

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

DR-486

Section 194.011, Florida Statutes 38/7308

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.

	COMPLET	ED BY CHE	ax of the val	WEADWSTME	NTEOMRD (VAB)
Petition# 20	24-018	8	County Lake	Ta	ax year 2024	Date received 9.12.21
		<u> </u>	PLENEDBYT	HE PENNIONER		
PART 1. Taxpaye	· · · · · · · · · · · · · · · · · · ·					
Taxpayer name: INV		ty Florida, L.P.		Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North So Scottsdale, AZ		Ste 650	Parcel ID and physical address or TPP account #	2519250181 4681 Marsh	
Phone 954-740-62	240			Email	ResidentialA	ppeals@ryan.com
The standard way t	o receive inform	ation is by US	S mail. If possible	e, I prefer to receiv	e information	by ☑ email ☐ fax.
	etition after the at support my sta		line. I have attac	hed a statement o	f the reasons	I filed late and any
your evidence to evidence. The \ Type of Property	the value adjust /AB or special m	ment board c agistrate rulir Industrial a	lerk. Florida law a Ig will occur unde	llows the property a r the same statutor	appraiser to cro ry guidelines a charge	st submit duplicate copies of oss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition	Check o	ne. If more than	one, file a separa	ate petition.	
✓ Real property volume ☐ Denial of classif ☐ Parent/grandpa ☐Property was not	alue (check one fication rent reduction t substantially coal property value y s.193.052. (s.*	omplete on Ja (You must h	increase anuary 1 ave timely filed	Denial of exer	filing of exeme-stamped copyement (s. 193.tontrol (s. 193.1	or enter type: uption or classification by of application.) .1555(5), F.S.) or change of .155(3), 193.1554(5), or
determination Enter the time by the request group. My witnesses You have the right evidence directly to appraiser's evidenc You have the right, of your property rec	that they are su (in minutes) you ded time. For sing or I will not be a to exchange evi to the property ap ce. At the hearin regardless of w cord card contained. When the pro	think you ned think you ned think you ned the joint petition wailable to at dence with the praiser at least, you have the ther you in hing informat operty appraise.	milar. (s. 194.01 and to present you are for multiple un tend on specific ast 15 days befor he right to have aitiate the eviden to the	its, parcels, or accordance. I have attactaiser. To initiate the the hearing and witnesses sworn. The exchange, to refer computation of years.	ngs take 15 mings take 15 mings take 15 mings take 15 mings take a list of date exchange, you make a writte ecceive from the your current as	nutes. The VAB is not bound the time needed for the entire

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 without attaching a completed power of attorney or authorizati Written authorization from the taxpayer is required for access collector.	on for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		llowing licensed
l am (check any box that applies):		
An employee of	,	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	Florida Statutes (license number).
A Florida certified public accountant licensed under Chapte	er 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an ag	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		E ATTACH.
Complete part 5 if you are an authorized representative not lis	ted in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	·	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the required taxpayer's authorized signature OR ☐ the taxpayer's authorized.		
I am an uncompensated representative filing this petition A	ND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpay	er's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is recappraiser or tax collector.	quired for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's aut becoming an agent for service of process under s. 194.011(3 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

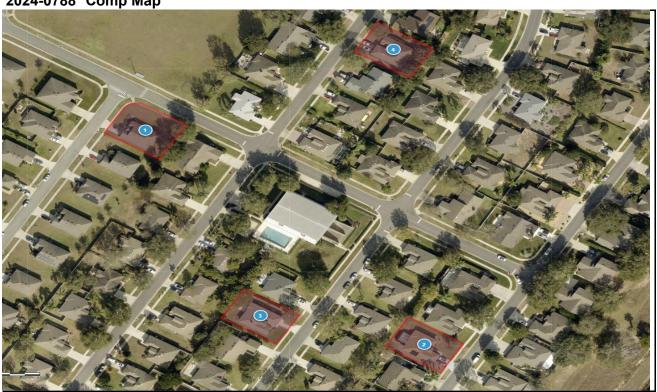
Property 4681 MARSH HARBOR DR I	Petition #	<u> </u>	2024-0788		Alternate K	ey: 3817308	Parcel	ID: 25-19-25-01	81-000-12300
1. Just Value, required	Petitioner Name The Petitioner is: Other, Explain:		•					R Check if Mi	ultiple Parcels
2. Assessed or classified use value, "if applicable \$ 247,850 \$ 247,850 \$	Owner Name	e IH3 PROI	PERTY FLO	RIDA LP		1 0		i value atter	Board Action
3. Exempt value, *enter "0" if none	1. Just Value, red	quired			\$ 267,54	47 \$	267,54	47	
4. Taxable Value, *required \$ 247,850 \$ 247,850 \$	2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 247,8	50 \$	247,8	50	
A Taxable Value, *required \$ 247,850 \$ 247,850 \$	3. Exempt value,	*enter "0" if nor	ne		\$	-			
Table Tab					\$ 247,89	50 \$	247,8	50	
TIEM		•	ty taxable va	lues, School an			s may differ.	•	
AK# 3817308 3798000 3862017 3798020	Last Sale Date	10/24/2013	Pric	ce:\$13	2,000	Arm's Length	Distressed	Book <u>4399</u>	Page <u>125</u>
Address				•					
Proximity	AK#								
Sales Price \$335,000 \$320,000 \$330,000	Address			TAVA	RES	TAVA	RES		
Cost of Sale									
Time Adjusted Sale									
Second Sale Second									
\$\frac{\fra	_								
Sale Date		¢150 /11 n	or SE						
Value Adj. Description Description Adjustment Description <t< th=""><th></th><th>φ100.41 μ</th><th>ei Sr</th><th></th><th>•</th><th></th><th></th><th></th><th>•</th></t<>		φ100.41 μ	ei Sr		•				•
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Location SUBDIVISION SAME SUB									
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Adi. Sales Price				_	_	1		_	3050
Adi. Sales Price		Market Value	\$267,547	Adj Market Value	\$275,680	Adj Market Value	\$277,560	Adj Market Value	\$285,370
	Adj. Sales Price	Value per SF	•		•				•

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: SCOTT DAWSON DATE 12/11/2024

2024-0788 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	COMP 2	3862017	4503 BARBUDA DR	
ı	CONIP 2	3002017	TAVARES	SAME SUB
2	COMP 1	3798000	4910 ABACO DR	
	COMP	3190000	TAVARES	SAME SUB
3	COMP 3	3798020	4900 TREASURE CAY RD	
3	COIVIP 3	3190020	TAVARES	SAME SUB
4	SUBJECT	3817308	4681 MARSH HARBOR DR	
4	SOBJECT	3017300	TAVARES	-
5				
6				
7				
8				

Alternate Key 3817308 Parcel ID 25-19-25-0181-000-12300

Current Owner

IH3 PROPERTY FLORIDA LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000

DALLAS TX 75201

LCPA Property Record Card Roll Year 2025 Status: A

SUBJECT

2024-0788 Subject PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 4681 MARSH HARBOR DR TAVARES FL 32778

Mill Group 000T NBHD 0643

Property Use Last Inspection

00100 SINGLE FAMILY TRF 02-17-202

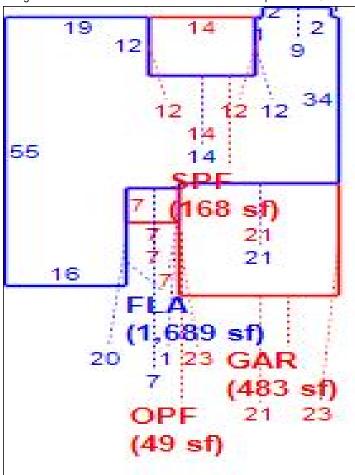
Legal Description

GROVES AT BAYTREE PHASE 2 PB 49 PG 32-33 LOT 123 ORB 4399 PG 125

Lan	d 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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
		Total A	cres	0.00	JV/N	lkt 0			Tota	ı I Adj JV/MI	ct		79,000
	Classified Acres 0 Classified JV/M						,000		Classified	d Adj JV/MI	ct	•	0

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 194,378 Deprec Bldg Value 188,547 Multi Story 0



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,689	1,689	1689	Effective Area	1689			- " - "	
-	GARAGE FINISH	0	483	0	Base Rate	93.19	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	49 168	0	Building RCN	194,378	Quality Grade	645	Half Baths	0
0	CONCERT ONOTHING	Ü	100	Ŭ	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,689	2,389	1,689	Building RCNLD	188,547	Roof Cover	3	Type AC	03

Alternate Key 3817308

Parcel ID 25-19-25-0181-000-12300

79,000

188,547

267,547

LCPA Property Record Card Roll Year 2025 Status: A

2024-0788 Subject PRC Run: 12/11/2024 By

Parcel II	D 25-19-	25-018	1-000-	12300		Ro	II Yea	r 202	25 Sta	atus: A				Card #	1	of	1
						*Onlv			laneous F records a	eatures are reflected b	elow						
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r	RCN	%Good	П	Apr \	√alue
					<u> </u>												
Roll Year	Permit	ID I	Issue D	ate (Comp D)ate	Δm	nount	ilding Per Type	mits 	Descrip	otion		Review [)ate	CC	D Date
2005 2004	03-00606 03-00606		02-25-20 07-11-20	004 1	0-14-2 2-25-2	004	7111	100,67 100,67	71 0000	SFR/3 SFR/3	200011	3.5.1					<i>-</i> B u to
				Sales I		ation								mptions			
Instrur	ment No	Book 4399 2585	(/Page 0125 2119	Sale I 10-24- 05-28-	2013	Instr WD WD	Q/U Q Q	Q Q Q	Vac/Imp I I	Sale Price 132,000 155,200			Descriptio		Yea	ır	Amount
														Total			0.00
		1						Va	lue Summ	nary							
Land Va	lue Bldg	y Value	Misc	Value	Mark	et Valu	e De	eferred			Cnty Ex A	mt Co	Tax Val	Sch Tax	Val F	revic	ous Valu

267547

0.00

267547

267547

267,547

^{***}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 3798000

Parcel ID 25-19-25-0180-000-02300

Current Owner FERNANDEZ JOAQUIN & OLGA C

1225 E CHESTNUT ST

HAZLETON PΑ 18201

LCPA Property Record Card Roll Year 2025 Status: A

2024-0788 Comp 1 PRC Run: 12/11/2024 By

Card # of 1

Property Location

SINGLE FAMILY

Site Address 4910 ABACO DR

TAVARES FL 32778 T000 **NBHD** 0643

Mill Group Property Use Last Inspection

00100

TRF 02-15-202

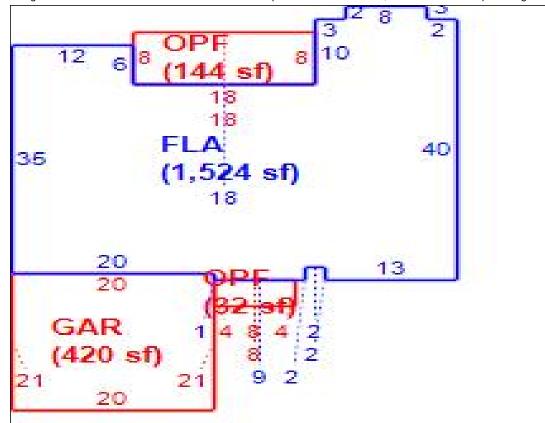
Legal Description

TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 23 PB 43 PGS 11-12 ORB 6237 PG 917

Lan	d 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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000
		Total A		0.00	JV/Mkt 0		·	Tota	il Adj JV/Mk	ct	'	79,000
Classified Acres 0 Classified JV/Mkt						9,000		Classifie	d Adj JV/Mk	ct		0

Bldg 1 1 of 1 Replacement Cost 178,194 Deprec Bldg Value 172,848 Multi Story Sec

Sketch



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,524	1,524	1524	Effective Area	1524			- " - "	.
GAR	GARAGE FINISH	0	420	0	Base Rate	94.45	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	176	0	Building RCN		Quality Grade	645	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Wan Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,524	2,120	1,524	Building RCNLD	172,848	Roof Cover	3	Type AC	03

Alternate Key 3798000

LCPA Property Record Card

2024-0788 Comp 1 PRC Run: 12/11/2024 By

Parcel ID 25-19-25-0180-000-02300 Card# of 1 Roll Year 2025 Status: A

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
PLD2	POOL/COOL DECK	250.00	SF	5.38	2004	2004	1345.00	70.00	942				
SEN2	SCREEN ENCLOSED STRUCTURE	756.00	SF	3.50	2004	2004	2646.00	50.00	1,323				
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2004	2004	7000.00	50.00	3,500				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2005 2003	04-00068 01-00873	01-23-2004 01-01-2002	10-14-2004 11-25-2002	10,000 84,190		SWIMSPA & DECKING 6X13 SFR/3-4910 ABACO DR		

			Sales Informa		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023135445 2021069921	6237 5713 4297 2463 2082	0917 0342 0720 2254 1771	10-30-2023 05-07-2021 03-21-2013 11-25-2003 03-08-2002	WD WD WD WD	00000	01 01 Q Q Q		335,000 134,000 129,000 144,000 126,400				
										Total		0.00

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79.000	172.848	5.765	257.613	0	257613	0.00	257613	257613	257.854

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Alternate Key 3862017 Parcel ID 25-19-25-0184-000-31700

Parcel ID 25-19-25-0184-000-31700

Current Owner

DYER CYPRIAN C

FL

LCPA Property Record Card Roll Year 2025 Status: A

Roll Year 2025 Status: A

COMP 2

2024-0788 Comp 2 PRC Run: 12/11/2024 By

Mill Group

Card # 1 of 1

Property LocationSite Address 4503 BARBUDA DR

TAVARES FL 32778

000T NBHD 0643

Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Legal Description

TAVARES

4503 BARBUDA DR

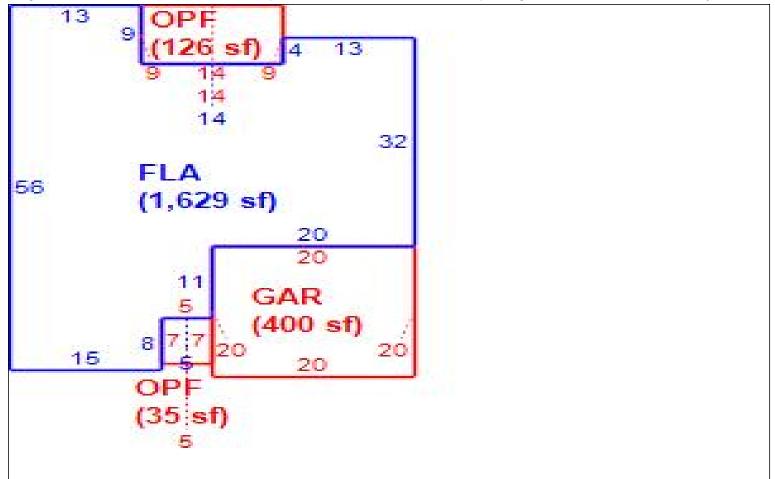
GROVES AT BAYTREE PHASE 5 PB 61 PG 27-28 LOT 317 ORB 6228 PG 2311

32778

Lan	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	50,000.00	0.0000	1.58	1.000	1.000	0	79,000		
Total Acres 0.00 JV/Mkt 0						Tota	i Adj JV/Mi	t		79,000				
Classified Acres 0 Classified JV/Mkt 79 0				000	00 Classified Adi JV/Mkt (

 Sketch

 Bldg 1 Sec 1 of 1
 Replacement Cost 198,702
 Deprec Bldg Value 192,741
 Multi Story 0



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2016	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,629	1,629	1629	Effective Area	1629			- " - "	
GAR	GARAGE FINISH	0	400	0	Base Rate	99.77	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	161	0	Building RCN	198,702	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,629	2,190	1,629	Building RCNLD	192,741	Roof Cover	3	Type AC	03

Alternate Key 3862017 Parcel ID 25-19-25-0184-000-31700

LCPA Property Record Card Roll Year 2025 Status: A

2024-0788 Comp 2 PRC Run: 12/11/2024 By

Card#

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Type Apr Value **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Type Description Review Date SFR 3/2 4503 BARBUDA DR 12-07-2016 16-00001114 215,392 09-21-2016 12-15-2016 0001 12-15-2016 2017

				Sales Informa	Exemptions								
Instrume	ent No	Book/Page		/Page Sale Date		Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
202312	8580	6228	2311	10-05-2023	WD	Q	01	I	320,000	039	HOMESTEAD	2024	
202112	5048	5791	1501	08-26-2021	QC	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
201705	0685	4942	0915	05-02-2017	LE	U	U	1	100				
201613	0602	4878	0233	12-14-2016	WD	Q	Q	I	201,900				
		4599	1488	01-24-2015	WD	U	M	V	1,475,000				
											Total		50,000.00
							1/0/	lua Cumana			<u> </u>		

								_
1 \ / - 1	Distriction	Missila	Mankatikali	D = f = === = 1	A = = = 1 \ / = 1 =	C-4. F. A-4	C- T \/-!	

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
79,000	192,741	0	271,741	0	271741	50,000.00	221741	246741	271,741

^{***}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 3798020 Parcel ID 25-19-25-0180-000-04300

Current Owner

Current Owner
HAMILTON WAYNE A & ANDREA L

600 W YALE ST

ORLANDO FL 32804

LCPA Property Record Card Roll Year 2025 Status: A

COMP 3

2024-0788 Comp 3 PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 4900 TREASURE CAY RD

Property Use Last Inspection
00100 SINGLE FAMILY TRF 02-15-202

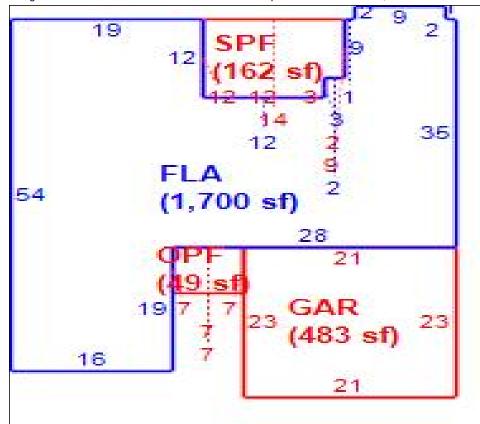
Legal Description

TAVARES, GROVES AT BAYTREE PHASE 1 SUB LOT 43 PB 43 PGS 11-12 ORB 6164 PG 776

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Loc Shp		Class Val	Land	
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value	
1	0100	0	0		1.00 LT	50,000.00	0.0000	1.58	1.000	1.000	0	79,000	
		T-4-L A		0.001	1) // M/4/0		<u> </u>	T-4-	 A al: \//A Al	41		70.000	
		Total A	cres	0.00	JV/Mkt 0				l Adj JV/Mk		79,000		
Classified Acres 0				0	Classified JV/Mkt 79	.000		Classified	Adi JV/Mk	ct		0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 196,825 Deprec Bldg Value 190,920 Multi Story 0



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,700	1,700	1700	Effective Area	1700				
-	GARAGE FINISH	0	483	0	Base Rate	93.16	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	49 162	0	Building RCN	196,825	Quality Grade	645	Half Baths	0
011	OOKEENT OKOITTINO	O	102		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١ ٠
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTALS	1,700	2,394	1,700	Building RCNLD	190,920	Roof Cover	3	Type AC	03

Alternate Key 3798020 Parcel ID 25-19-25-0180-000-04300

79,000

190.920

269.920

LCPA Property Record Card Roll Year 2025 Status: A

2024-0788 Comp 3 PRC Run: 12/11/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Effect Yr RCN Code Type Unit Price Year Blt %Good Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description **Review Date** Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 2023074827 6164 0776 06-20-2023 Q 330,000 WD 01 03-16-2007 WD 218,000 3395 2121 Q Q 1836 1427 06-29-2000 WD Q Q 134,100 0.00 Total 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

269920

0.00

269920

269920

269.920

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