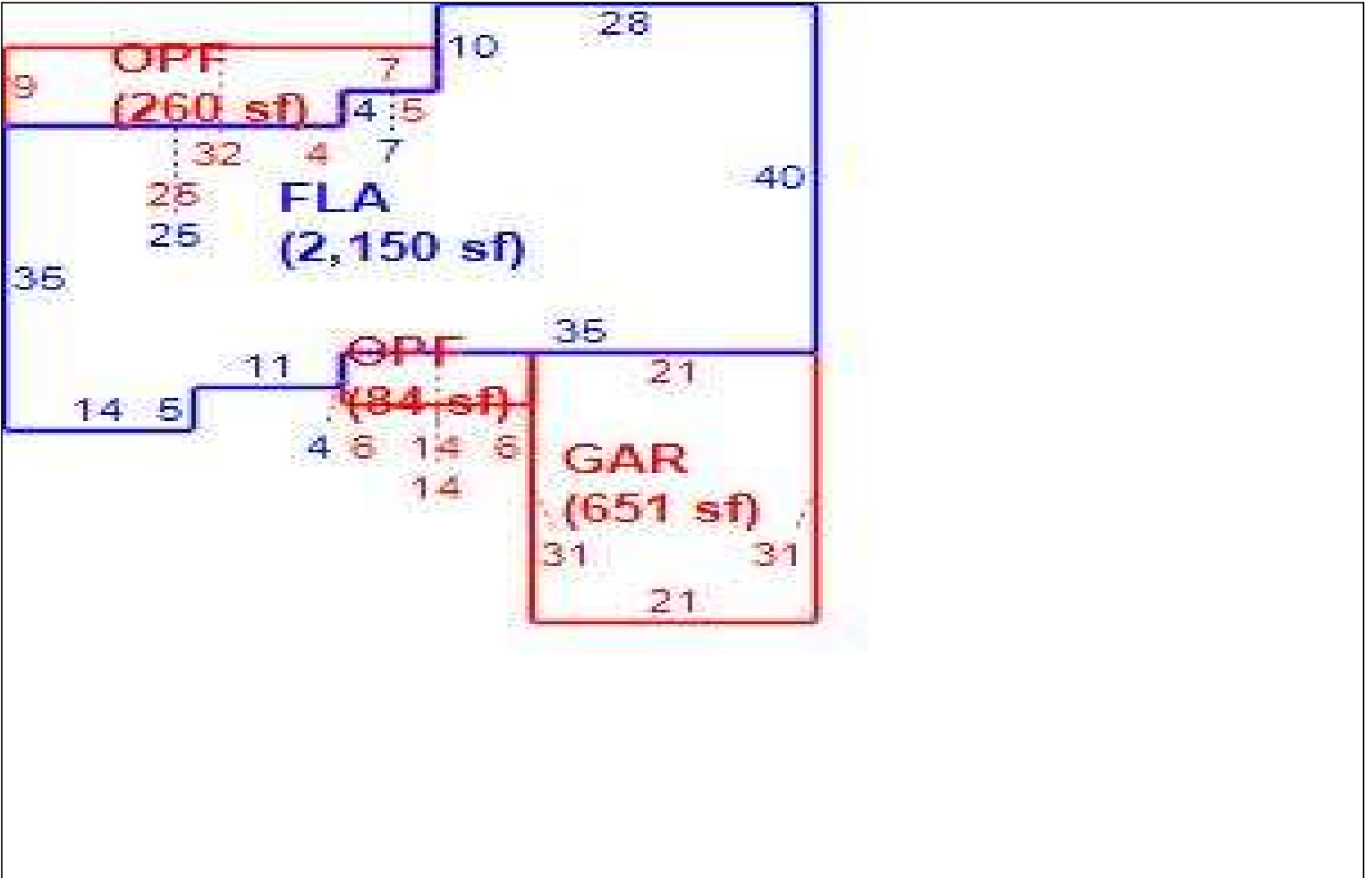
Current Owner		
HUFF BRETT		
973 GEORGETOWN AVE		
CLERMONT	FL	34711

Property Location		
Site Address 973 GEORGETOWN AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 COLLEGE PARK PHASE 1B PB 49 PG 64-65 LOT 114 ORB 6151 PG 227

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	1.50	1.000	1.000	0	66,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000		
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 279,178 Deprec Bldg Value 270,803 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	2,150	2,150	2150	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	651	0	106.79	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	344	0	279,178	Wall Type	03	Heat Type	6
TOTALS		2,150	3,145	2,150	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					0				
					Building RCNLD				
					270,803				



Alternate Key 3818094  
Parcel ID 21-22-26-0302-000-11400

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

2024-0751 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
POL2	SWIMMING POOL - RESIDENTIAL	360.00	SF	35.00	2004	2004	12600.00	85.00	10,710
PLD2	POOL/COOL DECK	460.00	SF	5.38	2004	2004	2475.00	70.00	1,733
SEN2	SCREEN ENCLOSED STRUCTURE	1540.00	SF	3.50	2004	2004	5390.00	50.00	2,695
PUG3	POOL UPGRADE	1.00	UT	6000.00	2004	2004	6000.00	85.00	5,100

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004060175	06-04-2004	07-16-2004	4,137	0000	POOL ENCL/973 GEORGETOWN AVE			
2005	2004030077	03-02-2004	07-16-2004	25,000	0000	POOL			
2005	2003081245	02-04-2004	07-16-2004	136,796	0000	SFR FOR 2005			
2004	2003081245	09-11-2003	02-04-2004	136,796	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064132	6151	0227	05-24-2023	WD	Q	01	I	495,000				
2017093329	4993	0871	08-22-2017	WD	Q	Q	I	310,000				
	2496	1337	01-19-2004	WD	Q	Q	I	203,000				
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
66,000	270,803	20,238	357,041	0	357041	0.00	357041	357041	357,176	

**Parcel Notes**

05FC PUG IS UPGRADED PLD BRICK PAVERS RWT 071604  
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015  
 4993/871 FERNANDO & LUCILIA A ALVES TO CHRISTOPHER N & EMILY C DEAL HW  
 17X COURTESY HX CARD SENT 092117  
 18 MLS G4844164 CRA 110317  
 18X COURTESY HX CARD SENT 122617  
 6151/227 CHRISTOPHER N & EMILY C DEAL TO BRETT HUFF UNMARRIED

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Alternate Key 3821888  
 Parcel ID 16-22-26-1918-000-03400

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

2024-0751 Comp 2  
 PRC Run: 12/9/2024 By

Card # 1 of 1

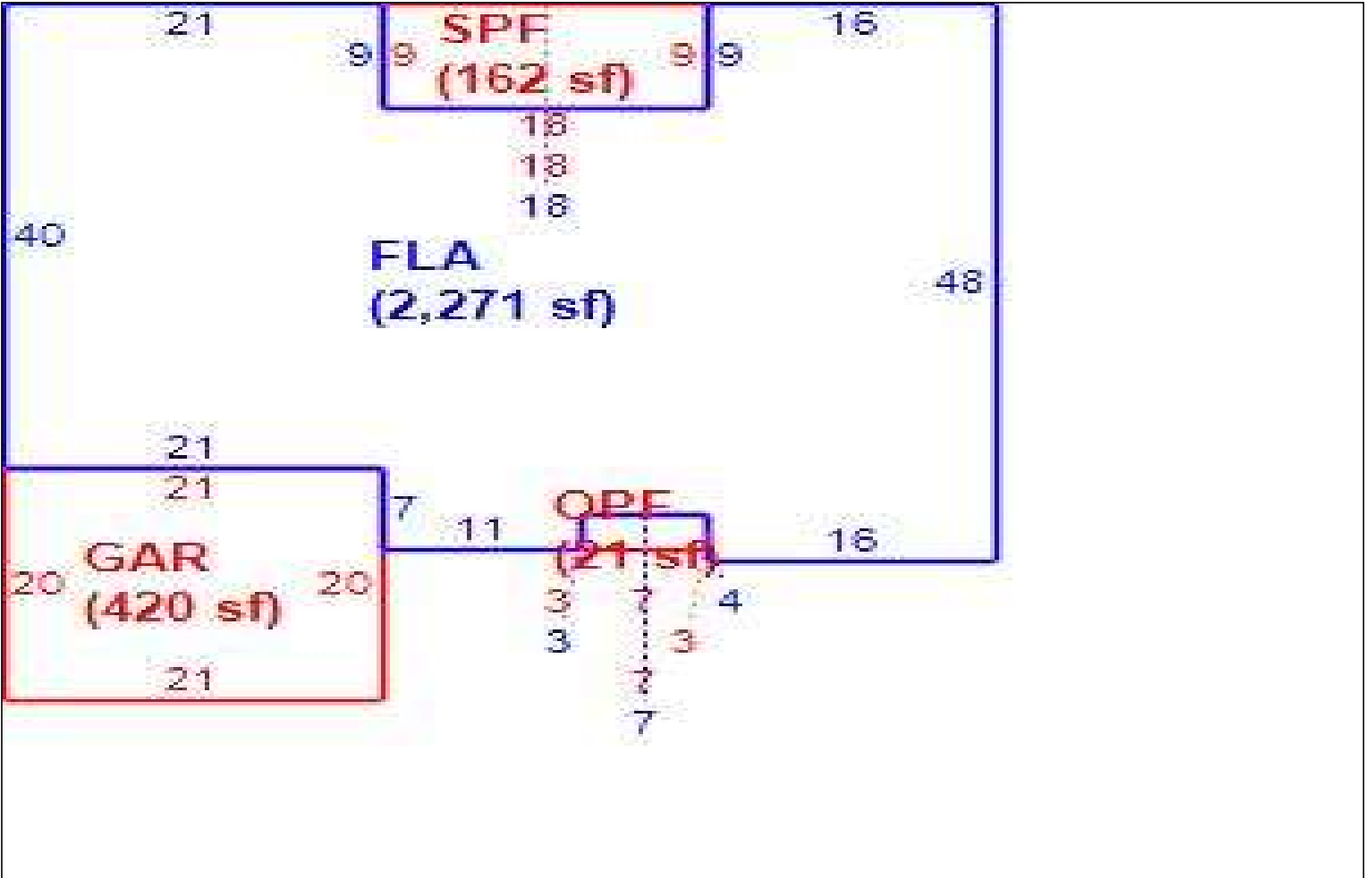
Current Owner		
UNDEM STEWART W & ANTONIA T SPAGNO		
2527 SQUAW CREEK		
CLERMONT	FL	34711

Property Location		
Site Address 2527 SQUAW CREEK		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
SUMMIT GREENS PHASE 2D PB 50 PG 70-76 LOT 34 ORB 6160 PG 1729

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	1.75	1.000	1.000	0	77,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		77,000		
Classified Acres		0		Classified JV/Mkt		77,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 297,328
Deprec Bldg Value 288,408		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	2,271	2,271	2271	2005	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.58	Quality Grade	675	Half Baths	1
OPF	OPEN PORCH FINISHE	0	21	0	297,328	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	162	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,271	2,874	2,271	97.00	Roof Cover	6	Type AC	03
					0				
					288,408				

Alternate Key 3821888  
 Parcel ID 16-22-26-1918-000-03400

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

2024-0751 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	
2006	2004070991	01-01-2005	08-09-2005	127,248	0000	SFR FOR 2006			
2005	2004070991	08-24-2004	12-15-2004	127,248	0000	SFR W/SCREEN PORCH-2527 SQUAW			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071886	6160 1729	06-09-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000	
2021179679	5867 0713	06-23-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000	
	3509 1723	08-31-2007	WD	Q	Q	I	330,000					
	3036 0601	09-30-2005	TR	U	U	I	0					
	2966 1889	09-30-2005	TR	Q	Q	I	295,000					
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	
77,000	288,408	0	365,408	0	365408	50,000.00	315408	340408	365,408	

**Parcel Notes**

2866/1267 FRANCES E LISELLA TTEE OF THE LISELLA REVC TR DTD 051703  
 2966/1889 SANDRA K RODHOLM UNMARRIED  
 06FC SFR IS HANDICAP DESIGNED  
 3036/601 CORRECTIVE DEED FOR 2966/1889 TO CORRECT GRANTEE STATUS  
 3509/1723 SANDRA K RODHOLM TO PATRICK & CAUDIA MOORE HW  
 19 PATRICK MOORE 85 DECEASED 102718 STATE DEATH LIST FILE 2018171681 SHH 021419  
 5867/713 CLAUDIA MOORE ENHANCED LE REM PATRICIA MARSHALL MARRIED AND GINA JOSEPH MARRIED ONLY  
 23X SUBMITTED HX APP KCH 062823  
 6160/1729 CLAUDIA AKA CAUDIA MOORE TO STEWART W UNDEM & ANTONIA T SPAGNOLA 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.\*\*\*

Alternate Key 3822479  
 Parcel ID 21-22-26-0306-000-17700

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

2024-0751 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

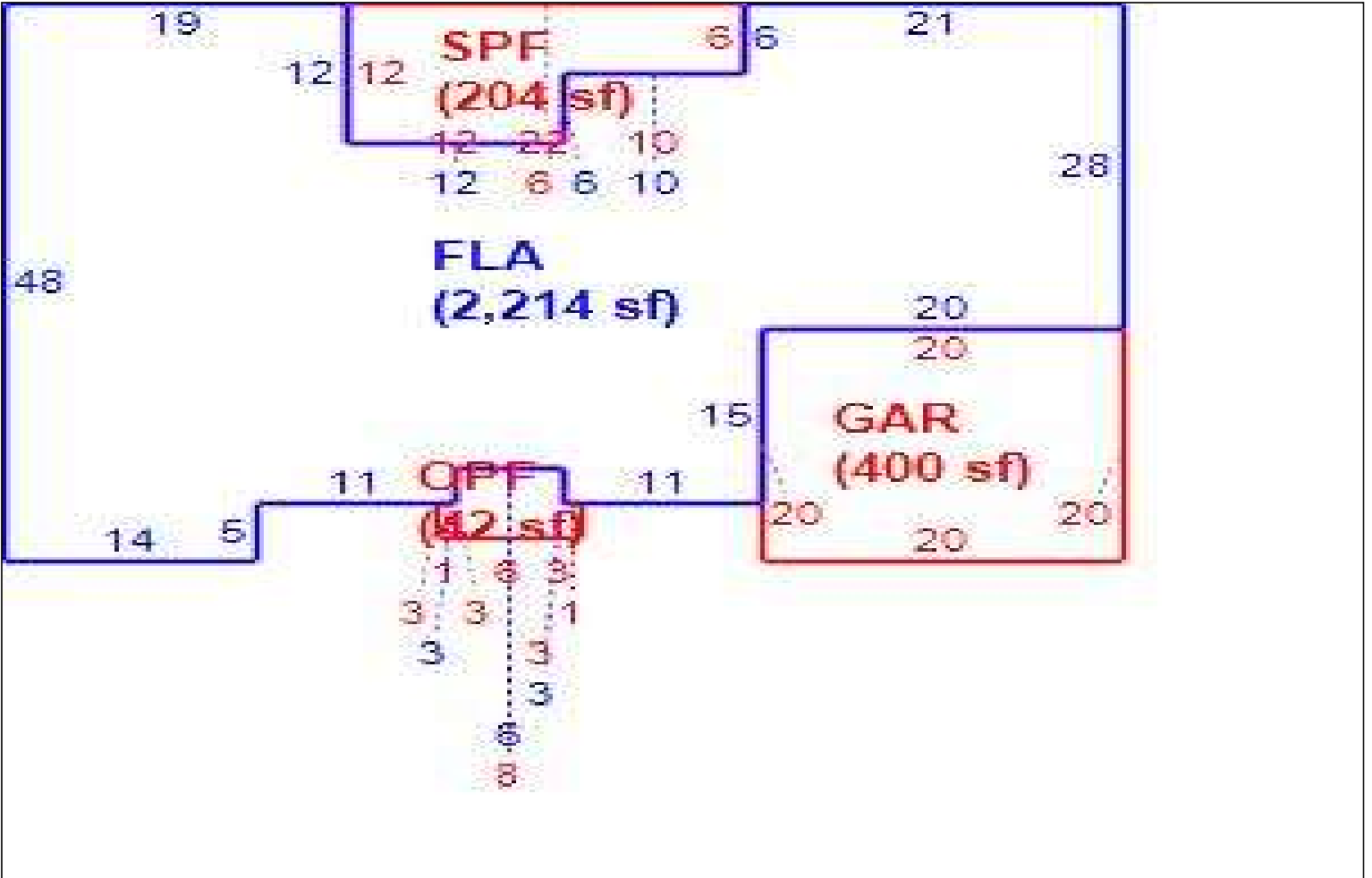
Current Owner		
GALVAN PABLO E & KAITLIN M		
956 DARTMOUTH AVE		
CLERMONT	FL	34711

Property Location		
Site Address 956 DARTMOUTH AVE		
CLERMONT FL 34711		
Mill Group	000C	NBHD 0583
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

**Legal Description**  
 COLLEGE PARK PHASE IIA PB 50 PG 80-81 LOT 177 ORB 6259 PG 558

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	1.50	1.000	1.000	0	66,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		66,000		
Classified Acres		0		Classified JV/Mkt		66,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 282,434 Deprec Bldg Value 273,961 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	2,214	2,214	2214	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	106.09	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	42	0	282,434	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	204	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,214	2,860	2,214	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	273,961			

Alternate Key 3822479  
 Parcel ID 21-22-26-0306-000-17700

**LCPA Property Record Card**  
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2024-0751 Comp 3  
 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	2004011289	02-11-2004	08-04-2004	125,576	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023153558	6259	0558	12-11-2023	WD	Q	01	I	460,000	039	HOMESTEAD	2024	25000
2018081136	5138	2188	07-06-2018	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2594	2158	06-11-2004	WD	Q	Q	I	207,700				
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	
66,000	273,961	0	339,961	79931	260030	50,000.00	210030	235030	339,961	

**Parcel Notes**

2594/2158 BANYAN CONSTRUCTION AND DEVELOPMENT INC TO MICHAEL G DUHATSCHKE SINGLE AND GABRIELLA LYNNE SHAW SINGLE WROS  
 2852/683 MICHAEL GEORGE DUHATSCHKE MARRIED GABRIELLA LYNNE SHAW 060605  
 07X MICHAEL DUHATSCHKE IS A RES OF STEVENSON RANCH LOS ANGELES CALIFORNIA  
 07X REMOVED UNTIL WE HAVE MORE INFO  
 07X NO INFO RECEIVED 061507  
 07X DENY  
 11TR VACANT 956 DARTMOUTH AVE CLERMONT FL 34711 8082  
 12TR NOT DELIVERABLE AS ADDRESSED 956 DARTMOUTH AVE CLERMONT FL 34711 8082  
 5138/2188 MICHAEL GEORGE & GABRIELLA LYNNE DUHATSCHKE ENHANCED LE REM THE MICHAEL GEORGE & GABRIELLA LYNNE DUHATSCHKE REVC TRS DTD 070618 THE GRANTOR HAS NOT LESS THAN A BENEFICIAL INTEREST FOR LIFE  
 5138/2188 SEE DEED FOR SUCC TTEE DETAILS  
 6259/558 MICHAEL GEORGE DUHATSCHKE & GABRIELLA LYNNE DUHATSCHKE FKA SHAW TO PABLO E & KAITLIN M GALVAN HW  
 24CC EFILE HX PORT APP CP 020724

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