



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3396456**

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>2024-0759</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; 2018-2 IH Borrower LP</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>222260510-000-31800 15544 Hidden Lake Cir</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.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2: Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # <b>2024-0759</b>	Alternate Key: <b>3396456</b>	Parcel ID: <b>22-22-26-0510-000-31800</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>15544 HIDDEN LAKE CIR CLERMONT</b>		<input type="checkbox"/> Check if Multiple Parcels
Owner Name <b>2018-2 IH BORROWER LP</b>	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 294,442	\$ 294,442	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 240,350	\$ 240,350	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 240,350	\$ 240,350	

\*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>3396456</b>	<b>3273109</b>	<b>3387546</b>	<b>3473060</b>
Address	15544 HIDDEN LAKE CIR CLERMONT	15700 BAY LAKES TRL CLERMONT	14201 KENSINGTON CT CLERMONT	15648 KENSINGTON TRL CLERMONT
Proximity		0.29 Miles	0.12 Miles	0.36 Miles
Sales Price		\$385,000	\$355,000	\$375,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	3.60%	2.00%
Adjusted Sale		\$341,110	\$314,530	\$326,250
\$/SF FLA	\$217.14 per SF	\$239.38 per SF	\$217.37 per SF	\$225.62 per SF
Sale Date		3/17/2023	3/3/2023	7/5/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,356	1,425	-3450	1,447	-4550	1,446	-4500
Year Built	1992	1990		1992		1993	
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	Yes	Yes		Yes		Yes	
Porches	Yes	Yes		Yes		Yes	
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	Lot	Lot		Lot		Lot	
Location	Sub	Sub		Sub		Sub	
View	House	House		House		House	
		-Net Adj. 1.0%	-3450	-Net Adj. 1.4%	-4550	-Net Adj. 1.4%	-4500
		Gross Adj. 1.0%	3450	Gross Adj. 1.4%	4550	Gross Adj. 1.4%	4500
Adj. Sales Price	Market Value <b>\$294,442</b>	Adj Market Value	<b>\$337,660</b>	Adj Market Value	<b>\$309,980</b>	Adj Market Value	<b>\$321,750</b>
	Value per SF 217.14						

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.

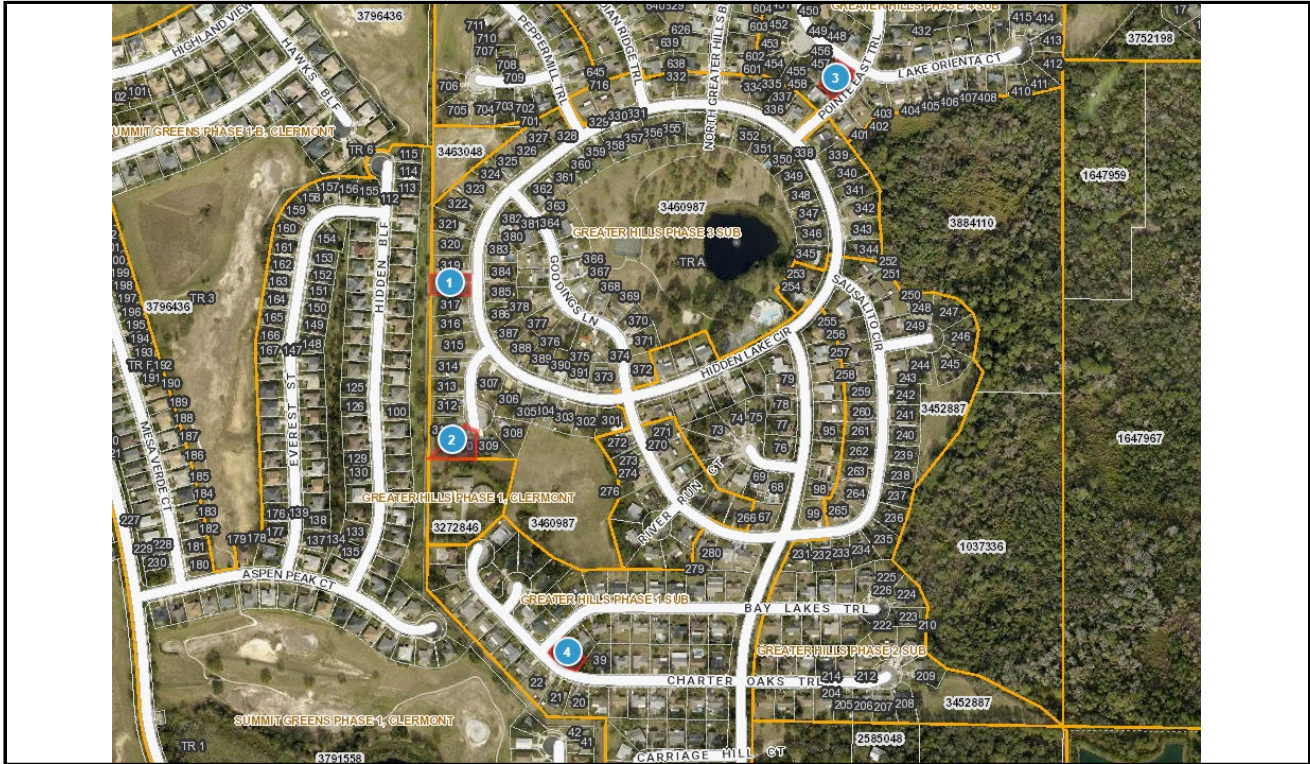
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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:** [REDACTED]

**DATE** [REDACTED]

**2024-0759 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3396456	15544 HIDDEN LAKE CIR CLERMONT	-
2	comp 2	3387546	14201 KENSINGTON CT CLERMONT	0.12
3	comp 3	3473060	15648 KENSINGTON TRL CLERMONT	0.36
4	comp 1	3273109	15700 BAY LAKES TRL CLERMONT	0.29
5				
6				
7				
8				

Alternate Key 3396456  
 Parcel ID 22-22-26-0510-000-31800

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

2024-0759 Subject  
 PRC Run: 12/9/2024 By

Card # 1 of 1

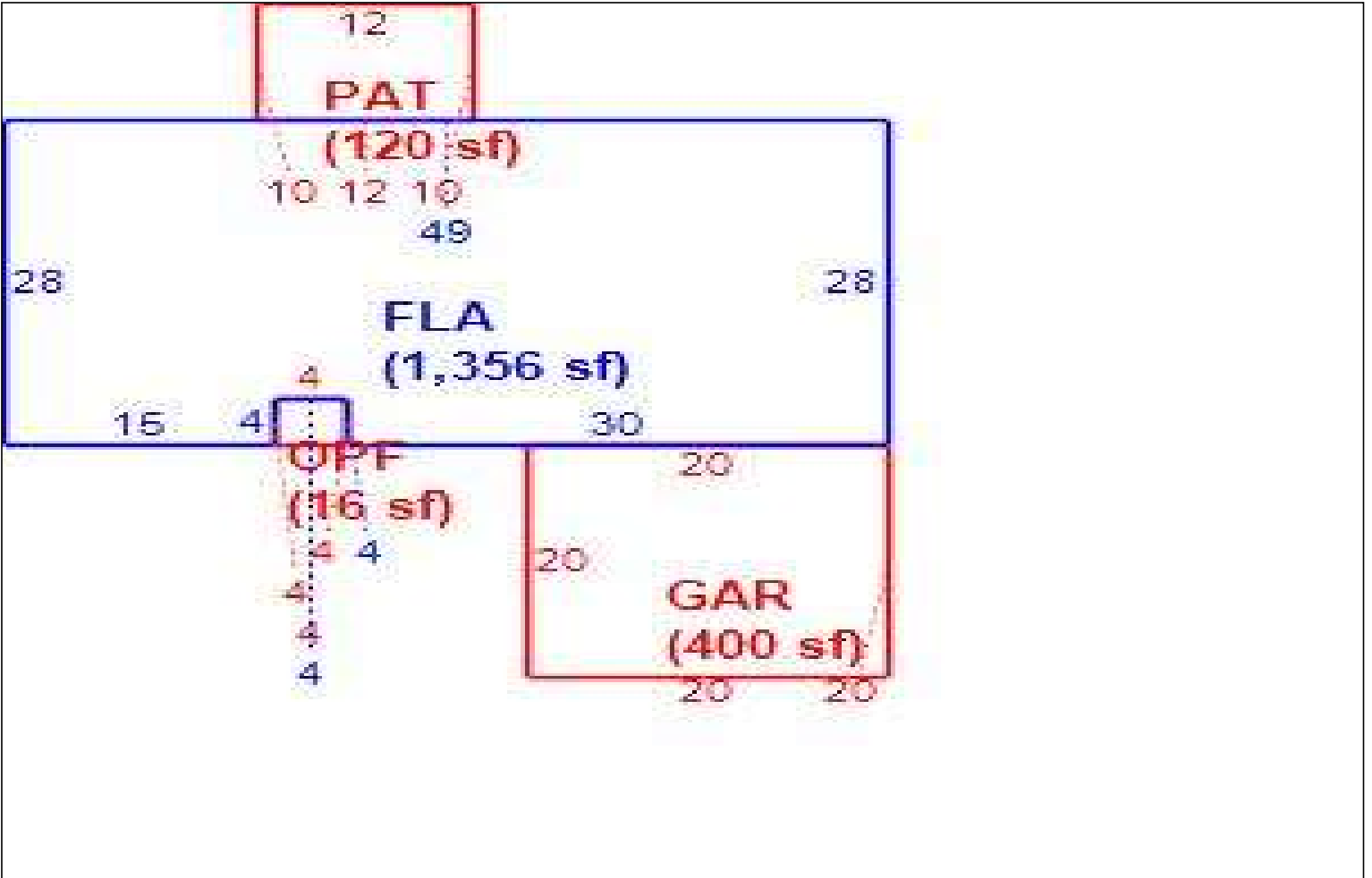
**Current Owner**  
 2018-2 IH BORROWER LP  
 C/O INVITATION HOMES TAX DEPT  
 1717 MAIN ST STE 2000  
 DALLAS TX 75201

**Property Location**  
 Site Address 15544 HIDDEN LAKE CIR  
 CLERMONT FL 34711  
 Mill Group GH03 NBHD 0583  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** PJF 01-01-202

**Legal Description**  
 GREATER HILLS PHASE 3 SUB LOT 318 PB 32 PGS 88-90 ORB 4614 PG 732 ORB 4649 PG 2339 ORB 5107 PG 1533

<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	2.00	1.000	1.000	0	88,000	
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>				88,000	
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		88,000		<b>Classified Adj JV/Mkt</b>				0	

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 224,393 Deprec Bldg Value 206,442 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	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,356	1,356	1356	1992	1356	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	132.83		Quality Grade	695	Half Baths	0
OPF	OPEN PORCH FINISHE	0	16	0	224,393		Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	120	0	VG		Foundation	3	Fireplaces	0
<b>TOTALS</b>		1,356	1,892	1,356	92.00		Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	206,442				

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 1993	SALE 82832	01-01-2005 03-01-1992	04-25-2006 12-01-1992	1 57,172	0000 0000	CHECK VALUE SFR 3 B/R			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2018054192	5107 4649 4614 4376 2962	1533 2339 0732 2424 0510	05-08-2018 07-01-2015 04-10-2015 08-27-2013 06-24-2005	WD MI WD CT WD	U U U U U	M M M U U	I I I I I	100 100 100 111,000 0				
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	206,442	0	294,442	30062	264380	0.00	264380	294442	294,442	

**Parcel Notes**

92 ADD SFR MB 051893  
 95 ADD UBU TO MISC GDK 071495  
 1705/966 SEC OF HUD TO MATTHEW W & LORI J SILVER HW AND KERRY D ANDREWS ONLY  
 99FC ADD LOC TO EQUALIZE LAND QG FROM 400 COND FROM GOOD RS 051299  
 00 LOC FROM 94 FER 020200  
 01 LOC FROM 100 FER 010501  
 02 QG FROM 450 COND FROM 2 EAG FROM 1 FER 041902  
 2351/1204 KERRY D ANDREWS TO MATTHEW W & LORI J SILVER HW  
 2351/1204 SUB NAME INCORRECT S/B GREATER HILLS PHASE3 NOT GREATER PINES PB/PG ARE CORRECT  
 04 QG FROM 500 FER 030904  
 2714/1087 CORRECTIVE DEED FOR 2351/1204 TO CORRECT LEGAL & ADDRESSES FOR GRANTOR & GRANTEE  
 2877/563 MATTHEW W & LORI J SILVER TO MICHAEL & REBECCA BERNAS HW  
 2962/510 CORRECTIVE DEED FOR 2877/563 TO CORRECT SEQUENCE ORDER  
 06 QG FROM 590 EAG FROM 2 JSB 042506  
 4376/2424 CT VS MICHAEL & REBECCA BERNAS PROP SOLD TO IH2 PROPERTY FLORIDA LP  
 4614/732 IH2 PROPERTY FLORIDA LP TO 2015-2 IH BORROWER LP  
 4614/732 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B  
 4649/2339 CORRECTIVE DEED FOR 4614/732 TO CORRECT GRANTEE NAME SB 2015-2 IH2 BORROWER LP  
 4649/2339 M SALE INCL OVER 25 PARCELS MULTI SUBS AND M&B  
 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 AK1818893 CB 080516  
 17IT DELETE 1994 UBU 120 SF PJF 122716  
 18 DR430 FORM FILED 053117 SEE AK1405165 FOR SCANNED INFO DW 042418  
 18IT 091417 DELETE 1994 UBU 120SF SFR SKETCH CORRECT CRA 041818

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Alternate Key 3273109  
Parcel ID 22-22-26-0500-000-03800

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

2024-0759 Comp 1  
PRC Run: 12/9/2024 By

Card # 1 of 1

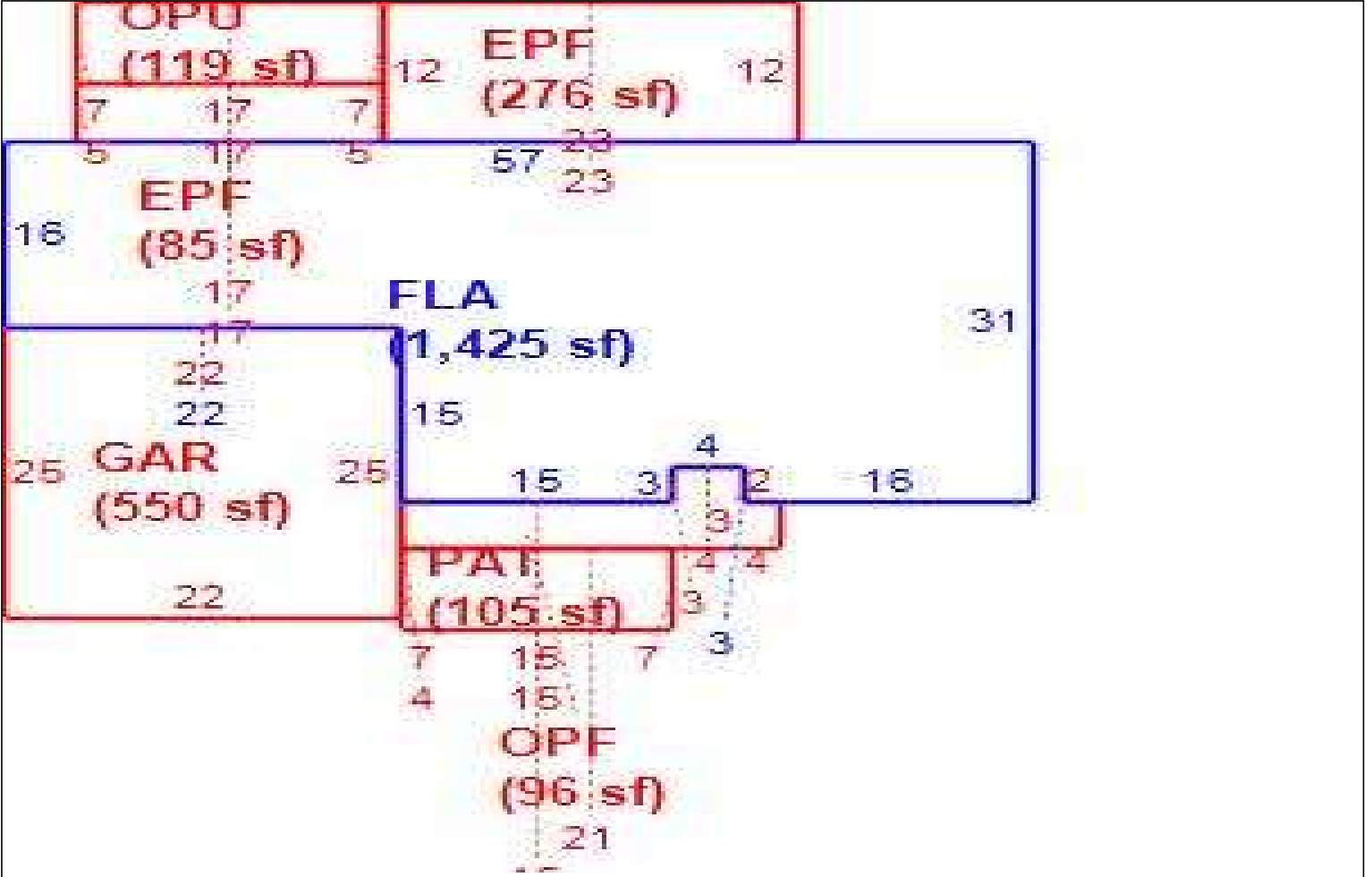
Current Owner		
MILLER NOAH J AND ERIKA J SHELLENBER		
15700 BAY LAKES TRL		
CLERMONT	FL	34711

Property Location			
Site Address	15700 BAY LAKES TRL		
	CLERMONT	FL	34711
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description												
GREATER HILLS PHASE 1 SUB LOT 38 PB 30 PGS 41-44 ORB 6115 PG 2121												

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 242,100	Deprec Bldg Value 222,732	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
EPF	ENCLOSED PORCH FIN	0	361	0	1990				
FLA	FINISHED LIVING AREA	1,425	1,425	1,425	Effective Area	1425	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	550	0	Base Rate	128.05	Quality Grade	690	Half Baths 0
OPF	OPEN PORCH FINISHE	0	96	0	Building RCN	242,100	Condition	VG	Wall Type 03
OPU	OPEN PORCH UNFINIS	0	119	0	% Good	92.00	Foundation	3	Heat Type 6
PAT	PATIO UNCOVERED	0	105	0	Functional Obsol	0	Roof Cover	3	Fireplaces 0
TOTALS		1,425	2,656	1,425	Building RCNLD	222,732			Type AC 03



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	
2011	2010020441	02-25-2010	08-17-2010	7,000	0002	REROOF W/SHINGLES	08-17-2010		
1998	9780386	08-01-1997	12-01-1997	1,260	0000	PATIO COVER			
1990	67595	11-01-1989	12-01-1990	55,390	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023035674	6115 2121	03-17-2023	WD	Q	01	I	385,000	039	HOMESTEAD	2024	25000
2016021688	4747 0631	01-22-2016	WD	Q	Q	I	159,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4485 0028	05-05-2014	TR	U	U	I	100				
	4417 0630	11-30-2013	TR	U	U	I	0				
	4359 2362	07-15-2013	TR	U	U	I	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	
88,000	222,732	0	310,732	0	310732	50,000.00	260732	285732	310,732	

**Parcel Notes**

91 CHANGE CAN TO EPC04 AND ADD EPC05 TO ENLARGE AREA MB 420199  
 98FC EPAS 04 AND 05 FROM EPCS ADD OPU06 RS 040298  
 99FC ADD LOC TO EQUALIZE LAND EAG FROM 1 QG FROM 400 RS 051099  
 00 LOC FROM 95 FER 020200  
 02 QG FROM 450 FER 040802  
 04 QG FROM 475 FER 030904  
 11FC EPA4 TO EPU EPA5 TO EPU ADD CAN7 NPA SMALL UBU NOT ASSESSED EPU WALL TYPE FROM 03 CRA 081710  
 4299/1387 ROBERT P & DESSIE MELSTED CO TTEES OF THE ROBERT P & DESSIE MELSTED JT REVC TRS NO TRUST DATE GIVEN APPROVED LE GC 041513  
 4299/1387 DEED LEGAL IN ERROR SAYS LOT 28 SB LOT 38 PID ON DEED IS FOR LOT 38 OK TO SC PER SK  
 4359/2362 ROBERT P & DESSIE MELSTED CO TTEES TO PAMELA MARGUERITE LABUDA MARRIED AND BOBBIE KAY HOFLEER MARRIED TTEES OF THE MELSTED IRREVC REAL ESTATE TRS DTD 071513 ONLY  
 4359/2362 DEED LEGAL IN ERROR SAYS LOT 28 SB LOT 38 PID ON DEED IS FOR LOT 38 OK TO SC PER SK  
 14X ATTY MILHORN WILL CALL ABOUT IRREVC TRUST TO SPEAK TO ANN OR GINGER NEED 071513 LANGUAGE FOR ROBERT & DESSIE TO HAVE HOMESTEAD FOR 2014 AW 110413  
 14X MILHORN'S OFFICE IS GOING TO TAKE THE PROP OUT OF THE IRREVC TRUST PER TELCON WITH MELODY 112513  
 4417/630 PAMELA MARGUERITE LABUDA AND BOBBIE K HOFLEER INDIV & AS TTEE TO ROBERT P MELSTED & DESSIE MELSTED HW LE REM OF THE ROBERT P MELSTED AND DESSIE MELSTED JOINT REVC TRS DTD 031313  
 4417/630 DEED LEGAL IN ERROR SAYS LOT 28 SB LOT 38  
 4417/630 EITHER TTEE HAS THE POWER TO ACT ALONE SUCC TTEES SHALL HAVE THE TITLE POWERS AND DISCRETION GIVEN TO TTEE WITHOUT ANY ACT OF CONVEYANCE OR TRANSFER  
 4485/28 CORRECTIVE DEED FOR 4417/630 TO CORRECT LEGAL  
 14X ROBERT & DESSIE MELSTED SIGNED CERTIFIED RECEIPT RECEIVED KM 071114  
 16 ROBERT PATRICK MELSTED 84 DECEASED 100315 STATE DEATH LIST FILE 2015146877 CMD 102215

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Alternate Key 3387546  
Parcel ID 22-22-26-0510-000-31000

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

2024-0759 Comp 2  
PRC Run: 12/9/2024 By

Card # 1 of 1

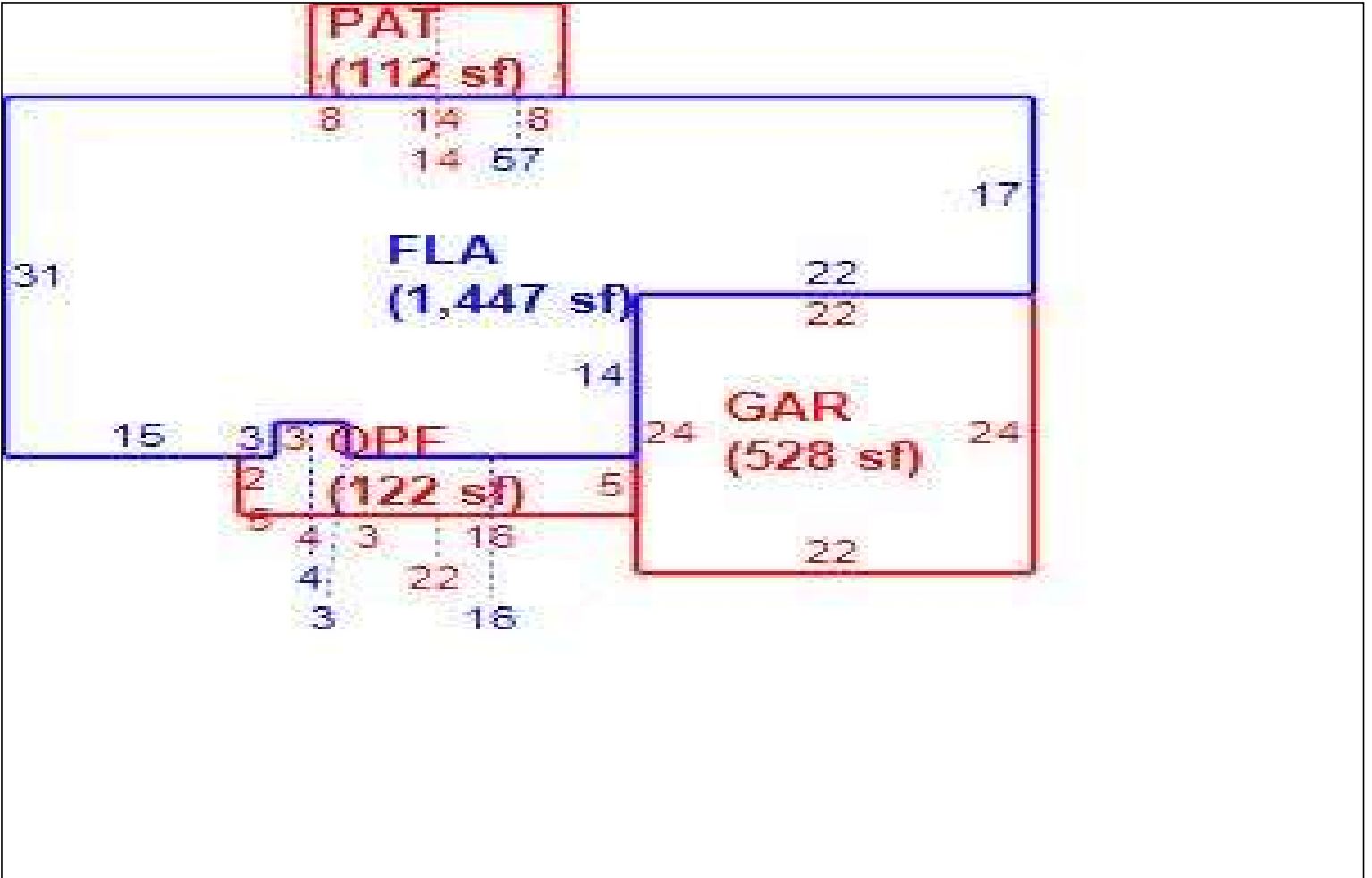
Current Owner		
CECCHI ANTONIO E & PATRICIA A		
14201 KENSINGTON CT		
CLERMONT	FL	34711

Property Location			
Site Address 14201 KENSINGTON CT			
CLERMONT		FL 34711	
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER HILLS PHASE 3 SUB LOT 310 PB 32 PGS 88-90 ORB 6103 PG 536

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 233,070 Deprec Bldg Value 212,094 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	1,447	1,447	1447	1992	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	528	0	Base Rate	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	122	0	Building RCN	233,070	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	112	0	Condition	G	Foundation	3	Fireplaces	0
TOTALS		1,447	2,209	1,447	% Good	91.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	212,094				

Alternate Key 3387546  
 Parcel ID 22-22-26-0510-000-31000

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

2024-0759 Comp 2  
 PRC Run: 12/9/2024 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
UBU2	UTILITY BLDG UNFINISHED	288.00	SF	6.25	1999	1999	1800.00	40.00	720

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006 1992	SALE 76705	01-01-2005 12-01-1991	04-25-2006 12-01-1992	1 57,450	0000 0000	CHECK VALUE SFR 4 B/R			

<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	
2023025506	6103	0536	03-03-2023	WD	Q	01	I	355,000				
	2878	0231	06-24-2005	WD	Q	Q	I	230,000				
	1174	1194	06-01-1992	WD	Q	Q	I	83,900				
<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	212,094	720	300,814	0	300814	0.00	300814	300814	300,814	

**Parcel Notes**

92 ADD SFR MB 051893  
 99FC ADD LOC COND FROM GOOD QG FROM 400 RS 051299  
 00 LOC FROM 82 FER 020200  
 01 LOC FROM 85 FER 010501  
 02 QG FROM 450 COND FROM 2 EAG FROM 1 FER 042202  
 04 QG FROM 500 FER 030904  
 05X ZARNOWSKI FILED O6HX IN ORANGE CO  
 2878/231 EDWIN T & MAUREEN H ZARNOWSKI TO LEWIS & JEANNIE BURKE HW  
 06 EAG FROM 2 QG FROM 590 JSB 042506  
 12 PHYS ADDED DUE TO WATER TREATMENT PLANT LOCATED BEHIND PARCEL CRA 020912  
 16 MR BURKE CALLED TO UPDATE # OF BEDS CHG FROM 4 CRA 031016  
 18IT 091417 ADD UBU 12X24 NPA CRA 041818  
 6103/536 LEWIS & JEANNIE BURKE TO ANTONIO E & PATRICIA A CECCHI HW

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Alternate Key 3473060  
 Parcel ID 22-22-26-0515-000-45700

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

2024-0759 Comp 3  
 PRC Run: 12/9/2024 By

Card # 1 of 1

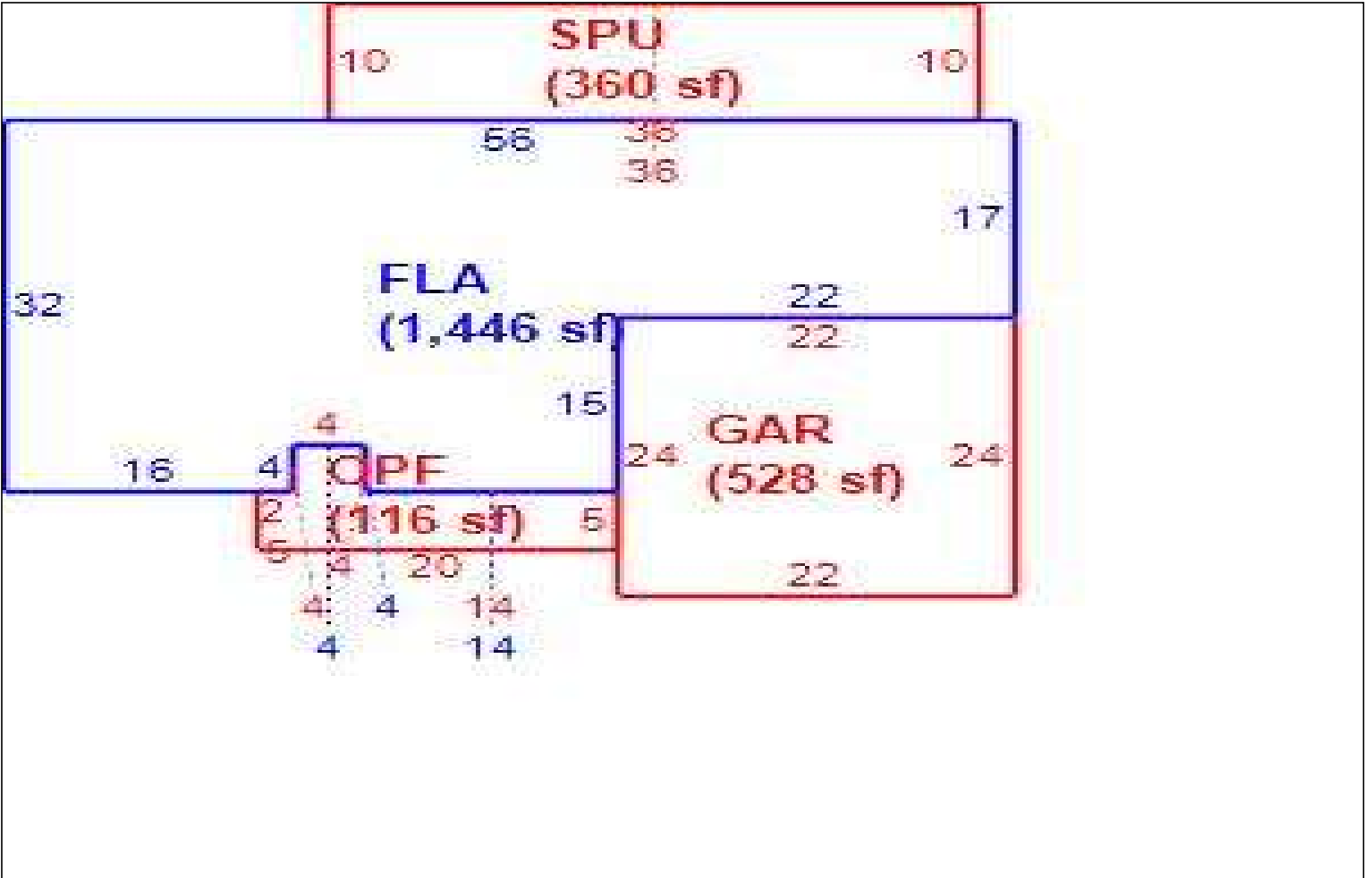
Current Owner		
FERREIRA DENISE ET AL		
15648 KENSINGTON TRL		
CLERMONT	FL	34711

Property Location			
Site Address 15648 KENSINGTON TRL			
CLERMONT		FL 34711	
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER HILLS PHASE 4 SUB LOT 457 PB 33 PGS 89-90 ORB 6182 PG 1459

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 236,566
Deprec Bldg Value 217,641		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	1,446	1,446	1446	1993	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	127.64	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	116	0	236,566	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	360	0	Condition VG	Foundation	3	Fireplaces	0
TOTALS		1,446	2,450	1,446	% Good 92.00	Roof Cover	3	Type AC	03
					Functional Obsol 0				
					Building RCNLD 217,641				

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 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	
2012	2011040500	04-25-2011	07-29-2011	6,995	0002	REROOF	07-29-2011		
2007	SALE	01-01-2006	03-29-2007	1	0000	CHECK VALUES	03-28-2007		
1996	9503356	06-01-1995	12-01-1995	2,446	0000	10X36 SCR N ENCLOSURE			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023089966	6182 1459	07-05-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2024	25000
2021096739	5751 0289	07-07-2021	WD	Q	01	I	310,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016072054	4806 0502	07-01-2016	QC	U	U	I	71,000				
	4634 0841	05-28-2015	WD	U	U	I	147,000				
	4282 2487	02-19-2013	QC	U	U	I	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	
88,000	217,641	0	305,641	98611	207030	50,000.00	157030	182030	305,641	

**Parcel Notes**

95 CAN04 05 TO SPU ADD SPU06 TLG 071495  
 1535/1854 DONALD BURNETT TO JILL ANN BURNETT  
 99FC ADD LOC QG FROM 400 RS 051399  
 00 LOC FROM 93 FER 012500  
 01 LOC FROM 100 FER 010501  
 02 QG FROM 450 FER 041902  
 03 QG FROM 500 FER 102102  
 2499/492 LYNN F FRANCO SINGLE  
 3063/826 LYNN F FRANCO TO JEFFREY RUSSELL & DIMITRA SNYDER HW  
 07FC LAND FROM FF QG FROM 630 JSB 032907  
 12FC REROOFED SHINGLES NO OTHER CHGS SFR WELL MAINTAINED CRA 072911  
 12X JEFFREY SNYDER ADDR 15648 KENSINGTON TRL PER ADDR CARD KM 122712  
 4282/2487 JEFFREY RUSSELL SNYDER AND DIMITRA SNYDER TO JEFFREY RUSSELL SNYDER SINGLE PURSUANT TO A MARITAL AGMT  
 14X JEFFREY SNYDER ADDR CARD RETUREND WITH ADDR 12113 STILL MEADOW DR CLERMONT FL ADDR 072914  
 15X JEFFREY SNYDER FILED 15HX ON AK3823994  
 4634/841 JEFFREY RUSSELL SNYDER TO ET AL ROBERT A & HEATHER L TOSI HW AND RONALD E SR & JOANNE R TOSI HW JTWROS  
 15X COURTESY HX CARD SENT 072115  
 16IT DELETE SPU4 4X16 SPU5 4X16 SPU6 224SF ADD SPU4 10X36 3FIX FROM 2 4FIX FROM 0 SFR WELL MAINTAINED PER MLS G4678053 CRA 090115  
 16X COURTESY HX CARD SENT 012716  
 16SALE ORB 4634/841 U SALE MLS LISTING G4678053 STATES SHORT SALE SCANNED CRA 090115  
 16X HX APP INC - MISSING RESIDENCY INFO FOR HEATHER  
 4806/502 ROBERT A & HEATHER L TOSI AND RONALD E SR & JOANNE R TOSI TO ROBERT A & HEATHER L TOSI HW  
 16X 2016 HX ONLY FOR ROBERT HEATHER DID NOT EST FL RESIDENCY 072816 KSF

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