



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3759389**

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>2024-0761</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; 2018-4 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>2222260530-000-70400 15532 Royal Oak Ct</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 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

<b>Petition #</b> 2024-0761	Alternate Key: 3759389	Parcel ID: 22-22-26-0530-000-70400	
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 15532 ROYAL OAK CT CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> 2018-4 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 326,796	\$ 326,796	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 304,610	\$ 304,610	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 304,610	\$ 304,610	

\*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
<b>AK#</b>	3759389	3286456	3308611	3324200
<b>Address</b>	15532 ROYAL OAK CT CLERMONT	15720 LAKE HODGE CT CLERMONT	14216 S GREATER HILLS BLVD CLERMONT	15832 BAY LAKES TRL CLERMONT
<b>Proximity</b>		0.32 Miles	0.38 Miles	0.47 Miles
<b>Sales Price</b>		\$408,000	\$379,900	\$378,500
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.80%	2.00%	2.80%
<b>Adjusted Sale</b>		\$350,064	\$330,513	\$332,323
<b>\$/SF FLA</b>	\$183.80 per SF	\$182.90 per SF	\$195.45 per SF	\$219.65 per SF
<b>Sale Date</b>		10/31/2023	7/21/2023	5/22/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,778	1,914	-6800	1,691	4350	1,513	13250
<b>Year Built</b>	1997	1990		1990		1991	
<b>Constr. Type</b>	Blk/Stucco	Blk/Stucco		Blk/Stucco		Blk/Stucco	
<b>Condition</b>	Good	Good		Good		Good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	Yes	Yes		Yes		Yes	
<b>Porches</b>	Yes	Yes		Yes		Yes	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	None	None		None		None	
<b>Site Size</b>	Lot	Lot		Lot		Lot	
<b>Location</b>	Sub	Sub		Sub		Sub	
<b>View</b>	House	House		House		House	
		-Net Adj. 1.9%	-6800	Net Adj. 1.3%	4350	Net Adj. 4.0%	13250
		Gross Adj. 1.9%	6800	Gross Adj. 1.3%	4350	Gross Adj. 4.0%	13250
<b>Adj. Sales Price</b>	Market Value <b>\$326,796</b>	Adj Market Value	<b>\$343,264</b>	Adj Market Value	<b>\$334,863</b>	Adj Market Value	<b>\$345,573</b>
	Value per SF 183.80						

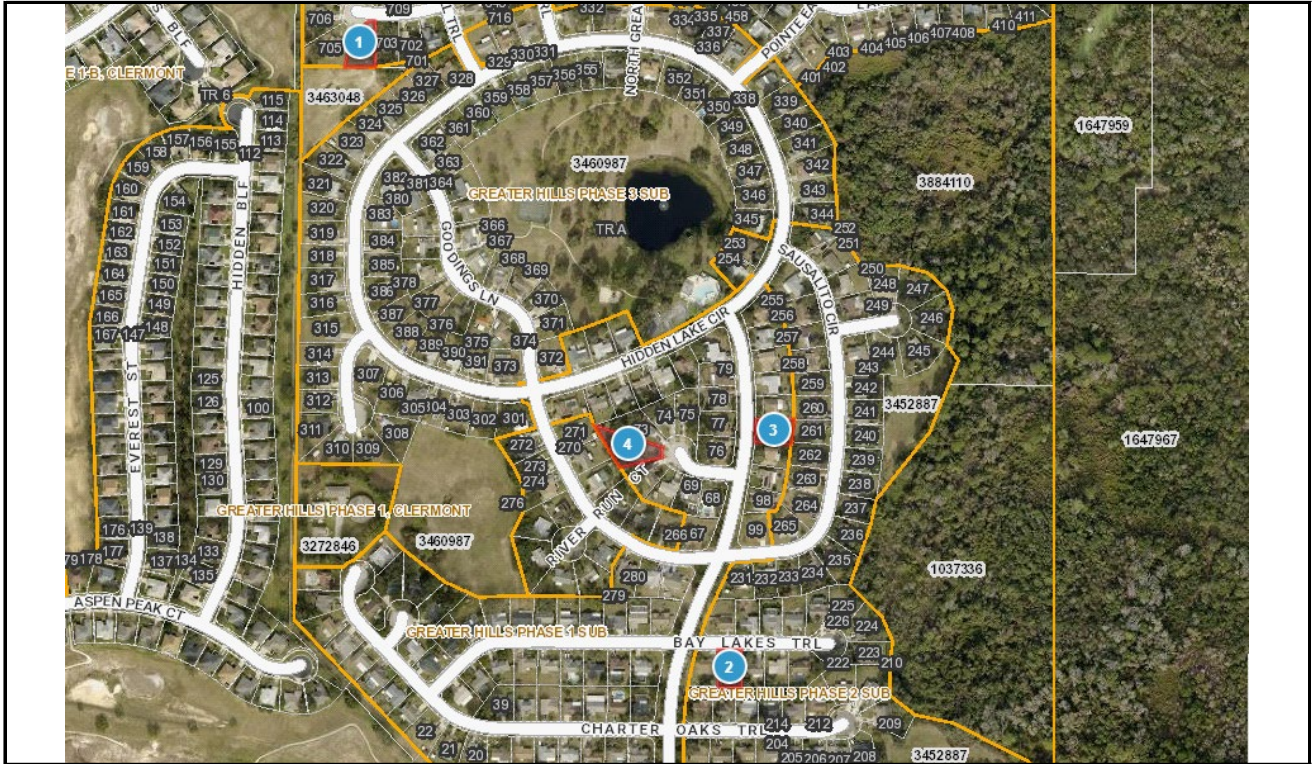
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0761 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3759389	15532 ROYAL OAK CT CLERMONT	-
2	comp 3	3324200	15832 BAY LAKES TRL CLERMONT	0.47
3	comp 2	3308611	14216 S GREATER HILLS BLVD CLERMONT	0.38
4	comp 1	3286456	15720 LAKE HODGE CT CLERMONT	0.32
5				
6				
7				
8				

Alternate Key 3759389  
Parcel ID 22-22-26-0530-000-70400

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

2024-0761 Subject  
PRC Run: 12/9/2024 By

Card # 1 of 1

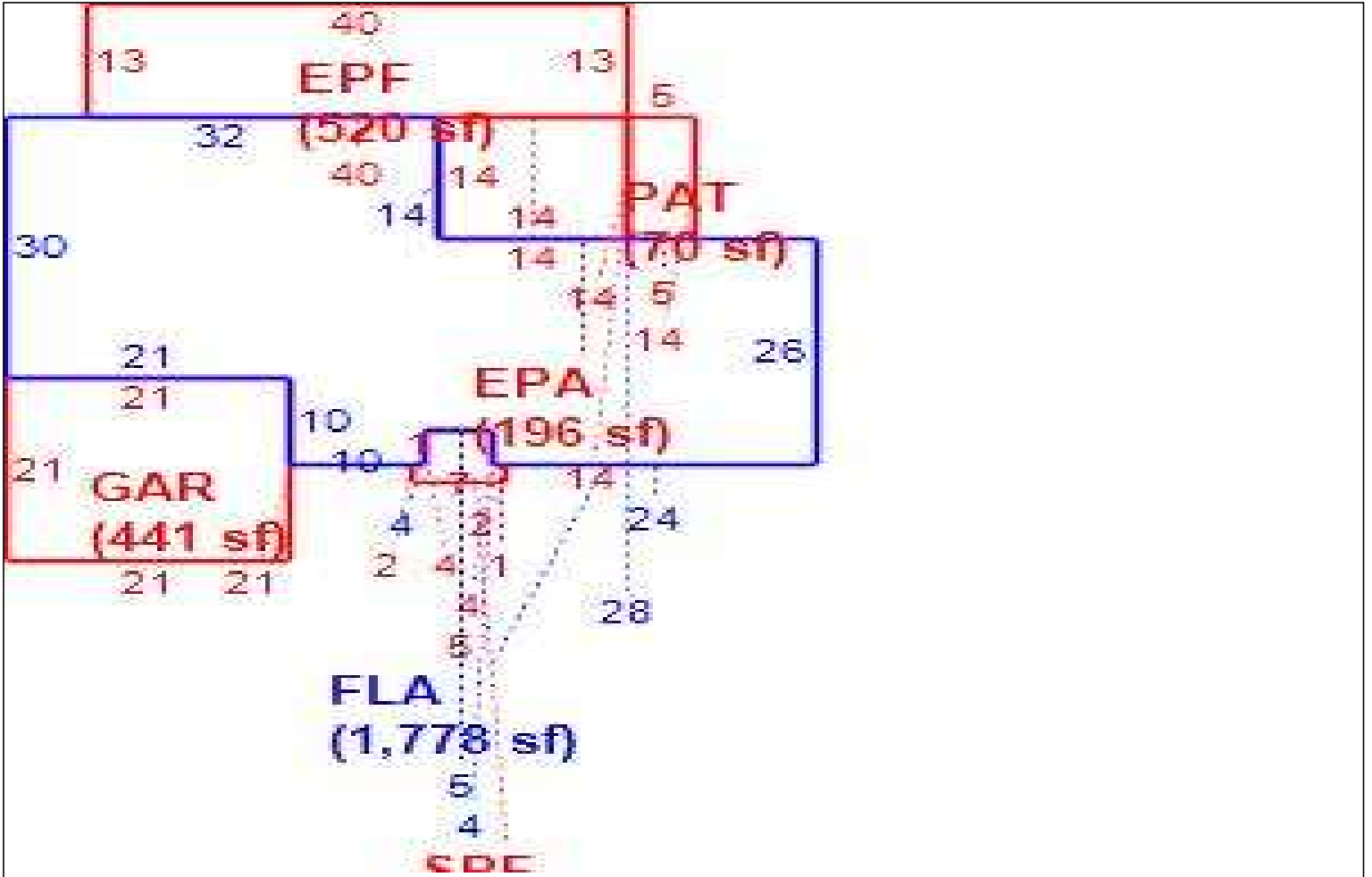
**Current Owner**  
2018-4 IH BORROWER LP  
C/O INVITATION HOMES TAX DEPT  
1717 MAIN ST STE 2000  
  
DALLAS TX 75201

**Property Location**  
Site Address 15532 ROYAL OAK 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 7 SUB LOT 704 PB 37 PGS 97-98 ORB 5196 PG 2021

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 258,602 Deprec Bldg Value 237,914 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	
EPA	ENCLOSED PORCH WO	0	196	0	1997					
EPF	ENCLOSED PORCH FIN	0	520	0						
FLA	FINISHED LIVING AREA	1,778	1,778	1,778						
GAR	GARAGE FINISH	0	441	0						
PAT	PATIO UNCOVERED	0	70	0						
SPF	SCREEN PORCH FINIS	0	34	0						
TOTALS		1,778	3,039	1,778						
					Effective Area	1778	No Stories	1.00	Full Baths	2
					Base Rate	112.22	Quality Grade	675	Half Baths	0
					Building RCN	258,602	Wall Type	03	Heat Type	6
					Condition	VG	Foundation	3	Fireplaces	0
					% Good	92.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	237,914				



Alternate Key 3759389  
 Parcel ID 22-22-26-0530-000-70400

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

2024-0761 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
UBF3	UTILITY BLDG FINISHED	140.00	SF	10.50	1999	1999	1470.00	60.00	882

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013090388	11-04-2013	02-19-2014	7,600	0002	REROOF	02-19-2014		
2000	9903097	03-10-1999	12-01-1999	10,262	0000	GLASS ROOM			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018131943	5196	2021	11-07-2018	WD	U	M	I				
2016058898	4790	1199	06-07-2016	WD	U	M	I				
	4345	1053	06-18-2013	CT	U	U	I				
	1499	2122	02-01-1997	WD	Q	Q	I				
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	237,914	882	326,796	0	326796	0.00	326796	326796	326,796	

**Parcel Notes**

00 SHP FROM 92 FER 012500  
 00FC EPA04 FROM OPF YR IN OK ADDED 3 WINDOWS ONLY ADD EPA05 AND UBF TO MISC SPF03 FROM OPF YR IN OK ADDED SCREEN ONLY RS 012500  
 02 QG FROM 500 FER 040202  
 03 QG FROM 525 FER 111202  
 04 QG FROM 565 FER 030904  
 12 PHYS ADDED DUE TO CITY BLDG LOCATED BEHIND PARCEL CRA 020912  
 4345/1053 CT VS FRANCIS A HENRY ET AL PROP SOLD TO COLFIN AI-FL 4 LLC  
 14FC FLA1 FROM 1838SF SPF3 FROM 42SF EPA5 TO EPU METAL ROOF ADD CAN6 NPA SFR HAS NEW SHINGLE ROOF EXT PAINT CURRENTLY FOR RENT PER SIGN IN YARD CRA 021914  
 14VAB PETITION 2014-112 TJW 091614  
 14VAB PETITION 2014-112 WITHDRAWN NO CHANGE TJW 010615  
 4790/1199 COLFIN AI-FL 4 LLC TO CHS 2016-1 BORROWER LLC  
 4790/1199 M SALE INCL AK1616131 AK3743890 AK3759389 AK3805528  
 18 DR430 FORM FILED 111617 SEE AK1066379 FOR SCANNED INFO DW 032218  
 5196/2021 2018-4 IH BORROWER LP AS SUCC BY MERGER WITH CAH 2015-1 BORROWER LLC AND CSH 2016-1 BORROWER LLC TO 2018-4 IH BORROWER LP  
 5196/2021 M SALE INCL 20 PARCELS IN MULTIPLE SUBS AND M&B  
 19VAB PETITION 2019-086 ADT 091219  
 19VAB PETITION 2019-086 WITHDRAWN NO CHANGE TJW 121319  
 21VAB PETITION 2021-130 TJW 091521

\*\*\*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 3286456  
Parcel ID 22-22-26-0500-000-07200

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

2024-0761 Comp 1  
PRC Run: 12/9/2024 By

Card # 1 of 1

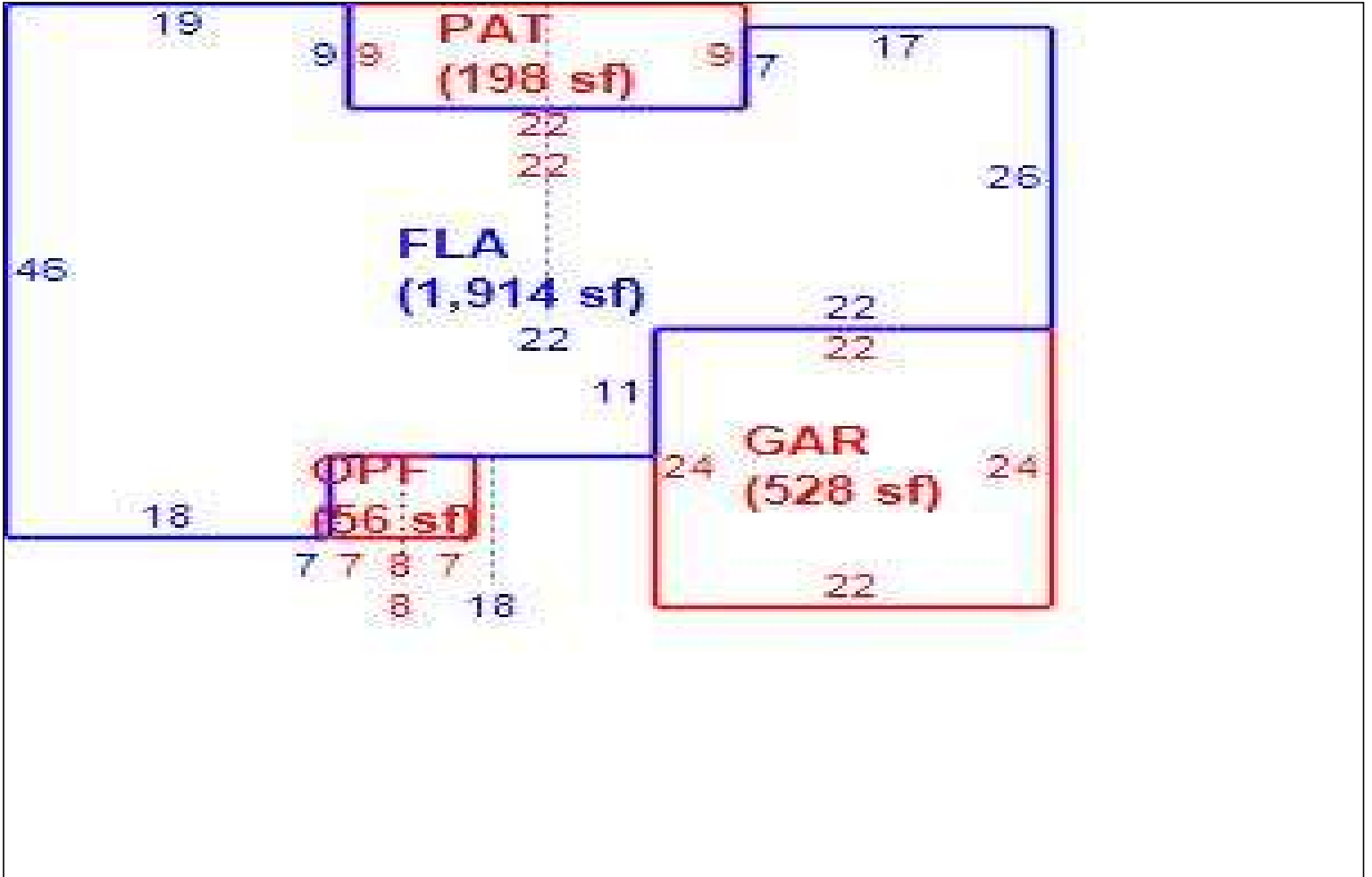
Current Owner			
WALKER AARON & LAUREN			
15720 LAKE HODGE CT			
CLERMONT	FL	34711	

Property Location			
Site Address 15720 LAKE HODGE CT			
CLERMONT FL 34711			
Mill Group	GH03	NBHD	0583
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	04-25-202

Legal Description
GREATER HILLS PHASE 1 SUB LOT 72 PB 30 PGS 41-44 ORB 6236 PG 24

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 258,256
Deprec Bldg Value 235,013		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	1,914	1,914	1914	1990	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	111.85	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	56	0	258,256	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	198	0	G	Foundation	3	Fireplaces	0
TOTALS		1,914	2,696	1,914	91.00	Roof Cover	3	Type AC	03



Alternate Key 3286456  
 Parcel ID 22-22-26-0500-000-07200

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

2024-0761 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	2021081167	08-25-2021	04-25-2022	15,800	0002	REPL WINDOWS 10			
2006	2005031386	03-25-2005	05-08-2006	10	0000	ADDS?			
1991	67328	02-01-1990	12-01-1990	61,130	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023134338	6236	0024	10-31-2023	WD	Q	01	I	408,000				
	3645	1142	06-10-2008	QC	U	U	I	100				
	1377	1040	07-01-1995	QC	U	U	I	0				
	1073	0189	08-01-1990	WD	Q	Q	I	92,400				
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	235,013	0	323,013	0	323013	0.00	323013	323013	323,013	

**Parcel Notes**

1377/1040 MICHAEL MEHLHORN TO NANCY MEHLHORN  
 99FC ADD LOC TO EQUALIZE LAND EAG FROM 1 QG FROM 400 RS 051099  
 00 LOC FROM 93 FER 020200  
 02 QG FROM 450 FER 040902  
 04 QG FROM 475 FER 030904  
 06FC NO IMPS JSB 050806  
 3645/1142 NANCY R HARDING FKA NANCY R MEHLHORN TO NANCY R & GERALD D HARDING HW  
 22FCL SFR HAS NEW WINDOWS MHS 042522  
 6236/24 NANCY R & GERALD D HARDING TO AARON & LAUREN WALKER HW

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Alternate Key 3308611  
 Parcel ID 22-22-26-0500-000-09500

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

2024-0761 Comp 2  
 PRC Run: 12/9/2024 By

Card # 1 of 1

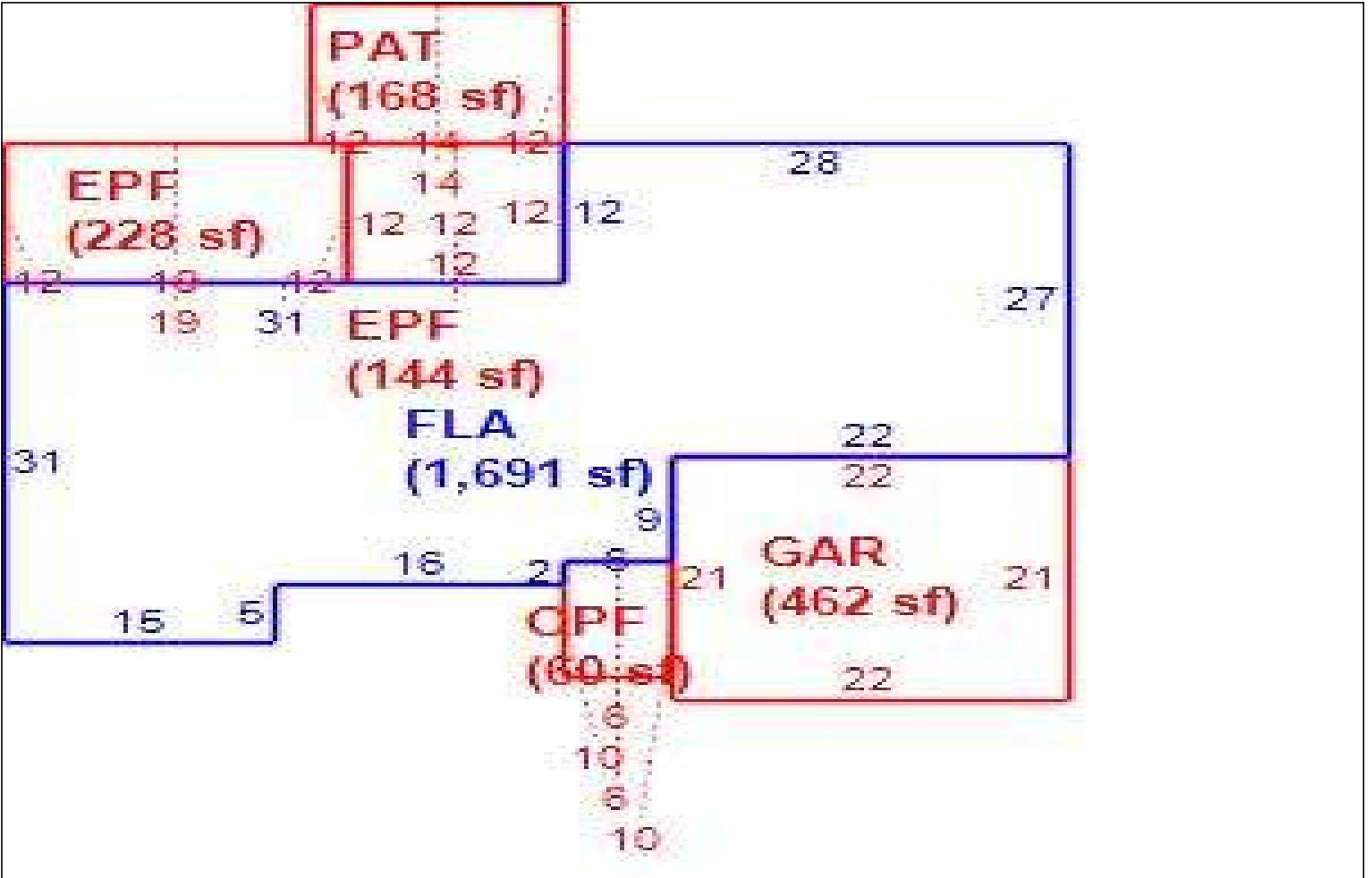
Current Owner		
SMITH NANCY ET AL		
14216 S GREATER HILLS BLVD		
CLERMONT	FL	34711

Property Location			
Site Address	14216 S GREATER HILLS BLVD		
	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 95 PB 30 PGS 41-44 ORB 6187 PG 326

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	LOT 95	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 241,428
Deprec Bldg Value 222,114		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	372	0	1990					
FLA	FINISHED LIVING AREA	1,691	1,691	1,691	Effective Area					
GAR	GARAGE FINISH	0	462	0	Base Rate					
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN					
PAT	PATIO UNCOVERED	0	168	0	Condition					
TOTALS		1,691	2,753	1,691	% Good					
					Functional Obsol					
					Building RCNLD					
					Roof Cover					

Alternate Key 3308611  
 Parcel ID 22-22-26-0500-000-09500

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

2024-0761 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
UBF2	UTILITY BLDG FINISHED	160.00	SF	7.50	1995	1995	1200.00	60.00	720

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	IMPS	01-01-2011	01-31-2012	1	0008	SPU TO EPU	01-31-2012		
2008	2007070321	07-11-2007	03-20-2008	6,581	0000	SCRN RM 12X18.9 W/CONC	03-20-2008		
2006	SALE	01-01-2005	04-25-2006	1	0000	CHECK VALUES			
1996	9511443	11-01-1995	12-01-1995	1,900	0000	UBF			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023093312	6187 0326	07-21-2023	WD	Q	01	I	379,900					
2019031781	5252 1871	03-08-2019	WD	Q	Q	I	235,500					
	3269 1739	06-15-2006	WD	U	U	I	0					
	3190 0195	06-15-2006	WD	Q	Q	I	245,000					
	3052 0863	12-22-2005	WD	Q	Q	I	228,000					
<b>Total</b>											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	222,114	720	310,834	0	310834	0.00	310834	310834	310,834	

**Parcel Notes**

91 CHG CAN TO SPU4 MB 042992  
 95 ADD UBF RS 041796  
 99FC EAG FROM 1 QG FROM 400 RS 051099  
 02 QG FROM 450 FER 040902  
 04 QG FROM 475 FER 030904  
 3052/863 GUY W & CARLA G RINDGE TO JESSE MAROTTA SINGLE  
 06 EAG FROM 2 QG FROM 590 JSB 042506  
 3269/1739 CORRECTIVE DEED FOR 3190/195 TO ADD NOTARY SEAL  
 07X CIVDX BELONGS TO GIUSEPPE & ANGELA BARRAVECCHIA  
 08FC ADD SPU5 JSB 032008  
 3353/1326 DEC OF DOM FOR GIUSEPPE BARRAVECCHIA  
 10 RECEIVED LETTER FROM PAUL L URICH ESQ THIS PROPERTY IN BANKRUPTCY COURT SK 102210  
 12FC SPU4 TO EPU SPU5 TO EPU ADD CAN6 12X14 OWNER CHGD HIS MIND ABOUT ME BEING ON PROP ASKED ME TO LEAVE  
 MEASUREMENTS COMPLETED PRIOR TO BEING ASKED TO LEAVE CRA 013112  
 13X GIUSEPPE BARRAVECCHIA 69 DECEASED 081913 STATE FILE NBR 2013113122  
 14X ANGELA BARRAVECCHIA FILED LIMITED INCOME SENIOR 031714  
 5252/1871 ANGELA BARRAVECCHIA TO ANDREW BARNES SINGLE  
 19X COURTESY HX CARD SENT 041919  
 20 MLS G5011042 ADT 101119  
 20X COURTESY HX CARD SENT 010320  
 6187/326 ANDREW BARNES TO ET AL NANCY & GARY SMITH HW AND SHANNA M SMITH SINGKE JTWROS

\*\*\*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 3324200  
Parcel ID 22-22-26-0505-000-21900

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

2024-0761 Comp 3  
PRC Run: 12/9/2024 By

Card # 1 of 1

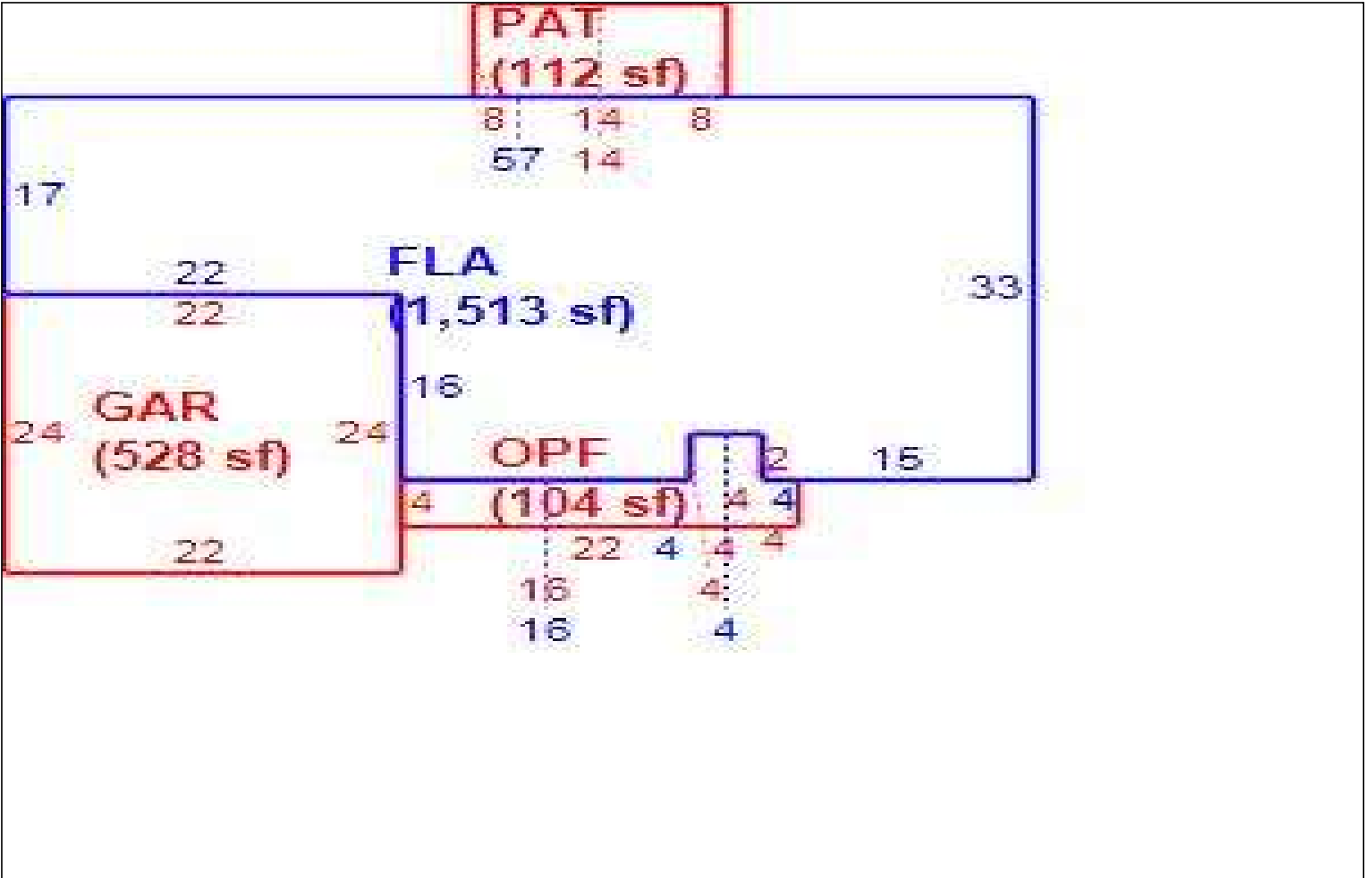
Current Owner		
LALL RAMDEO & SHIVANA O		
15832 BAY LAKES TRL		
CLERMONT	FL	34711

Property Location		
Site Address 15832 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 2 SUB LOT 219 PB 31 PGS 71-72 ORB 6146 PG 1929

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 216,398
Deprec Bldg Value 199,086		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	1,513	1,513	1513	1991	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	114.17	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	104	0	216,398	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	112	0	VG	Foundation	3	Fireplaces	0
TOTALS		1,513	2,257	1,513	92.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	199,086			

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2024-0761 Comp 3  
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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	
2010	2009120294	12-14-2009	04-01-2010	4,357	0002	REPL WINDOWS SIZE FOR SIZE	04-01-2010		
2006	SALE	01-01-2005	04-25-2006	1	0000	CHECK VALUE			
2004	SALE	01-01-2003	03-09-2004	1	0000	CHECK VALUE			
1992	72074	03-01-1991	11-01-1991	66,381	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023060679	6146	1929	05-22-2023	WD	Q	01	I	378,500	039	HOMESTEAD	2025	25000
	3802	0867	04-29-2009	WD	U	U	I	117,000	059	ADDITIONAL HOMESTEAD	2025	25000
	2929	2407	08-15-2005	WD	Q	Q	I	234,900				
	2357	0044	06-27-2003	WD	Q	Q	I	128,300				
	1129	1616	09-01-1991	WD	Q	Q	I	81,900				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
88,000	199,086	0	287,086	0	287086	50,000.00	237086	262086	287,086	

**Parcel Notes**

99FC EAG FROM 1 QG FROM 400 RS 051199  
 02 QG FROM 450 FER 040902  
 03 QG FROM 475 FER 111202  
 2357/44 DONALD W JR & PATRICIA J PECHIN TO JOSEPH E & CAROLYN R JOHNS HW AND RHEA DARLENE MASSEY SINGLE JTWROS  
 03TR TRIM RETURNED ATTEMPTED NOT KNOWN 1240 S VINELAND RD #B4 WINTER GARDEN 34787  
 04X CAROLYN AND JOSEPH JOHNS LIVE AT 4001 S WHITNEY RD SELMA IN 47383  
 04 QG FROM 500 EAG FROM 2 FER 030904  
 2929/2407 RHEA DARLENE MASSY & JOSEPH E & CAROLYN R JOHNS TO SCOTT C & KIMBERLY D OLSEN HW  
 06 QG FROM 590 JSB 042506  
 3802/867 SCOTT C & KIMBERLY D OLSEN TO JANET STOLARSKI SINGLE  
 09SALE ORB 3802/867 USALE LP FILED ORB 3758/186 FER 080609  
 10FC ADD CAN4 8X14 NPA CRA 040110  
 6146/1929 JANET STOLARSKI TO RAMDEO & SHIVANA O LALL HW  
 25CC EFILE HX APP CP 112524

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