



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3825953**

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>2024-0766</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; THR Florida, 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>2224261507-000-41500 15719 Heron Hill St</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0766		<b>Alternate Key:</b> 3825953		<b>Parcel ID:</b> 22-24-26-1507-000-41500	
<b>Petitioner Name</b> Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		<b>Property Address</b> 15719 HERON HILL ST CLERMONT		<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> THR Florida lp		<b>Value from TRIM Notice</b>	<b>Value before Board Action</b> Value presented by Prop Appr	<b>Value after Board Action</b>	
<b>1. Just Value, required</b>		\$ 399,107	\$ 399,107		
<b>2. Assessed or classified use value, *if applicable</b>		\$ 339,130	\$ 339,130		
<b>3. Exempt value, *enter "0" if none</b>		\$ -			
<b>4. Taxable Value, *required</b>		\$ 339,130	\$ 339,130		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

**Last Sale Date** 4/28/2017      **Price:** \$100       Arm's Length  Distressed      **Book** 4937      **Page** 1720

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3825953	3825982	3829352	3826038
<b>Address</b>	15719 HERON HILL ST CLERMONT	3301 MALLARD HILL ST CLERMONT	16033 BLOSSOM HILL LOOP	3410 SWALLOW HILL ST CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$514,000	\$470,000	\$500,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	1.60%	3.60%
<b>Adjusted Sale</b>		\$453,348	\$407,020	\$443,000
<b>\$/SF FLA</b>	\$195.07 per SF	\$195.07 per SF	\$227.26 per SF	\$200.72 per SF
<b>Sale Date</b>		4/3/2023	8/18/2023	3/28/2023
<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>	2,046	2,324	-19460	1,791	17850	2,207	-11270
<b>Year Built</b>	2004	2005		2005		2004	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	3.0	3.0		3.0		3.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	420 sf	410 sf		256 sf		233 sf	
<b>Pool</b>	Y	Y	0	Y	0	Y	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>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 4.3%	-19460	Net Adj. 4.4%	17850	-Net Adj. 2.5%	-11270
		Gross Adj. 4.3%	19460	Gross Adj. 4.4%	17850	Gross Adj. 2.5%	11270
<b>Adj. Sales Price</b>	Market Value <b>\$399,107</b>	Adj Market Value	<b>\$433,888</b>	Adj Market Value	<b>\$424,870</b>	Adj Market Value	<b>\$431,730</b>
	Value per SF 195.07						

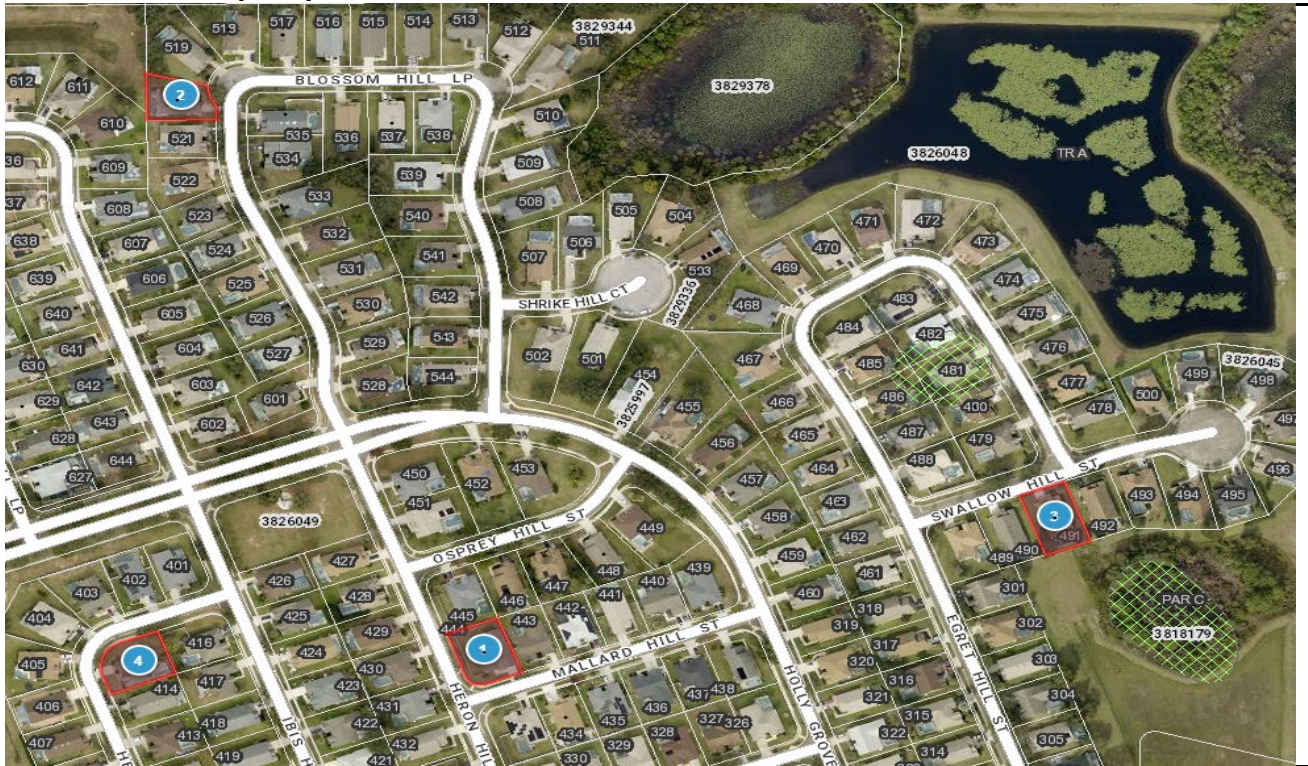
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

**DATE 11/19/2024**

2024-0766 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3825953	15719 HERON HILL ST CLERMONT	-
2	comp 2	3829352	16033 BLOSSOM HILL LOOP CLERMONT	same sub
3	comp 1	3825982	3301 MALLARD HILL ST CLERMONT	same sub
4	comp 3	3826038	3410 SWALLOW HILL ST CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3825953  
 Parcel ID 22-24-26-1507-000-41500

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0766 Subject  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	375.00	SF	35.00	2004	2004	13125.00	85.00	11,156
PLD2	POOL/COOL DECK	403.00	SF	5.38	2004	2004	2168.00	70.00	1,518
SEN2	SCREEN ENCLOSED STRUCTURE	1426.00	SF	3.50	2004	2004	4991.00	52.50	2,620
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004120342	12-06-2004	01-25-2005	2,200	0000	25X33 POOL ENCL			
2005	2004071179	07-23-2004	01-25-2005	19,500	0000	POOL 15X30 W/DECK			
2005	2004051277	06-01-2004	01-25-2005	122,188	0000	SFR 15719 HERON HILL ST			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017047077	4937	1720	04-28-2017	WD	U	M	I	100			
	4487	0835	05-30-2014	WD	U	M	I	5,966,800			
	4254	2302	12-05-2012	CT	U	U	I	162,600			
	2732	1363	12-09-2004	WD	Q	Q	I	292,200			
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	
102,025	278,638	18,444	399,107	59977	339130	0.00	339130	399107	390,605	

\*\*\*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 3825982  
Parcel ID 22-24-26-1507-000-44400

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0766 Comp 1  
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
HAMPTON RONALD W JR & LEAH R		
3301 MALLARD HILL ST		
CLERMONT	FL	34714

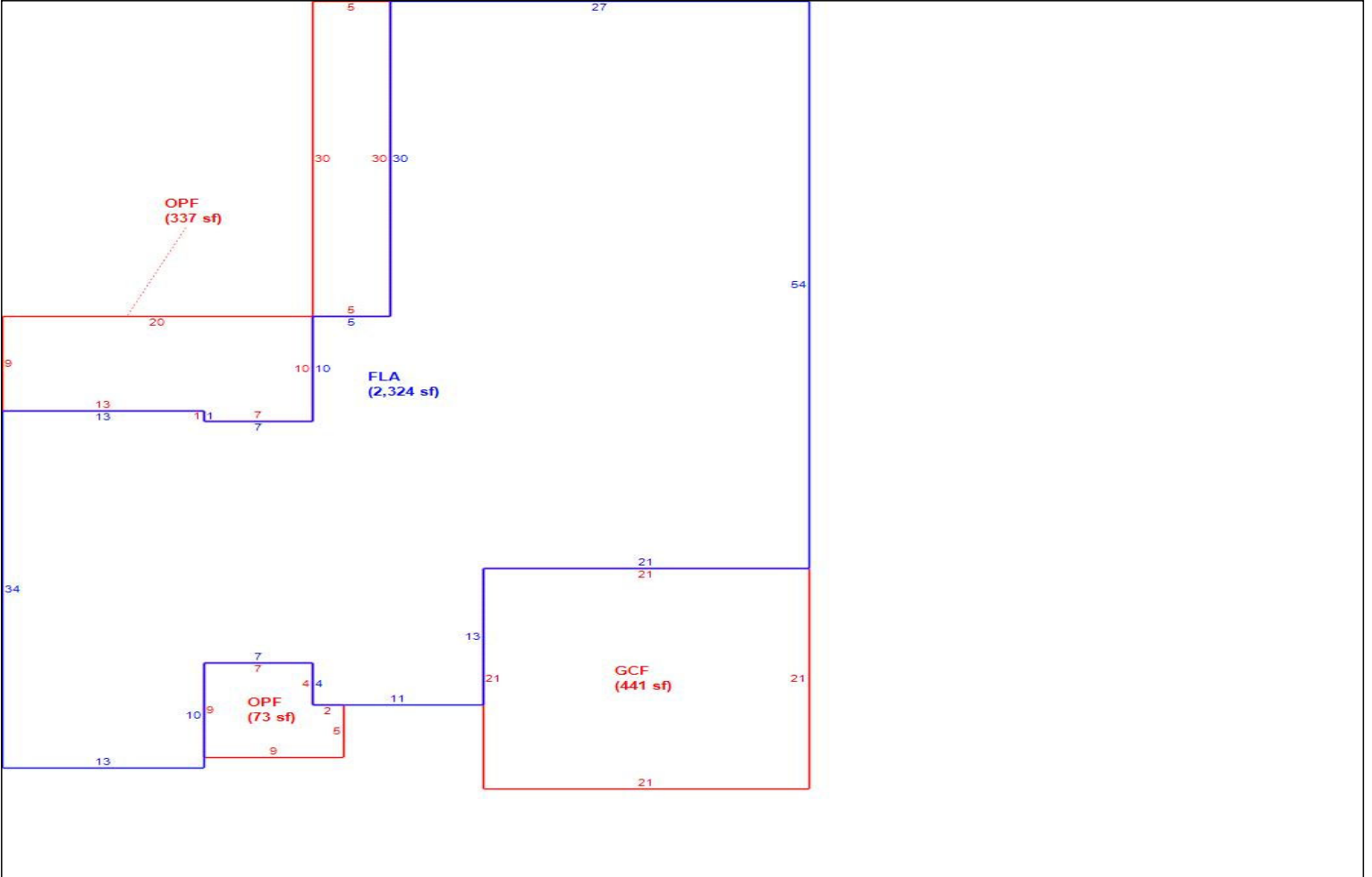
comp 1

Property Location		
Site Address 3301 MALLARD HILL ST		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
ORANGE TREE PHASE 4 PB 51 PG 70-72 LOT 444 ORB 6120 PG 1890

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	26,500.00	0.0000	3.50	1.100	1.000	0	102,025
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,025		
Classified Acres		0		Classified JV/Mkt		102,025		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 313,246
		Deprec Bldg Value	303,849
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	6	
FLA	FINISHED LIVING AREA	2,324	2,324	2324	2005	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	441	0	111.84	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	410	0	313,246	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,324	3,175	2,324	Building RCNLD	303,849				



Alternate Key 3825982  
 Parcel ID 22-24-26-1507-000-44400

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0766 Comp 1  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	285.00	SF	35.00	2005	2005	9975.00	85.00	8,479
PLD2	POOL/COOL DECK	315.00	SF	5.38	2005	2005	1695.00	70.00	1,187
SEN2	SCREEN ENCLOSED STRUCTURE	1150.00	SF	3.50	2005	2005	4025.00	55.00	2,214

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY03	01-01-2023		1	0030	V1			
2006	2004060674	01-01-2005	10-14-2005	157,144	0000	SFR POL TO 06			
2005	2004111341	11-22-2004	12-13-2004	2,000	0000	SCRN ENCL 25X27			
2005	2004100876	10-25-2004	12-13-2004	22,000	0000	POOL 13X26 W/DECK			
2005	2004060674	06-21-2004	12-13-2004	133,144	0000	SFR 3301 MALLARD HILL ST			

<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
2023039481	6120 1890	04-03-2023	WD	Q	01	I	514,000	039	HOMESTEAD	2024	25000
2021115903	5778 0336	08-17-2021	WD	Q	01	I	420,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019137890	5384 2248	11-22-2019	WD	Q	Q	I	330,000				
	2768 1956	02-24-2005	WD	Q	Q	I	299,000				
<b>Total</b>											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
102,025	303,849	11,880	417,754	0	417754	50,000.00	367754	392754	408,178

\*\*\*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 3829352  
Parcel ID 22-24-26-1508-000-52000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0766 Comp 2  
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
CARRANO SANDRA L & THOMAS		
16855 BEASLY BAY ALY		
WINTER GARDEN	FL	34787

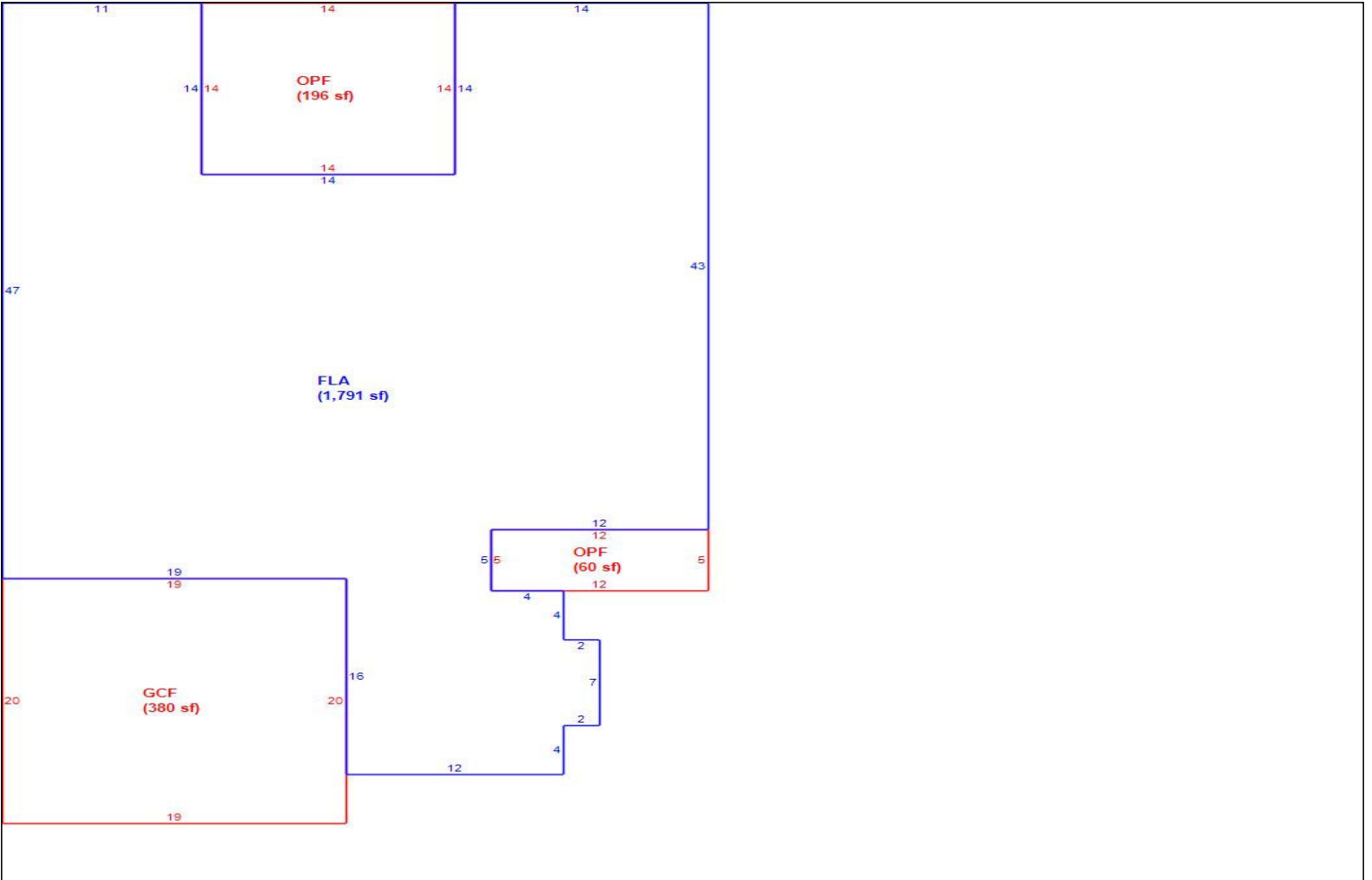
comp 2

Property Location			
Site Address	16033 BLOSSOM HILL LOOP		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-09-202

Legal Description
ORANGE TREE PHASE 5 PB 52 PG 91-92 LOT 520 ORB 6212 PG 1881

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	26,500.00	0.0000	3.50	1.100	1.000	0	102,025
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,025		
Classified Acres		0		Classified JV/Mkt		102,025		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 256,516	Deprec Bldg Value 248,821	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,791	1,791	1791	Effective Area	1791	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	380	0	Base Rate	116.19	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	256	0	Building RCN	256,516	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,791	2,427	1,791	Building RCNLD	248,821				

Alternate Key 3829352  
 Parcel ID 22-24-26-1508-000-52000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0766 Comp 2  
 PRC Run: 12/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	240.00	SF	35.00	2005	2005	8400.00	85.00	7,140
PLD2	POOL/COOL DECK	450.00	SF	5.38	2005	2005	2421.00	70.00	1,695
SEN2	SCREEN ENCLOSED STRUCTURE	1374.00	SF	3.50	2005	2005	4809.00	55.00	2,645
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2005	2005	6000.00	55.00	3,300

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2023	2022020812	02-17-2022	02-09-2023	9,643	0002	REPL WINDOWS 13	02-10-2023		
2009	SALE	01-01-2008	03-17-2009	1	0000	CHECK VALUES	03-17-2009		
2006	2005050065	05-05-2005	01-18-2006	2,375	0000	45X15 POOL SEN			
2006	2005021344	02-22-2005	01-18-2006	13,600	0000	POOL 11.6X29 DECK 15X45.10 W/SPA			
2006	2004101615	01-01-2005	01-18-2006	106,920	0000	SFR 16033 BLOSSOM HILL LP			

<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
2023114705	6212	1881	08-18-2023	WD	Q	01	I	470,000			
	4684	0276	09-22-2015	WD	Q	Q	I	210,000			
	3667	2161	08-08-2008	WD	Q	Q	I	239,000			
	2897	1304	07-13-2005	WD	Q	Q	I	397,300			
<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	
102,025	248,821	14,780	365,626	0	365626	0.00	365626	365626	358,137	

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Alternate Key 3826038  
 Parcel ID 22-24-26-1507-000-49100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0766 Comp 3  
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
RITA WHERRY FAMILY TRUST		
3410 SWALLOW HILL ST		
CLERMONT	FL	34714

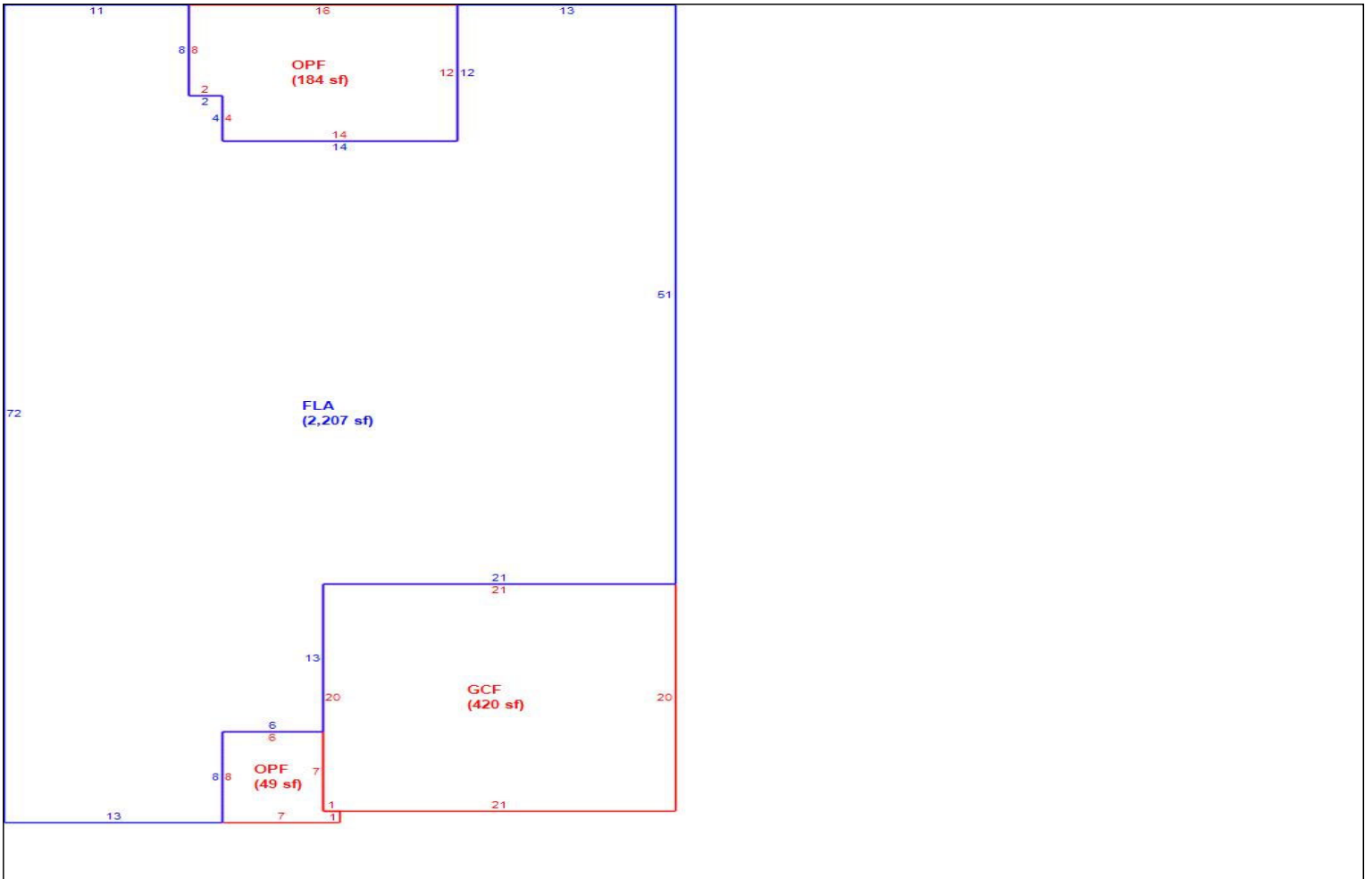
comp 3

Property Location		
Site Address 3410 SWALLOW HILL ST		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
ORANGE TREE PHASE 4 PB 51 PG 70-72 LOT 491 ORB 6119 PG 866

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 300,010
		Deprec Bldg Value	291,010
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,207	2,207	2207	Effective Area	2207	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	420	0	Base Rate	113.20	Quality Grade	680	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	233	0	Building RCN	300,010	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		2,207	2,860	2,207	Building RCNLD	291,010					

Alternate Key 3826038  
Parcel ID 22-24-26-1507-000-49100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0766 Comp 3  
PRC Run: 12/4/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	435.00	SF	35.00	2004	2004	15225.00	85.00	12,941
PLD2	POOL/COOL DECK	416.00	SF	5.38	2004	2004	2238.00	70.00	1,567
SEN2	SCREEN ENCLOSED STRUCTURE	1598.00	SF	3.50	2004	2004	5593.00	52.50	2,936
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2004070215	07-20-2004	11-24-2004	2,300	0000	POOL ENCLOSURE 37X23			
2005	2004061378	06-24-2004	11-24-2004	19,500	0000	POOL W/DECK			
2005	2004031680	04-21-2004	11-24-2004	127,732	0000	SFR 3410 SWALLOW HILL ST			

<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
2023038311	6119	0866	03-28-2023	WD	Q	01	I	500,000				
2016052797	4783	0608	05-12-2016	WD	Q	Q	I	195,400				
	2674	1857	10-07-2004	WD	Q	Q	I	303,800				
<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	
92,750	291,010	20,594	404,354	0	404354	0.00	404354	404354	395,300	

\*\*\*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.\*\*\*