



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 8370064

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 # (2024-0758), County (Lake), Tax year (2024), Date received (9.12.24), Taxpayer name (INV_HOME; THR Florida, LP), Representative (Ryan, LLC c/o Robert Peyton), Mailing address (16220 North Scottsdale Rd, Ste 650), Parcel ID and physical address (222250010-000-13900), Phone (954-740-6240), Email (ResidentialAppeals@ryan.com), and Reason for Petition (Real property value decrease).

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 # 2024-0758	Alternate Key: 3870064	Parcel ID: 22-22-25-0010-000-13900	
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 708 BAREFOOT BAY LOOP GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name THR FLORIDA LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 366,580	\$ 366,580	
2. Assessed or classified use value, *if applicable	\$ 362,050	\$ 362,050	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 362,050	\$ 362,050	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 11/9/2017 Price: \$100 Arm's Length Distressed Book 5025 Page 1989

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3870064	3870168	3884531	3890794
Address	708 BAREFOOT BAY LOOP	607 LAKE TALQUIN WAY GROVELAND	905 EGRETS LANDING WAY	1101 WHITE WATER BAY DR
Proximity		.80 MILE	.97 MILE	1.06 MILE
Sales Price		\$420,000	\$424,000	\$436,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	1.60%	3.60%
Adjusted Sale		\$367,080	\$367,184	\$386,739
\$/SF FLA	\$139.38 per SF	\$150.32 per SF	\$144.79 per SF	\$151.07 per SF
Sale Date		6/30/2023	8/1/2023	3/7/2023
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	2,630	2,442	9400	2,536	4700	2,560	3500
Year Built	2010	2010		2014		2014	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.0	2.1	5000	3.0		3.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/OPF		OPF/SPF	-2000	OPF/PAT	
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	OPF/PAT	NONE	6000	NONE	6000	NONE	6000
Site Size	.14 AC	.14 AC		.15 AC		.15 AC	
Location	RESIDENTIAL	RESIDENTIAL	9375	RESIDENTIAL	9375	RESIDENTIAL	9375
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 8.1%	29775	Net Adj. 4.9%	18075	Net Adj. 4.9%	18875
		Gross Adj. 8.1%	29775	Gross Adj. 6.0%	22075	Gross Adj. 4.9%	18875
Adj. Sales Price	Market Value \$366,580	Adj Market Value \$396,855		Adj Market Value \$385,259		Adj Market Value \$405,614	
	Value per SF 139.38						

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.

1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/9/2024

2024-0758 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3884531	905 EGRETS LANDING WAY GROVELAND	.97 MILE
2	1	3870168	607 LAKE TALQUIN WAY GROVELAND	.80 MILE
3	3	3890794	1101 WHITE WATER BAY DR GROVELAND	1.06 MILE
4	SUBJECT	3870064	708 BAREFOOT BAY LP GROVELAND	
5				
6				
7				
8				

Alternate Key 3870064
 Parcel ID 22-22-25-0010-000-13900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0758 Subject
 PRC Run: 12/9/2024 By bboone
 Card # 1 of 1

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

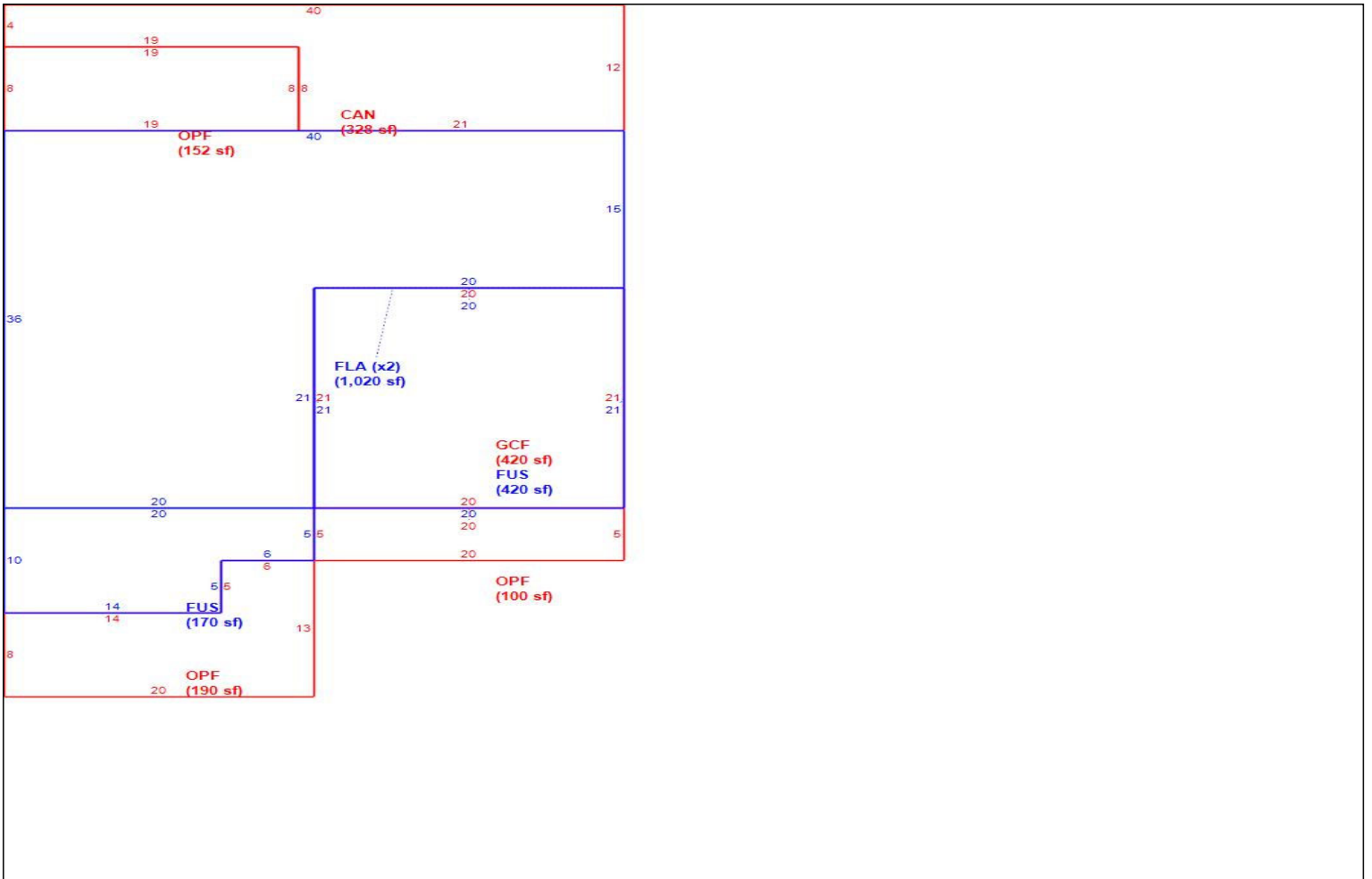
Property Location		
Site Address	708 BAREFOOT BAY LOOP	
	GROVELAND	FL 34736
Mill Group	00GR	NBHD 0591

Property Use	Last Inspection
00100 SINGLE FAMILY	LPD 03-16-201

Legal Description
 WATERSIDE POINTE PHASE I PB 63 PG 13-21 LOT 139 ORB 4554 PG 555 ORB 5025 PG 1989

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	62,500.00	0.0000	1.50	1.100	1.000	0	103,125
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		103,125		
Classified Acres		0		Classified JV/Mkt		103,125		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 271,603 Deprec Bldg Value 263,455 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2010	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,040	2,040	2040	Effective Area	2630	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	590	590	590	Base Rate	85.39	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	420	0	Building RCN	271,603	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	442	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	328	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		2,630	3,820	2,630	Building RCNLD	263,455				

Alternate Key 3870064
 Parcel ID 22-22-25-0010-000-13900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0758 Subject
 PRC Run: 12/9/2024 By bboone
 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	
2011	207-10-07B	07-01-2010	01-03-2011	256,350	0001	SFR 4/BR 708 BAREFOOT BAY LOOP	01-03-2011		

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				
	4420	1698	12-13-2013	WD	U	U	I	176,000				
	3965	0568	10-18-2010	WD	Q	Q	I	214,200				
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	
103,125	263,455	0	366,580	4530	362050	0.00	362050	366580	358,197	

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 3870168
 Parcel ID 22-22-25-0010-000-24300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0758 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

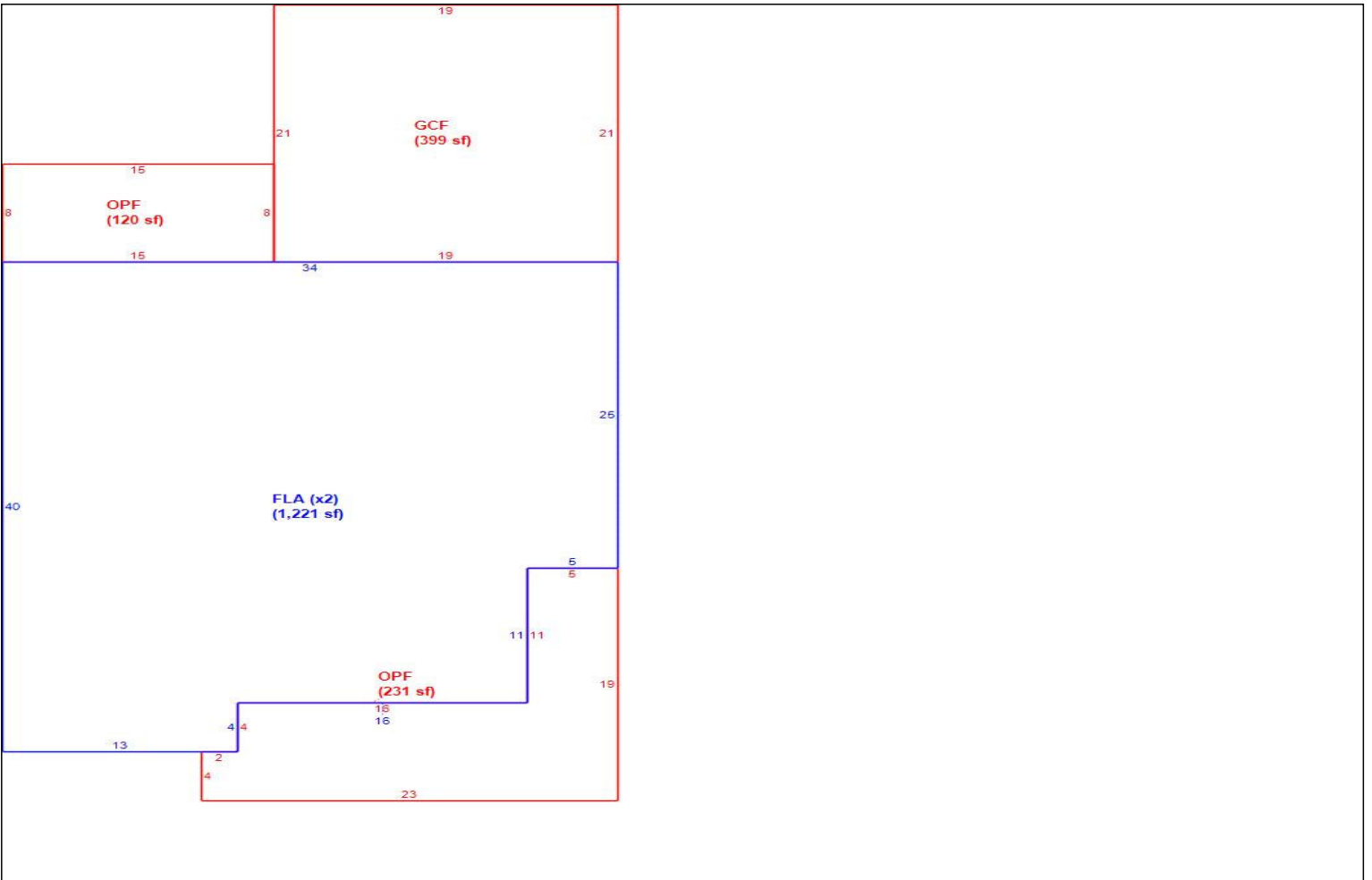
Current Owner		
HPA US1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

Property Location		
Site Address	607 LAKE TALQUIN WAY	
	GROVELAND	FL 34736
Mill Group	00GR	NBHD 0591
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 04-05-202

Legal Description
WATERSIDE POINTE PHASE I PB 63 PG 13-21 LOT 243 ORB 6177 PG 469

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	62,500.00	0.0000	1.50	1.000	1.000	0	93,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,750		
Classified Acres		0		Classified JV/Mkt		93,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 256,971
		Deprec Bldg Value	249,262
		Multi Story	1



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2010	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,442	2,442	2442	Effective Area	2442	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	Base Rate	86.38	Quality Grade	655	Half Baths	1
OPF	OPEN PORCH FINISHE	0	351	0	Building RCN	256,971	Condition	EX	Wall Type	03
				% Good		97.00	Foundation	3	Fireplaces	0
				Functional Obsol		0	Roof Cover	3	Type AC	03
TOTALS		2,442	3,192	2,442	Building RCNLD	249,262				

Alternate Key 3870168
 Parcel ID 22-22-25-0010-000-24300

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0758 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022 2011	SALE 036-10-02B	01-01-2021 02-01-2010	04-05-2022 07-16-2010	1 243,675	0099 0001	CHECK VALUE SFR 4/BR 607 LAKE TALQUIN WAY	07-16-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023085634	6177	0469	06-30-2023	WD	Q	01	I	420,000				
2021051909	5688	1002	04-14-2021	WD	Q	01	I	325,000				
	4072	0660	07-01-2011	QC	U	U	I	0				
	3921	1619	06-24-2010	WD	Q	Q	I	214,800				
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	
93,750	249,262	0	343,012	0	343012	0.00	343012	343012	335,140	

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 3884531
Parcel ID 22-22-25-0011-000-40100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0758 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

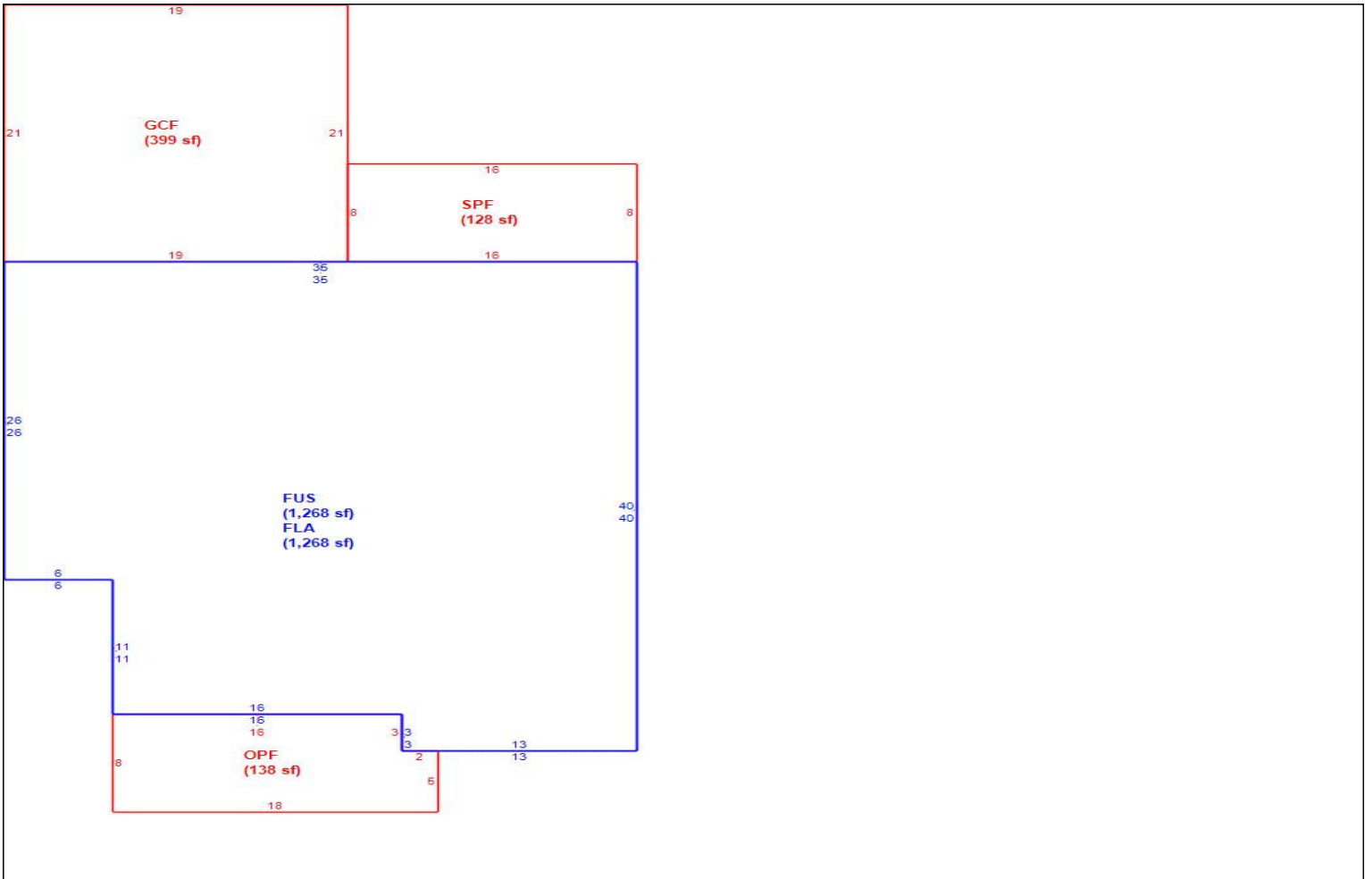
Current Owner		
CHRISTIAN JUSTIN M		
905 EGRETS LANDING WAY		
GROVELAND	FL	34736

Property Location			
Site Address 905 EGRETS LANDING WAY			
GROVELAND		FL 34736	
Mill Group	00GR	NBHD	0591
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
WATERSIDE POINTE PHASE 2A PB 64 PG 81-84 LOT 401 ORB 6188 PG 1792

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	62,500.00	0.0000	1.50	1.000	1.000	0	93,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		93,750		
Classified Acres		0		Classified JV/Mkt		93,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 261,272
Deprec Bldg Value 253,434		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,268	1,268	1268	Effective Area	2536	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,268	1,268	1268	Base Rate	85.72	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	399	0	Building RCN	261,272	Condition	EX	Wall Type	03
OPF	OPEN PORCH FINISHE	0	138	0	% Good	97.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	128	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,536	3,201	2,536	Building RCNLD	253,434				

Alternate Key 3884531
 Parcel ID 22-22-25-0011-000-40100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0758 Comp 2
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	1109-10-13BE	02-14-2014	01-23-2015	251,360	0001	SFR FOR 2015	01-23-2015		
2014	1109-10-13BE	08-20-2013	02-14-2014	251,360	0001	SFR 5BR 905 EGRETS LANDING WAY	02-14-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023094448	6188	1792	08-01-2023	WD	Q	01	I	424,000	039	HOMESTEAD	2024	25000
2022041807	5924	0305	03-14-2022	WD	Q	01	I	404,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4494	2072	06-19-2014	WD	Q	Q	I	222,800				
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	
93,750	253,434	0	347,184	0	347184	50,000.00	297184	322184	339,101	

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 3890794
 Parcel ID 22-22-25-0012-000-33800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0758 Comp 3
 PRC Run: 12/9/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	977-14-09	07-26-2014	01-13-2015	249,520	0001	SFR 1101 WHITE WATER BAY DR	01-13-2015		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023026180	6104	0071	03-07-2023	WD	Q	01	I	436,500				
2021173574	5858	1344	12-04-2021	WD	Q	01	I	415,000				
	4711	1716	11-19-2015	QC	U	U	I	100				
	4576	2229	01-16-2015	WD	Q	Q	I	233,700				
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	
93,750	254,849	0	348,599	0	348599	0.00	348599	348599	340,438	

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.