

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3788032

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.

	COMPRENED BY CHE	THE OF MALE WAY	and a second second and a second s		
Petition # 20	024-0769	County Lake		ax year 2024	Date received 9.12.24
	and the second	MPLETED BY T	REMONDER		
PART 1. Taxpaye	er Information				
	/_HOME; IH3 Property Florida, L.P	·	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd Scottsdale, AZ 85254	l, Ste 650	Parcel ID and physical address or TPP account #	2224262305- 2802 Wilshir	
Phone 954-740-62	240		Email	ResidentialA	ppeals@ryan.com
	to receive information is by L				
	petition after the petition dea at support my statement.	dline. I have attac	ched a statement c	f the reasons	l filed late and any
your evidence to evidence. The Type of Property	the hearing but would like my o the value adjustment board VAB or special magistrate rul Res. 1-4 units Industrial Res. 5+ units Industrial	clerk. Florida law a ing will occur unde	allows the property a er the same statuto	appraiser to cro ry guidelines as charge 🛛 I	ss examine or object to your
PART 2. Reason			i one, file a separ		
Real property v	/alue (check one). fication	e 🗌 increase	Denial of exer	nption Select of	or enter type:
Tangible person return required b	arent reduction It substantially complete on a al property value (You must by s.193.052. (s.194.034, F.3 s for catastrophic event	have timely filed	(Include a date a∏Qualifying impro	e-stamped cop ovement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination	this is a joint petition. Attack that they are substantially	similar. (s. 194.01	1(3)(e), (f), and (g), F.S.)	erty appraiser's nutes. The VAB is not bound
by the reques group.	ted time. For single joint petiti	ions for multiple un	its, parcels, or acco	ounts, provide t	he time needed for the entire
<u></u> ,	s or I will not be available to a	•			
evidence directly to appraiser's eviden	to exchange evidence with the property appraiser at le ce. At the hearing, you have	east 15 days befo the right to have	re the hearing and witnesses sworn.	make a writte	n request for the property
of your property re information redacted	, regardless of whether you cord card containing informa ed. When the property appra u how to obtain it online.	ation relevant to th	ne computation of	your current as	ssessment, with confidential

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 a		part 5 to represent you
without attaching a completed power of attorney or authorizati		concerts constrained or tox
Written authorization from the taxpayer is required for access t collector.	o comdential mormation from the p	openty appraiser of tax
I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the		
petition and the facts stated in it are true.	property described in this petition a	
Signature, taxpayer	Print name	Date
DADT 4 Employees Attorney and isoppod Disfessional Sid		
PART 4. Employee, Attorney, or Licensed Professional Sign Complete part 4 if you are the taxpayer's or an affiliated entity		
representatives.		
l 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	5, Florida Statutes (license number –	RD6182).
A Florida real estate broker licensed under Chapter 475, F).
A Florida certified public accountant licensed under Chapte		ber).
I understand that written authorization from the taxpayer is req		<i>,</i>
appraiser or tax collector.		······
Under penalties of perjury, I certify that I have authorization to	file this petition on the taxpayer's be	half, and I declare that I
am the owner's authorized representative for purposes of filing		-
under s. 194.011(3)(h), Florida Statutes, and that I have read	this petition and the facts stated in it	are true.
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not list	ed in part 4 above.	
I am a compensated representative not acting as one of th	e licensed representatives or employ	vees listed in part 4 above
AND (check one)		·
Attached is a power of attorney that conforms to the requir		S., executed with the
taxpayer's authorized signature OR the taxpayer's authoriz	•	
I am an uncompensated representative filing this petition A	. ,	
the taxpayer's authorization is attached OR the taxpay	er's authorized signature is in part 3 o	of this form.
I understand that written authorization from the taxpayer is recappraiser or tax collector.	quired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's autibecoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date

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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			<u>SIDENTIA</u>						
Petition #	2024-0769)	Alternate K	ey: 3788032	Parcel ID): 22-24-26-23	5-000-36000		
Petitioner Name	Ryan,llc c/o Pe	eyton	Property	2902 W		Check if Mu	ltiple Parcels		
The Petitioner is: Taxpaye	r of Record 🛛 🗸 Ta	axpayer's agent	Address		ILSHIRE RD RMONT				
Other, Explain:			Address	021					
Owner Name	IH3 property flo	rida Ip	Value from	Value befo	re Board Action) / a luca a ft a m			
	· · ·	·	TRIM Notice	e Value prese	nted by Prop Appr	Value after E	Board Action		
1. Just Value, required			\$ 339,98	32 \$	339,982	2			
2. Assessed or classified u	se value, *if app	licable	\$ 275,40	60 \$	275,460)			
3. Exempt value, *enter "0"	if none		\$	-					
4. Taxable Value, *required			\$ 275,40	60 \$	275,460)			
*All values entered should be	county taxable	values, School an	d other taxing	authority value	s may differ.				
Last Sale Date 10/31/20	<u>13</u> Pi	rice:\$14	8,000	✓ Arm's Length	Distressed E	3ook <u>4402</u> F	Page 159		
ITEM	Subject	Compara	able #1	Compar	able #2	Compara	Comparable #3		
	3788032	3787		3787		37877			
000r088	VILSHIRE RD ERMONT	2823 WILS CLERN		2917 WILS CLERN		2809 MAYFLO CLERM			
Proximity		same		same		same			
Sales Price		\$399,		\$377,	000	\$389,000			
Cost of Sale		-15	%	-15	%	-159	6		
Time Adjust		1.60)%	2.00)%	4.00	%		
Adjusted Sale		\$346,	313	\$327,	990	\$346,2	210		
\$/SF FLA \$179	9.41 per SF	\$225.61	per SF	\$213.12	per SF	\$182.70	per SF		
Sale Date		8/18/2	2023	7/6/2	023	2/24/2	023		
Terms of Sale		Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed		
				.					
Value Adj. Descript Fla SF 1,895		Description 1,535	Adjustment 25200	Description 1,539	Adjustment 24920	Description 1,895	Adjustment		
Year Built 2000		2001	23200	2002	24920	2000	0		
Constr. Type block/stu		block/stucco		block/stucco		block/stucco			
Condition good		good		good		good			
Baths 2.0		2.0		2.0	+ +	2.0			
Garage/Carport 2 car		2 car		2 car		2 car			
Porches 32 sf		35 sf		30 sf		25 sf			
Pool N		Y	-20000	N	0	<u> </u>	0		
Fireplace 0		0	0	0	0	0	0		
AC Centra	al	Central	0	Central	0	Central	0		
Other Adds epa 252			-			0			
Site Size lot	2 sf	0		0		0			
	2 sf	0 lot		0 lot		lot			
Location good									
		lot		lot		lot			
Location good		lot good	5200	lot good	24920	lot good	0		
Location good		lot good good		lot good good		lot good good	0 0		
Location good		lot good good Net Adj. 1.5%		lot good good Net Adj. 7.6%	24920	lot good good Net Adj. 0.0%			

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.

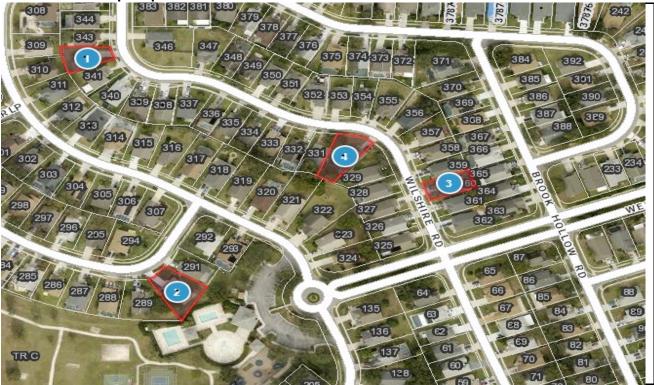
- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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: Mohamed Shariff

DATE 11/20/2024

2024-0769 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
4		2797000	2917 WILSHIRE RD	
1	comp 2	3787999	CLERMONT	same sub
2	comp 3	3787785	2809 MAYFLOWER LOOP	
۲	comp 5	5707705	CLERMONT	same sub
3	subject	3788032	2802 WILSHIRE RD	
5	Subject	0100002	CLERMONT	same sub
4	comp 1	3787987	2823 WILSHIRE RD	
-	compil	0101001	CLERMONT	same sub
5				
6				
7				
8				

Parc IH3 F C/O 1717 DALI	Cel ID PROPER INVITAT MAIN S LAS	Curre RTY FLOF TON HOM ST STE 20	26-2305-0 ent Owner RIDA LP MES TAX DE D00 TX	75201	360 PB 42	subject	Derty Reco 2024 Sta ORB 4402 PG	tus: A		ddress 2802 CLEF roup 0005 Property U	Card # perty Locat WILSHIRE RMONT 5 NI Se E FAMILY Class Val	1 of tion RD FL BHD 058 Last Insp PJF 01- Uat	ection 01-202	
		Total A	cres	0.00		JV/Mkt 0			Tota	l Adj JV/M	 kt			79,500
	Cla	assified A		0	Classifie	ed JV/Mkt 7	9,500 <i>Sketch</i>		Classified					0
Bldg	1 S	ec 1	of 1		Replac	ement Cost	268,538		Deprec Bl	dg Value	260,482	Mul	ti Story	0
20				FLA (1,895 sf) 15 5 5 5 5 1 7 1 0 9 (32	21 EPA (252-st) (252-	59								
Cod	<u>م</u>	Descri		Sub Areas	Gross Are	Eff Area	Bu Year Built	ilding Va	aluation	2000		onstruction		
EPF FLA GAR OPF	ENC FINIS GAR	LOSED P SHED LIV AGE FINI	ORCH FIN ING AREA	0 1,895 0 0	252 1,895 440 32 2,619	0 1895 0 0 1,895	Effective Area Base Rate Building RCN Condition % Good Functional Ob Building RCNI			2000 1895 115.90 268,538 EX 97.00 0 260,482	Imp Type No Stories Quality Grad Wall Type Foundation Roof Cover	R1 1.00 le 680 03 3 3 3	Bedrooms Full Baths Half Baths Heat Type Fireplaces Type AC	2 0 6

LCPA Property Record Card Roll Year 2024

Status: A

2024-0769 Subject PRC Run: 12/4/2024 By

Card # 1 of 1

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

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2014	SALE	01-01-2013	04-25-2014	1	0099	CHECK VALUE	04-25-2014	
2003	2002030498	03-22-2002	07-18-2002	8,341	0000	12X21 VINYL SCRN RM		
2001	0042047	05-03-2000	03-02-2001	94,000	0000	SFR/2802 WILSHIRE RD		

			Sales Inform	Exemptions											
Instrument No	Book	/Page	Sale Date	Sale Price	Code	Description	Year	Amount							
	4402	0159	10-31-2013	WD	Q	Q	I	148,000							
	3533	0397	09-04-2007	WD	Q	Q	1	243,500							
	2373	0119	07-22-2003	QC	U	U	I	22,400							
	1868	1215	09-28-2000	WD	Q	Q	I	122,200							
										Total		0.00			
						Val	ue Summ	ary							
Lond Value Plde															

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79,500	260,482	0	339,982	64522	275460	0.00	275460	339982	331,773

Parc	el ID	Curre	7 87987 26-2305-0 <u>nt Owner</u> ETICIA Y	00-33000		CPA Prop Roll Year	perty Reco 2024 Sta	ord Ca tus: A		2024-0769 Comp 1 PRC Run: 12/4/2024 By Card # 1 of 1 Property Location Site Address 2823 WILSHIRE RD CLERMONT FL 34714				
	WILSH RMONT	IRE RD	FL	34714	с	omp 1				Mill G	roup 0005 Property Us	N	FL 5 BHD 058 Last Inspe PJF 01-0	1 ection
	l Descri	intion												01 202
WES ⁻	TON HI		DIVISION P	HASE II LOT	330 PB 42	PGS 78-80	ORB 6198 PG	299						
	Lines Use	Front	Dawth	Notes	-	Linite	Unit	Depth	Loc	Shp	Phys		Lan	d
#	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	е
1	0100	0	0			1.00 LT	26,500.00	0.0000	3.00	1.000	1.000		0	79,500
	Cla	Total A		0.00	Classifie	JV/Mkt 0 ed JV/Mkt 79	500			il Adj JV/N d Adj JV/N				79,500 0
		assilled A			Classing		Sketch						0	
Bldg	1 S	ec 1	of 1		Replac	ement Cost	221,378		Deprec B	ldg Value	214,737	Mul	ti Story ()
36					LA ,535 sf)				39					
			20											
20			6CF 400 sf)			3 7 7 PF 5 sf) 5 7	2	7 2	3					
			20											
Code	<u></u>	Descrip		Sub Areas	Gross Are	Eff Area	Bu Year Built	ilding Va	aluation	2001		onstruction		^
FLA GAR OPF	FINIS GAR	HED LIV	ING AREA	1,535 0 0	1,535 400 35		Effective Area Base Rate			1535 117.87	Imp Type No Stories Quality Grade	R1 1.00	Bedrooms Full Baths Half Baths	3 2 0
							Building RCN Condition			221,378 EX	Wall Type			0
							% Good			97.00		03	Heat Type	6
			TOTALO	1 525	1 070	1 525	Functional Ob			0	Foundation	3	Fireplaces	0
			TOTALS	1,535	1,970	1,535	Building RCNI	D		214,737	Roof Cover	3	Type AC	03

Alternate Key 3787987 Parcel ID 22-24-26-2305-000-33000

79,500

214,737

14.865

309,102

LCPA Property Record Card Roll Year 2024 Status: A

2024-0769 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	Desc	ription	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL	- RESIDENTIAL	364.00	SF	35.00	2001	2001	12740.00	85.00	10,829				
PLD2	POOL/COOL DEC	K	436.00	SF	5.38	2001	2001	2346.00	70.00	1,642				
SEN2	SCREEN ENCLOS	SED STRUCTURE	1520.00	SF	3.50	2001	2001	5320.00	45.00	2,394				
					Building Per	mits								
Roll Ye		Issue Date	Comp Date	Amou		Description			Review Date	CO Date				
2002			01-30-2002	1	5,860 0000	POOL								
2002		1	01-30-2002		2,380 0000	SEN								
2002	120340	01-01-2001	01-30-2002	8	5,624 0000	SFR/2823 V	VILSHIRE RD							

			Sales Inform	ation					Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023102208 2017088090	6198 4987 1942	0299 0374 1785	08-18-2023 08-10-2017 04-27-2001	WD WD WD	QQQ	01 Q Q	 	399,900 206,300 139,800	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
Total												50,000.00
						Val	ue Summ	ary				
Land Value Bld	g Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex A	mt Co Tax Val Sch Tax	Val Previ	ous Valu

309102

50,000.00

259102

284102

302.477

0

			26-2305-0	00-34200		CPA Pro Roll Year	perty Reco 2024 Sta	ord Ca tus: A	ırd		2024-07 PRC Run: 12	2/4/2024 Card #	By 1 of	1
AL-A	A'RAF LI		ent Owner		_					Site A	ddress 2917	berty Locat WILSHIRE F		
					0	comp 2						RMONT		34714
	SANCI	REST CT GA				•				Mill G	roup 0005 Property U		3HD 05 Last Insp	
ONT	FARIO L	5L3Y5								001		E FAMILY	PJF 01	
Lega	al Descr	ription												
		ILLS SUB	DIVISION P	HASE II LOT	342 PB 42	PGS 78-80	ORB 6174 PG	441						
LL	d Lines Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Val	La	
# 1	Code 0100	0	0	Adj		1.00 LT	Price 26,500.00	Factor 0.0000	Factor 3.00	Factor 1.000	Factor 1.000		Val	ue 79,500
· ·	0100	0	0			1.00	20,500.00	0.0000	5.00	1.000	1.000			19,000
	CI	Total A assified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 79	9 500			al Adj JV/N d Adj JV/N				79,500 0
	.			~1	CILCO		Sketch		0.000	<u></u>				•
Bldg	j 1 S	Sec 1	of 1		Replac	ement Cost	221,682		Deprec E	Bldg Value	215,032	Mult	i Story	0
39					FLA (1,539 sf)				36					
							20							
	43	7	3	3 6 5 (30 sf) 6	6 5 20		GCF (400 sf)		20					
							20							
			Deriter	Out. A					alust				Detell	
Cod	le	Descri	ption	Sub Areas Living Are	Gross Are	Eff Area	Year Built	liaing V	aluation	2002	Imp Type	onstruction R1	Bedrooms	3
FLA	FINIS	SHED LIV	ING AREA	1,539	1,539	1539	Effective Area			1539	No Stories		Full Baths	-
GAR OPF		AGE FINI	ISH 1 FINISHE	0	400 30	0 0	Base Rate			117.80		1.00		
		3.101					Building RCN			221,682	Quality Grade	e 680	Half Baths	-
							Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
							Functional Ob	sol		0	Foundation	3	Fireplaces	s 0
			TOTALS	1,539	1,969	1,539	Building RCNI	D		215,032	Roof Cover	3	Type AC	03

79,500

215,032

0

294,532

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0769 Comp 2 PRC Run: 12/4/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value												
			76-										
	•	•		Buildina Per	mits			a					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date						
2012	SALE	01-01-2011	04-11-2012	1		CHECK VALUES	03-15-2012							
2009	SALE	01-01-2008	03-17-2009	1	0000	CHECK VALUE	03-17-2009							
2003	2001080272	04-18-2002	07-18-2002	85,668	0000	SFR U/C FOR '03								
2002	2001080272	08-21-2001	04-18-2002	85,668	0000	SFR/2917 WILSHIRE RD								

			Sales Informa	Exemptions								
Instrument No	Instrument No Book/Page				Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023083032	6174	0441	07-06-2023	WD	Q	01	I	377,000				
2023025038	6102	1726	02-28-2023	WD	Q	01	I	350,000				
	4136	1552	02-15-2012	WD	Q	Q	I	90,000				
	4023	0621	04-11-2011	WD	Q	Q	I	82,000				
	3975	1154	09-10-2010	TR	U	U	I	100				
										Total		0.00
Value Summary												
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

294532

0.00

294532

294532

287,777

0

		3787785 24-26-2305-(000 20000			perty Reco		rd		2024-07 PRC Run: 1	69 Con 2/4/2024 Card #	Ву	[;] 1
Farce		urrent Owner	000-29000	- F	Roll Year	2024 Sta	tus: A			Pro	perty Loca		I
CASA	NOVA MAR			_					Site A	ddress 2809			
				C	comp 3					CLEF	RMONT	FL	34714
2809 I	MAYFLOWE	R LOOP							Mill G				81
CLER	MONT	FL	34714						001	Property U 00 SINGL	se E Family	Last Insp PJF 01	-01-202
Legal	Descriptior	n											
		SUBDIVISION F	PHASE II LOT	Г 290 PB 42	2 PGS 78-80	ORB 6102 PG	2274						
Land LL			Notes		11-24-	Unit	Depth	Loc	Shp	Phys		La	nd
# (Code FIO		Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Va	lue
1 (0100 0	0			1.00 LT	26,500.00	0.0000	3.00	1.000	1.000		0	79,500
	Tet	al Acres	0.00		JV/Mkt 0			Tota	l Adj JV/M				79,500
	Classifie		0.00	Classifi	ed JV/Mkt 7	9,500			d Adj JV/N				19,500
						Sketch							
Bldg	1 Sec	1 of 1		Replac	ement Cost	263,069		Deprec B	dg Value	255,177	Mu	Iti Story	0
			40										
10			CAN (400 sf)			10							
			(100 0.)										
-			40 40										
						39							
59			FLA										
00			(1,895 sf)										
					22								
			15										
			20	(GCF 440 sf)	20							
		5 OPF											
		5 5 (25 s	f) ⁵		1.1								
	13	5			22]							
			Sub Areas			Bu	ilding V	aluation			onstructio		
Code FLA		scription LIVING AREA	Living Are	Gross Are	Eff Area	Year Built			2000	Imp Type	R1	Bedroom	s 3
FLA GAR	GARAGE I		1,895 0	1,895 440		Effective Area Base Rate			1895 115 00	No Stories	1.00	Full Baths	\$ 2
OPF	OPEN POI	RCH FINISHE	0	25	0	Base Rate Building RCN			115.90 263,069	Quality Grad	e 680	Half Bath	s 0
PAT	PATIO UN	COVERED	0	400	0	Condition			203,009 EX	Wall Type			-
						% Good			97.00		03	Heat Type	
						Functional Ob	sol		0	Foundation	3	Fireplace	s O

TOTALS 1,895

2,760

1,895

Roof Cover

255,177

Type AC

03

3

79,500

255.177

0

334,677

LCPA Property Record Card

Status: A

Roll Year 2024

2024-0769 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

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

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2024	2023040916	04-25-2023	02-16-2024	21,800	0002	REPL WINDOWS 7	02-16-2024	
2012	SALE	01-01-2011	02-17-2012	1	0099	CHECK VALUE	02-17-2012	
2003	SALE	01-01-2002	07-17-2002	1	0000	CHECK VALUES		

			Sales Informa	Exemptions										
Instrument No	nstrument No Book/Page			Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023025278	6102	2274	02-24-2023	WD	Q	01	I	389,000	039	HOMESTEAD	2024	25000		
2016006757	4731	0160	07-21-2015	TR	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000		
2016006758	4731	0162	07-13-2015	TR	U	U	I	100						
	4061	0930	07-19-2011	WD	Q	Q	I	125,000						
	4042	2109	05-26-2011	WD	Q	Q	I	135,000						
									Total 50,000.0					
Value Summary														
Land Value Bldg	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu													

334677

50,000.00

284677

309677

326,468

0