



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
Section 194.011, Florida Statutes

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

3440498

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0760</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: <i>INV_HOME; 2018-2 IH Borrower LP</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>222260510-000-33300 14409 N Greater Hills Blvd</i>
Phone <i>954-740-6240</i>	Email <i>ResidentialAppeals@ryan.com</i>		
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			
PART 2: Reason for Petition 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. <i>5</i>			
<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 # 2024-0760	Alternate Key: 3440498	Parcel ID: 22-22-26-0510-000-33300	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 14409 N GREATER HILLS BLVD CLERMONT	<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	Value after Board Action
1. Just Value, required	\$ 288,646	\$ 288,646	
2. Assessed or classified use value, *if applicable	\$ 236,520	\$ 236,520	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 236,520	\$ 236,520	

*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#	3440498	3273109	3387546	3473060
Address	14409 N GREATER HILLS BLVD	15700 BAY LAKES TRL CLERMONT	14201 KENSINGTON CT CLERMONT	15648 KENSINGTON TRL CLERMONT
Proximity		0.44 Miles	0.34 Miles	0.12 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	\$220.85 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	1,307	1,425	-5900	1,447	-7000	1,446	-6950
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. 1.7%	-5900	-Net Adj. 2.2%	-7000	-Net Adj. 2.1%	-6950
		Gross Adj. 1.7%	5900	Gross Adj. 2.2%	7000	Gross Adj. 2.1%	6950
Adj. Sales Price	Market Value \$288,646	Adj Market Value	\$335,210	Adj Market Value	\$307,530	Adj Market Value	\$319,300
	Value per SF 220.85						

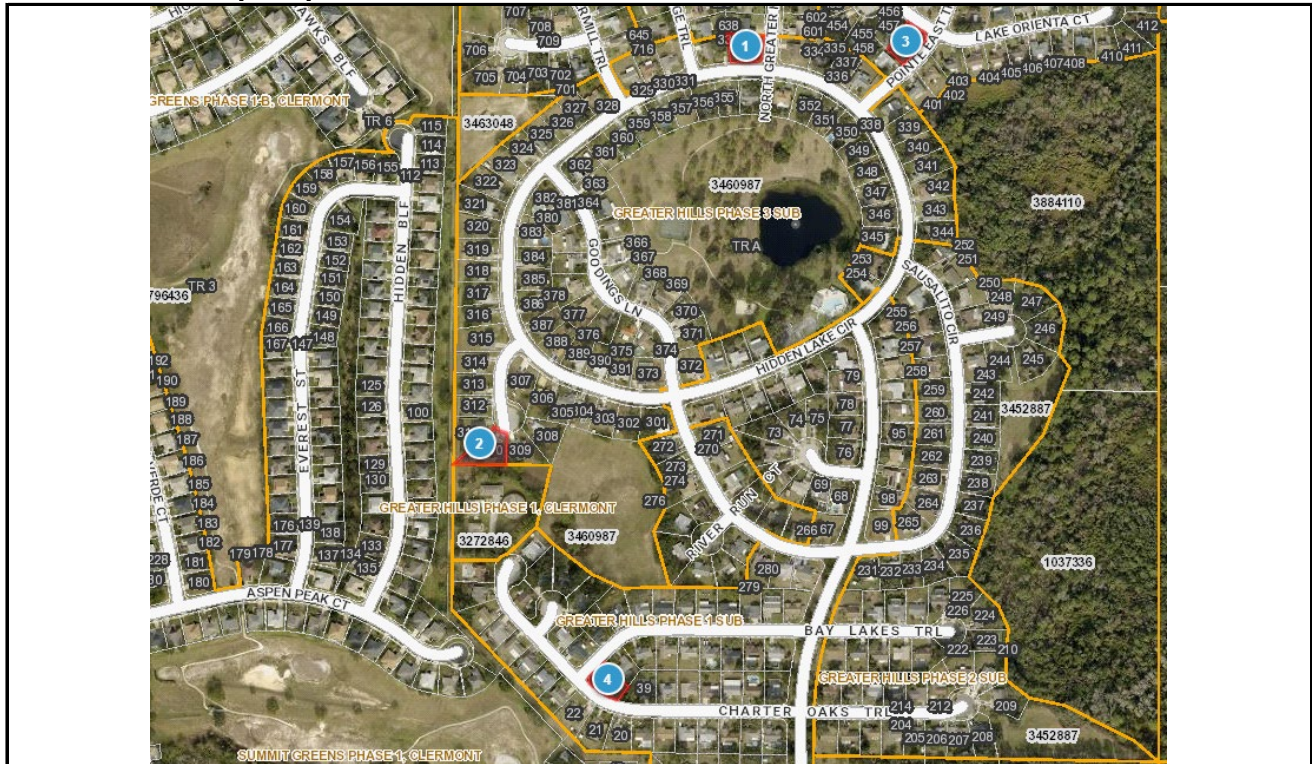
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0760 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3440498	14409 N GREATER HILLS BLVD CLERMONT	-
2	comp 2	3387546	14201 KENSINGTON CT CLERMONT	0.34
3	comp 3	3473060	15648 KENSINGTON TRL CLERMONT	0.12
4	comp 1	3273109	15700 BAY LAKES TRL CLERMONT	0.44
5				
6				
7				
8				

Alternate Key 3440498
 Parcel ID 22-22-26-0510-000-33300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0760 Subject
 PRC Run: 12/9/2024 By

Card # 1 of 1

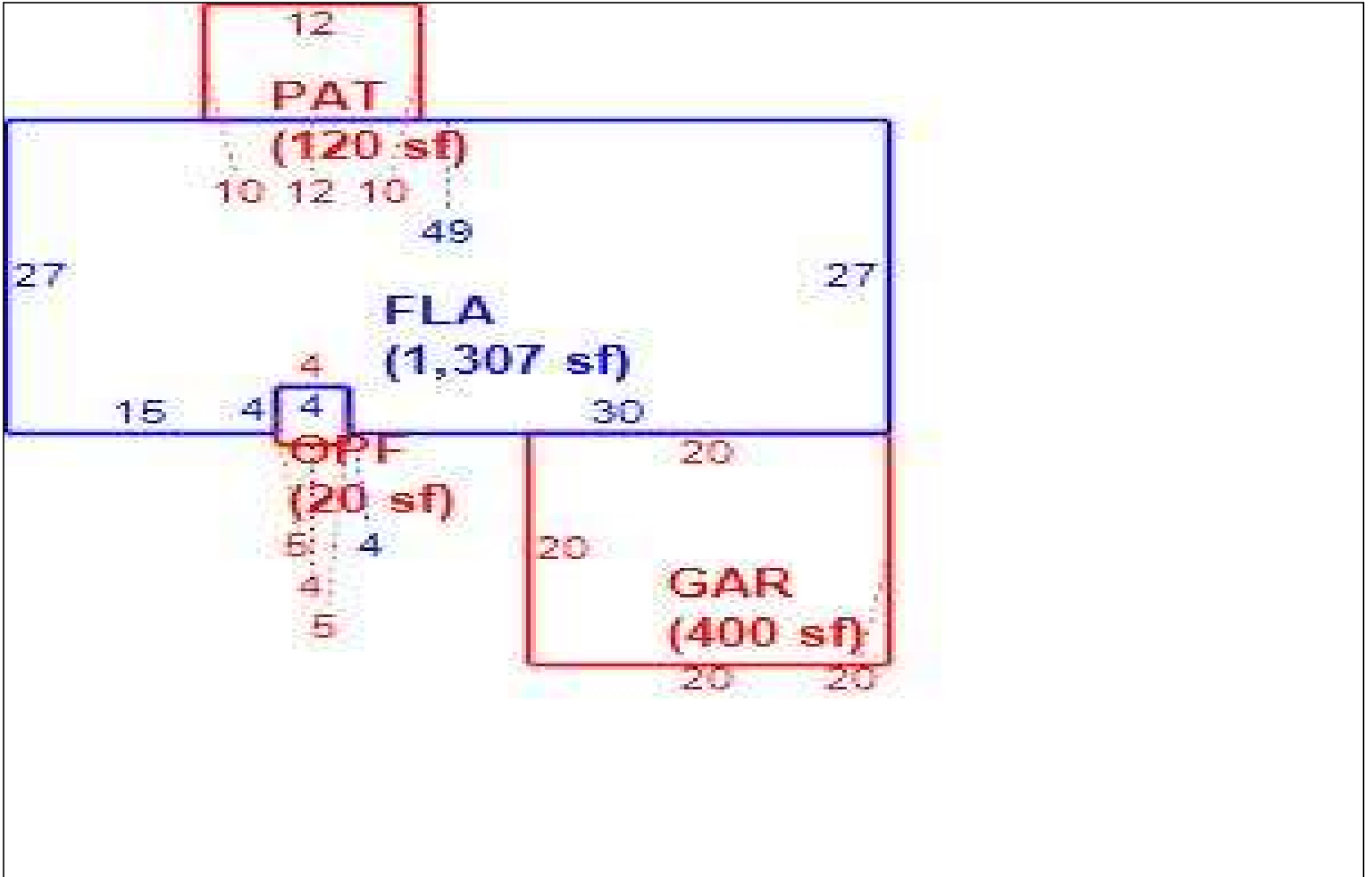
Current Owner
 2018-2 IH BORROWER LP
 C/O INVITATION HOMES TAX DEPT
 1717 MAIN ST STE 2000
 DALLAS TX 75201

Property Location
 Site Address 14409 N GREATER HILLS BLVD
 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 333 PB 32 PGS 88-90 ORB 4614 PG 732 ORB 4649 PG 2339 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	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 218,093 Deprec Bldg Value 200,646 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	1,307	1,307	1307	1992				
GAR	GARAGE FINISH	0	400	0		No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	20	0		Base Rate	133.04	Half Baths	0
PAT	PATIO UNCOVERED	0	120	0		Building RCN	218,093	Quality Grade	695
						Condition	VG	Wall Type	03
						% Good	92.00	Foundation	3
						Functional Obsol	0	Fireplaces	0
						Building RCNLD	200,646	Roof Cover	3
TOTALS		1,307	1,847	1,307		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	
2014	2013100394	10-21-2013	02-18-2014	6,200	0002	REROOF	02-18-2014		
1999	0001	08-01-1998	12-31-1998	10	0000	CK VALUE			
1993	81669	08-01-1992	12-01-1992	57,172	0000	SFR CK FINAL C LD CD FILE			

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				
	4649 2339	07-01-2015	MI	U	M	I	100				
	4614 0732	04-10-2015	WD	U	M	I	100				
	4374 1538	08-20-2013	CT	U	U	I	96,000				
	1634 0807	07-31-1998	WD	Q	Q	I	86,000				
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	
88,000	200,646	0	288,646	28476	260170	0.00	260170	288646	288,646	

Parcel Notes

1216/448 IS TO CORRECT LEGAL DESCRIPTION IN 1210/1950
 92 SFR FINALED 121592
 93 ADD CAN4 TLG 112393
 99FC QG FROM 400 ADD LOC TO EQUALIZE LAND RS 030199
 00 LOC FROM 85 FER 020200
 01 LOC FROM 95 FER 010501
 02 EAG FROM 1 FER 042202
 02X DENY ROBERT G WILLIAMS FILED HX LATE 092302
 03 QG FROM 500 FER 111202
 04 QG FROM 525 FER 030904
 06X LORRAINE WILLIAMS SS NUMBER IS ALSO LISTED IN ORANGE COUNTY AFFIDAVIT MARRIED BUT LIVING APART ON FILE
 07X UTILITY AND MORTGAGE AND BANK IN THE NAME OF ROBERT G WILLIAMS ONLY
 07X ROBERT G WILLIAMS FILED 06FED INCOME RETURN AS SINGLE WITH CLERMONT ADDRESS
 07X GRANTED
 11X RENEWAL CARD RETURNED UNCLAIMED POSSIBLE ADDR 470 NEW MEADOWS CT OCOEE 34761 LETTER SENT JMK 021711
 11X ROBERT WILLIAMS MOVED JULY 2010 PER LETTER DTD 030811
 12TR RETURNED DECEASED 801 ARBOR HILL CIR MINNEOLA FL 34715 6511
 4374/1538 CT VS ROBERT G WILLIAMS PROP SOLD TO IH2 PROPERTY FLORIDA LP
 14FC SFR REROOFED SHINGLES HAS NEW EXT PAINT COND FROM 2 CRA 021814
 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

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0760 Comp 1
PRC Run: 12/9/2024 By

Card # 1 of 1

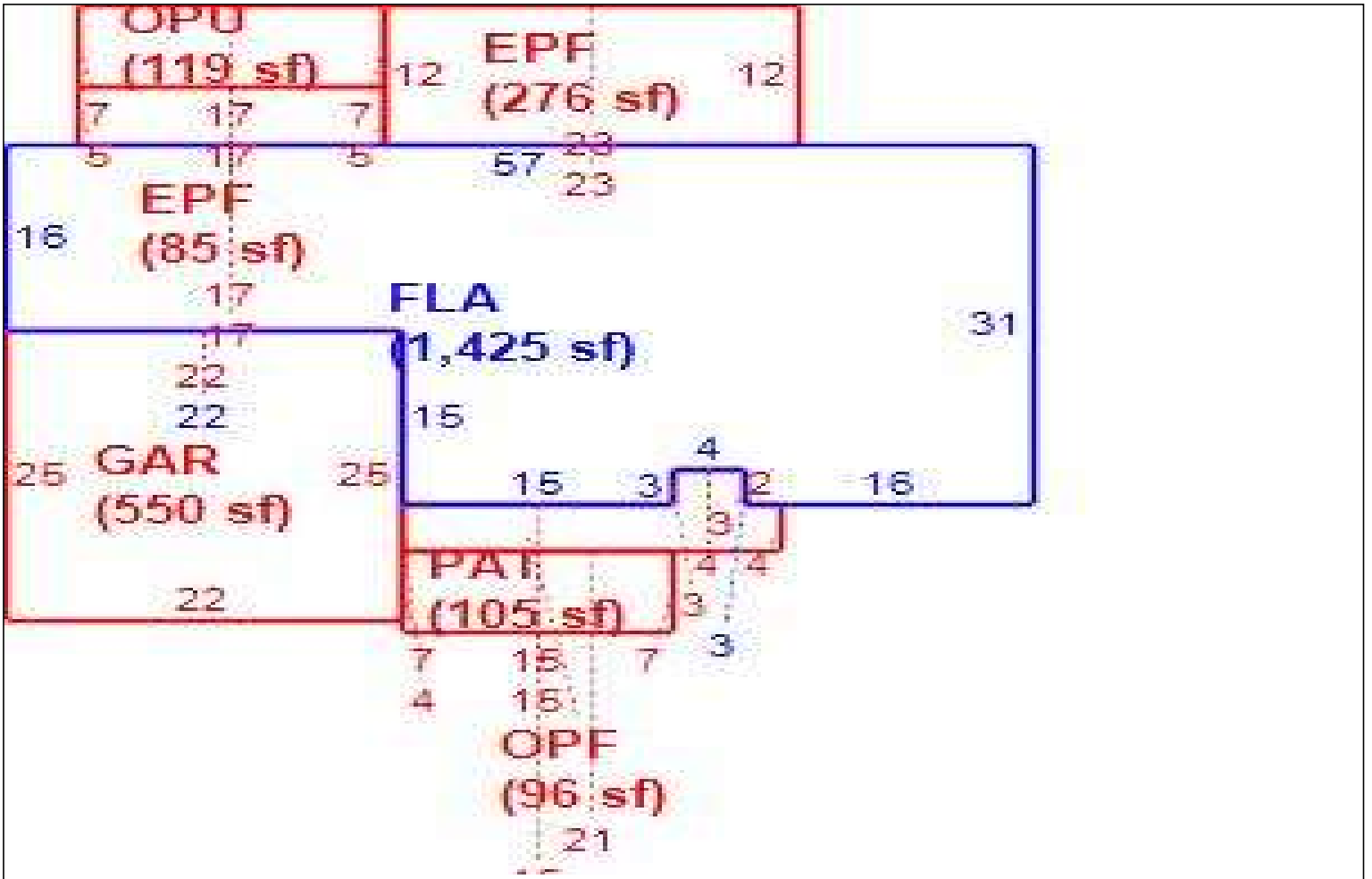
Current Owner		
MILLER NOAH J AND ERIKA J SHELLENBER		
15700 BAY LAKES TRL		
CLERMONT	FL	34711

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	Wall Type	03	Heat Type 6
OPU	OPEN PORCH UNFINIS	0	119	0	Condition	VG	Foundation	3	Fireplaces 0
PAT	PATIO UNCOVERED	0	105	0	% Good	92.00	Roof Cover	3	Type AC 03
TOTALS		1,425	2,656	1,425	Functional Obsol	0			
					Building RCNLD	222,732			

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

2024-0760 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

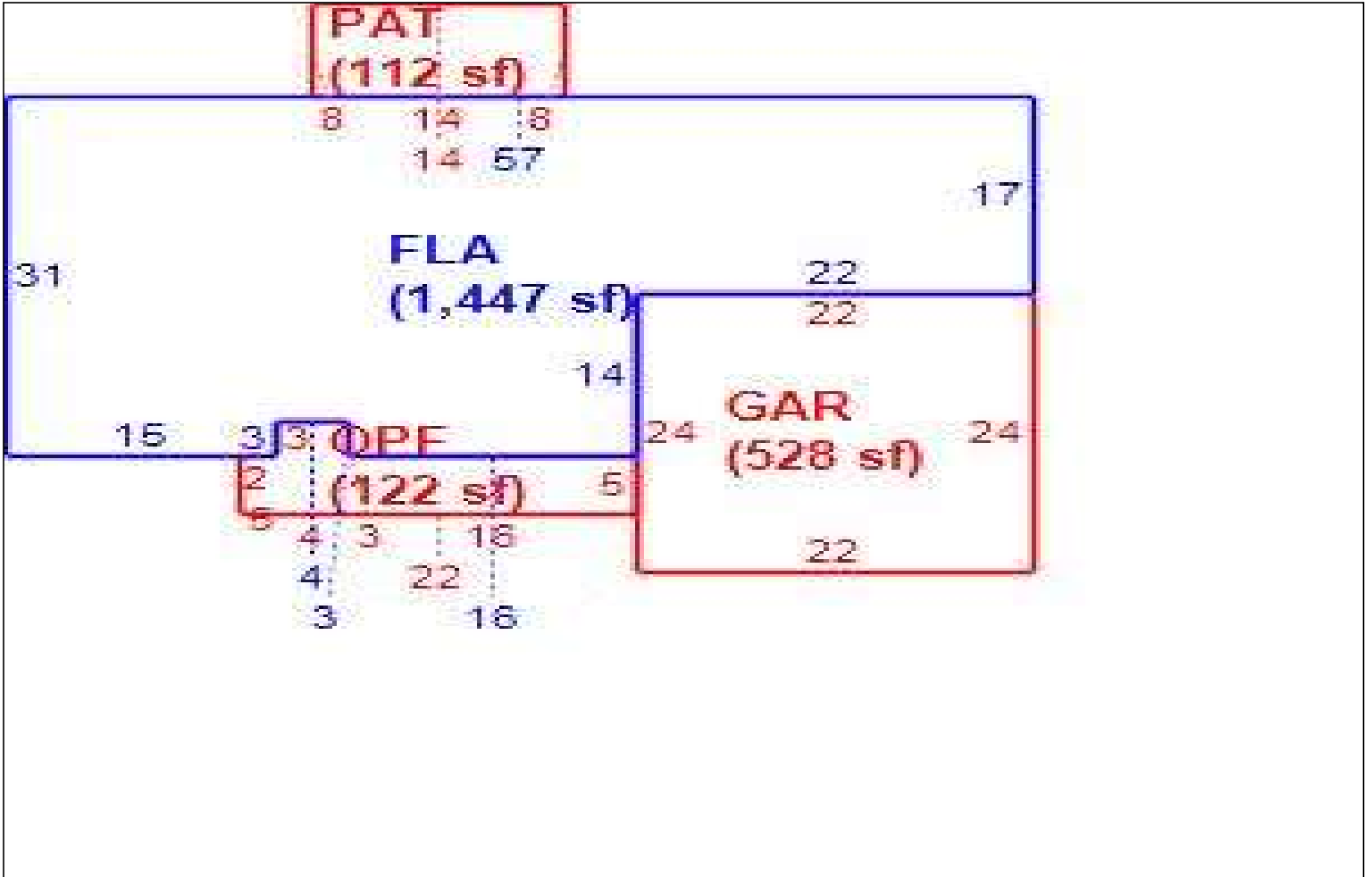
Current Owner		
CECCHI ANTONIO E & PATRICIA A		
14201 KENSINGTON CT		
CLERMONT	FL	34711

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	127.63	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	122	0	233,070	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	112	0	G	Foundation	3	Fireplaces	0
TOTALS		1,447	2,209	1,447	91.00	Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0760 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
UBU2	UTILITY BLDG UNFINISHED	288.00	SF	6.25	1999	1999	1800.00	40.00	720

Building Permits									
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			

Sales Information								Exemptions			
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			
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	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

2024-0760 Comp 3
 PRC Run: 12/9/2024 By

Card # 1 of 1

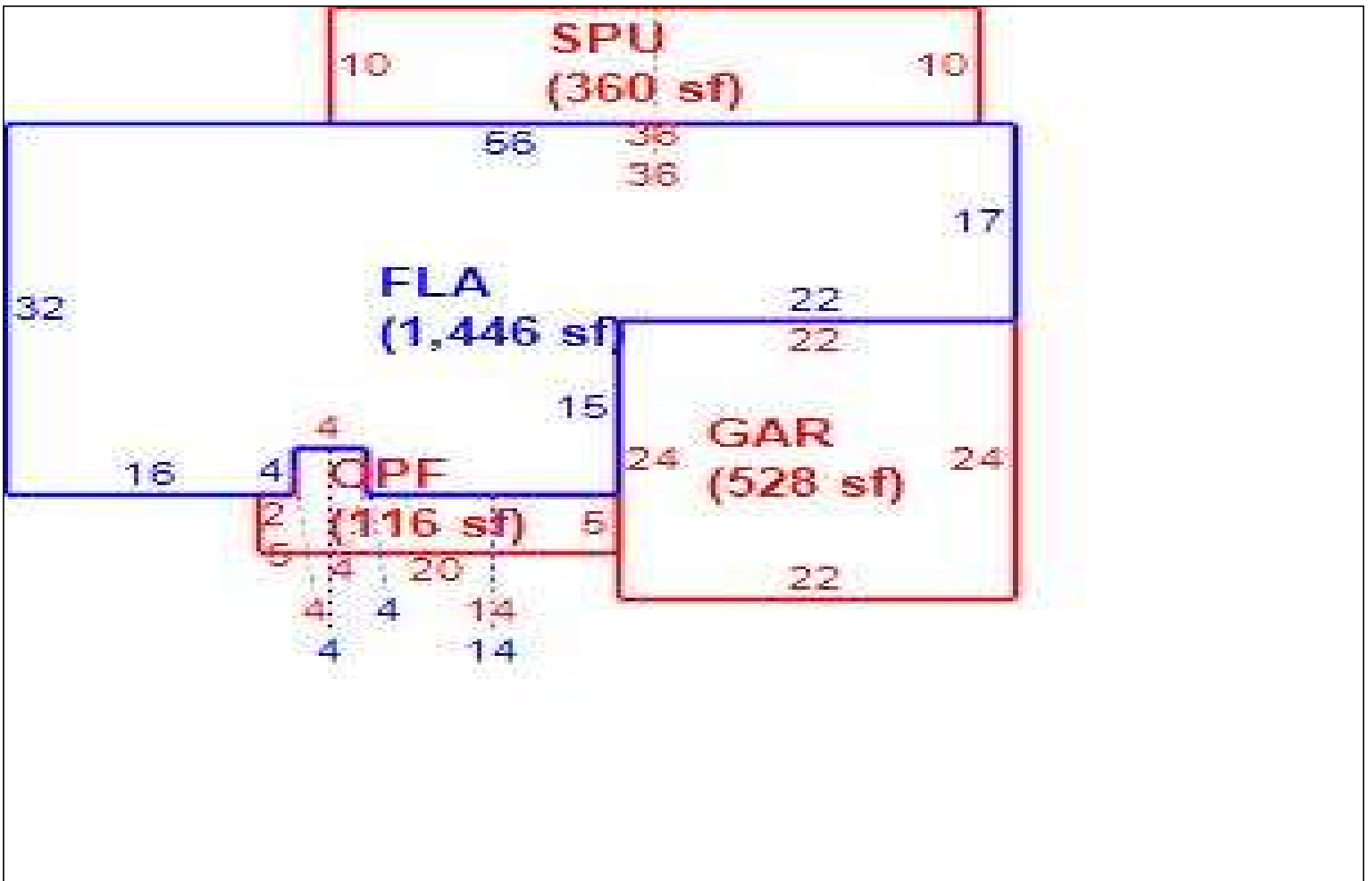
Current Owner		
FERREIRA DENISE ET AL		
15648 KENSINGTON TRL		
CLERMONT	FL	34711

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	Base Rate	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	116	0	Building RCN	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	360	0	Condition	Foundation	3	Fireplaces	0
TOTALS		1,446	2,450	1,446	% Good	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD				

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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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