



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3836253**

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0816	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: INV_HOME; 2017-2 IH Borrower LP		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	2719260075-000-12400 3948 Hillingdon Rd
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<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

Petition # 2024-0816		Alternate Key: 3836253		Parcel ID: 27-19-26-0075-000-12400	
Petitioner Name ROBERT PEYTON, RYAN LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		Property Address 3948 HILLINGDON RD TAVARES		<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2017-2 IH BORROWER LP		Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action	
1. Just Value, required		\$ 300,134	\$ 300,134		
2. Assessed or classified use value, *if applicable		\$ 231,790	\$ 231,790		
3. Exempt value, *enter "0" if none		\$ -			
4. Taxable Value, *required		\$ 231,790	\$ 231,790		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 1/18/2013 **Price:** \$95,000 Arm's Length Distressed **Book** 4269 **Page** 2331

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836253	3840310	3836131	3836183
Address	3948 HILLINGDON RD TAVARES	1109 LONGVILLE CIR TAVARES	2236 MERRY RD TAVARES	2437 MERRY RD TAVARES
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$343,000	\$359,900	\$327,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.00%	2.40%
Adjusted Sale		\$292,922	\$305,915	\$285,798
\$/SF FLA	\$165.82 per SF	\$153.68 per SF	\$160.84 per SF	\$150.26 per SF
Sale Date		11/16/2023	1/5/2024	6/12/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,810	1,906	-4800	1,902	-4600	1,902	-4600
Year Built	2005	2006		2005		2006	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
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	PATIO	YES	-5000	PATIO		PATIO	
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	N	N		N		N	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	SUBDIVISION	SAME SUB		SAME SUB		SAME SUB	
View	INT LOT	INT LOT		INT LOT		INT LOT	
		-Net Adj. 3.3%	-9800	-Net Adj. 8.0%	-24600	-Net Adj. 1.6%	-4600
		Gross Adj. 3.3%	9800	Gross Adj. 8.0%	24600	Gross Adj. 1.6%	4600
Adj. Sales Price	Market Value \$300,134	Adj Market Value	\$283,122	Adj Market Value	\$281,315	Adj Market Value	\$281,198
	Value per SF 165.82						

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.

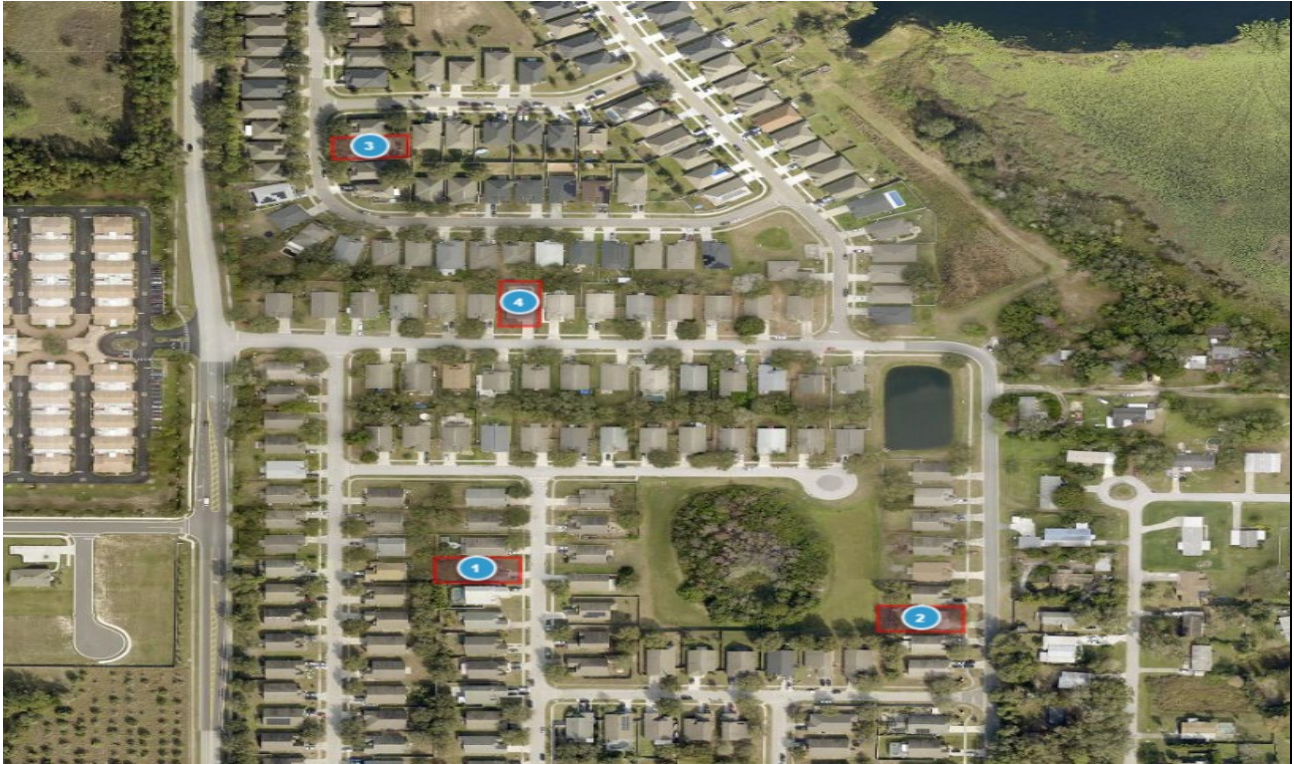
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: SCOTT DAWSON

DATE 12/11/2024

2024-081€ Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3836253	3948 HILLINGDON RD TAVARES	-
2	COMP 3	3836183	2437 MERRY RD TAVARES	SAME SUB
3	COMP 1	3840310	1109 LONGVILLE CIR TAVARES	SAME SUB
4	COMP 2	3836131	2236 MERRY RD TAVARES	SAME SUB
5				
6				
7				
8				

Alternate Key 3836253
Parcel ID 27-19-26-0075-000-12400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0816 Subject
PRC Run: 12/10/2024 By
Card # 1 of 1

Current Owner		
2017-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

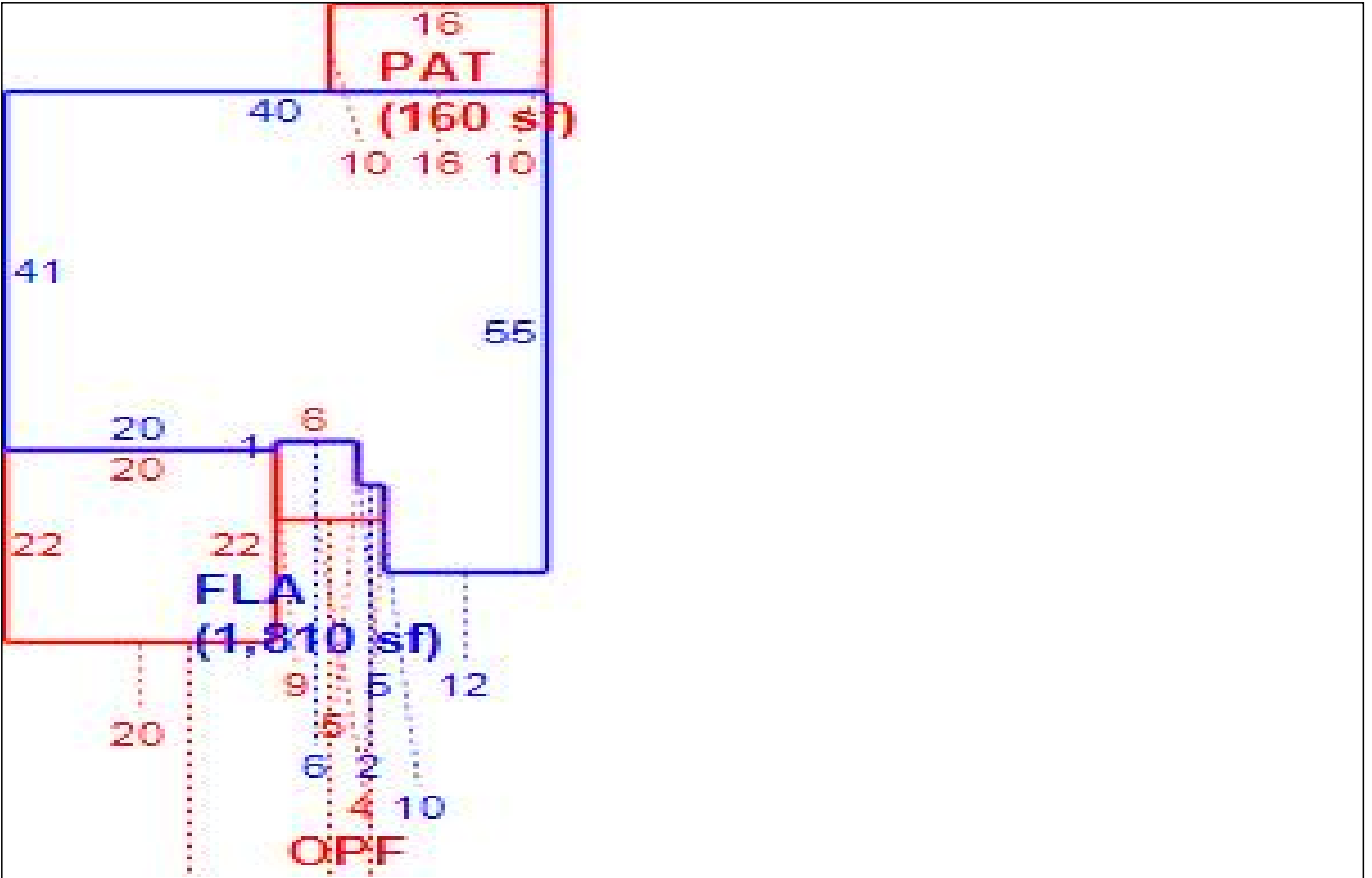
SUBJECT

Property Location		
Site Address 3948 HILLINGDON RD TAVARES FL 32778		
Mill Group 000T	NBHD 2118	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 124 ORB 4519 PG 1200 ORB 5025 PG 2026

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 230,551 Deprec Bldg Value 223,634 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,810	1,810	1810	Effective Area	1810	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	105.72	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	62	0	Building RCN	230,551	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,810	2,472	1,810	Building RCNLD	223,634				

Alternate Key 3836253
 Parcel ID 27-19-26-0075-000-12400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0816 Subject
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2007 2006	SALE BR05-01001	01-01-2006 07-21-2005	10-18-2006 02-21-2006	1 163,024	0000 0000	CHECK VALUES SFR 3948 HILLINGDON RD	10-18-2006		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017120620	5025	2026	11-09-2017	WD	U	M	I	100			
	4519	1200	08-14-2014	WD	U	M	I	100			
	4269	2331	01-18-2013	WD	Q	Q	I	95,000			
	3205	0970	07-01-2006	WD	Q	Q	I	248,000			
	3015	1101	11-17-2005	WD	Q	Q	I	213,500			
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	
76,500	223,634	0	300,134	45174	254960	0.00	254960	300134	300,134	

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Alternate Key 3840310
 Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0816 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

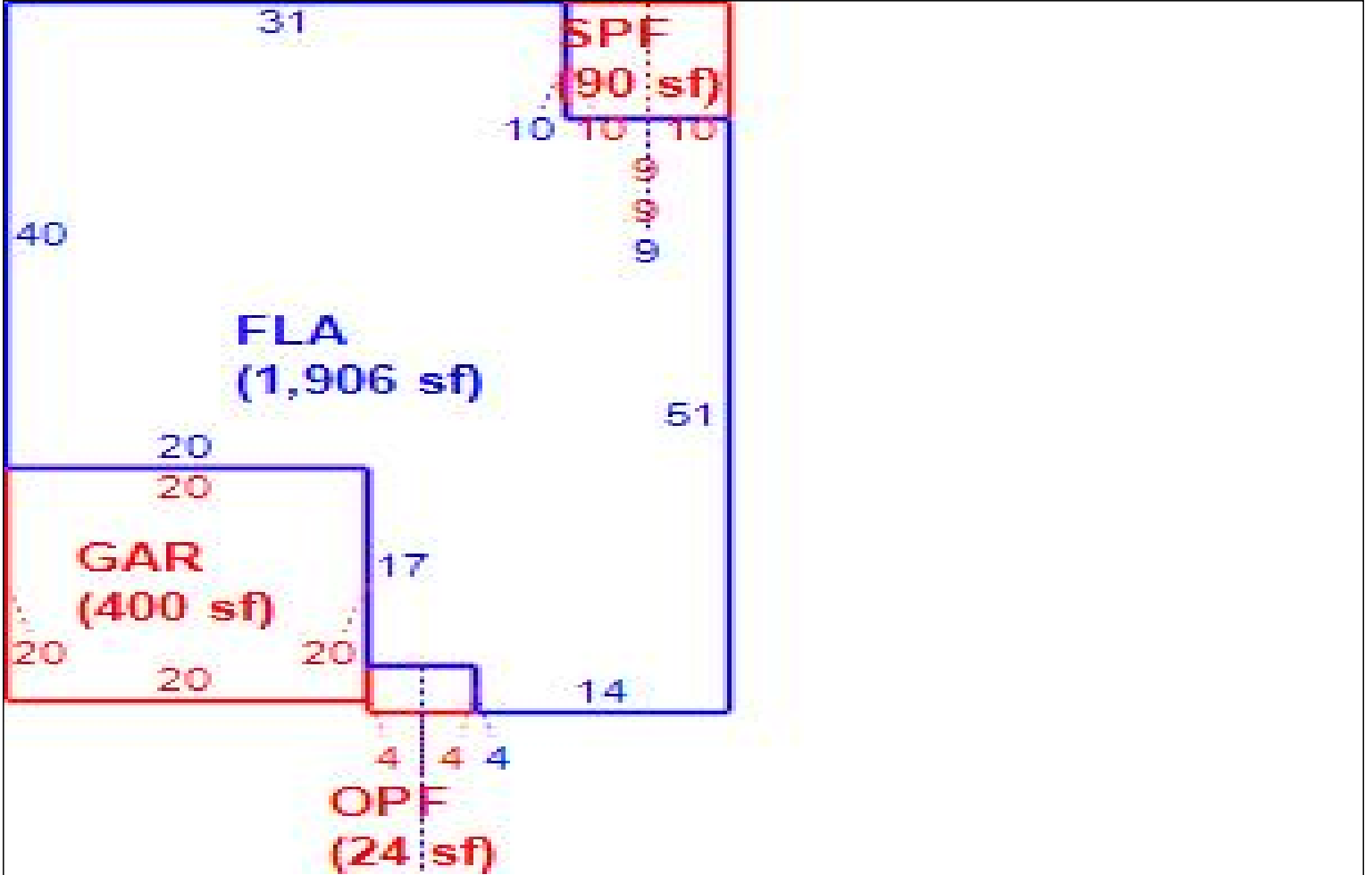
COMP 1

Property Location		
Site Address 1109 LONGVILLE CIR		
TAVARES FL 32778		
Mill Group	000T	NBHD 2118
Property Use		Last Inspection
00100	SINGLE FAMILY	JDB 03-08-201

Legal Description
 PINES AT LAKE SAUNDERS PHASE II PB 55 PG 68-70 LOT 138 ORB 6248 PG 2040

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 263,523 Deprec Bldg Value 255,617 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,906	1,906	1906	Effective Area	1906	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	115.86	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	263,523	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	90	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,906	2,420	1,906	Building RCNLD	255,617				

Alternate Key 3840310
 Parcel ID 22-19-26-1601-000-13800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0816 Comp 1
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2019	SALE	01-01-2018	04-05-2019	1	0099	CHECK VALUE	03-08-2019		
2007	BR05-01727	01-18-2006	07-11-2006	170,108	0000	SFR/1109 LONGVILLE CIR	07-11-2006		
2007	IMPS	01-04-2006	07-11-2006	1	0000	SFR FOR 07	07-11-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145025	6248	2040	11-16-2023	WD	Q	01	I	343,000	039	HOMESTEAD	2024	25000
2018128698	5193	0236	10-31-2018	WD	Q	Q	I	193,500	059	ADDITIONAL HOMESTEAD	2024	25000
	3184	1100	06-07-2006	WD	Q	Q	I	254,800				
	3048	0198	11-30-2005	WD	U	M	V	1				
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	
76,500	255,617	0	332,117	0	332117	50,000.00	282117	307117	332,117	

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Alternate Key 3836131
 Parcel ID 27-19-26-0075-000-00800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0816 Comp 2
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Current Owner		
TORRES DANNY S		
53-32 69TH ST		
MASPETH	NY	11378

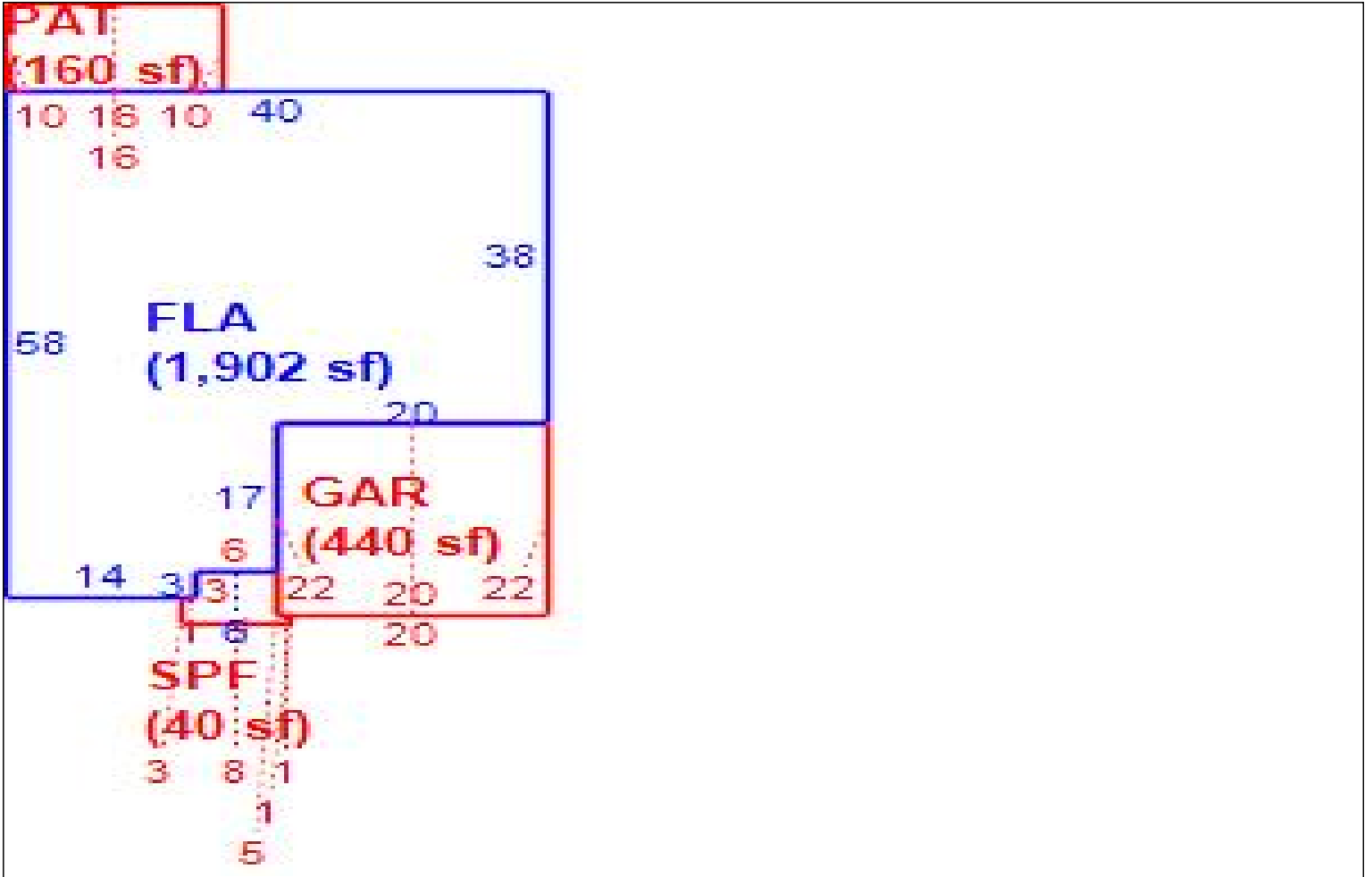
COMP 2

Property Location			
Site Address 2236 MERRY RD			
TAVARES FL 32778			
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 8 ORB 6281 PG 806

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500		
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 239,911	Deprec Bldg Value 232,714	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,902	1,902	1902	Effective Area	1902	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	105.48	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	160	0	Building RCN	239,911	Condition	EX	Wall Type	03
SPF	SCREEN PORCH FINIS	0	40	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,902	2,542	1,902	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	232,714				

Alternate Key 3836131
Parcel ID 27-19-26-0075-000-00800

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0816 Comp 2
PRC Run: 12/10/2024 By
Card # 1 of 1

Miscellaneous Features <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	253.00	SF	35.00	2015	2015	8855.00	85.00	7,527
PLD3	POOL/COOL DECK	488.00	SF	7.33	2015	2015	3577.00	77.50	2,772

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	15-00001101	09-09-2015	03-09-2016	24,000	0003	POL	03-09-2016		
2013	12-00000430	05-18-2012	01-07-2013	805	0002	SCRN IN FRONT ENTRY	01-07-2013		
2007	SALE	01-01-2006	10-18-2006	1	0000	CHECK VALUES	10-18-2006		
2006	BR05-00806	06-15-2005	10-20-2005	168,248	0000	SFR 2236 MERRY RD			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024014287	6281	0806	01-05-2024	WD	Q	01	I	359,900			
2023130355	6231	0322	10-19-2023	WD	Q	01	I	239,000			
	4605	1136	03-16-2015	QC	U	U	I	100			
	4039	0079	05-23-2011	WD	Q	Q	I	110,000			
	3993	0099	01-04-2011	CT	U	U	I	72,500			
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	
76,500	232,714	10,299	319,513	0	319513	0.00	319513	319513	319,603	

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Alternate Key 3836183
Parcel ID 27-19-26-0075-000-05900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0816 Comp 3
PRC Run: 12/10/2024 By

Card # 1 of 1

Current Owner	
ABBOTT LA SALLE	
2437 MERRY RD	
TAVARES	FL 32778-5752

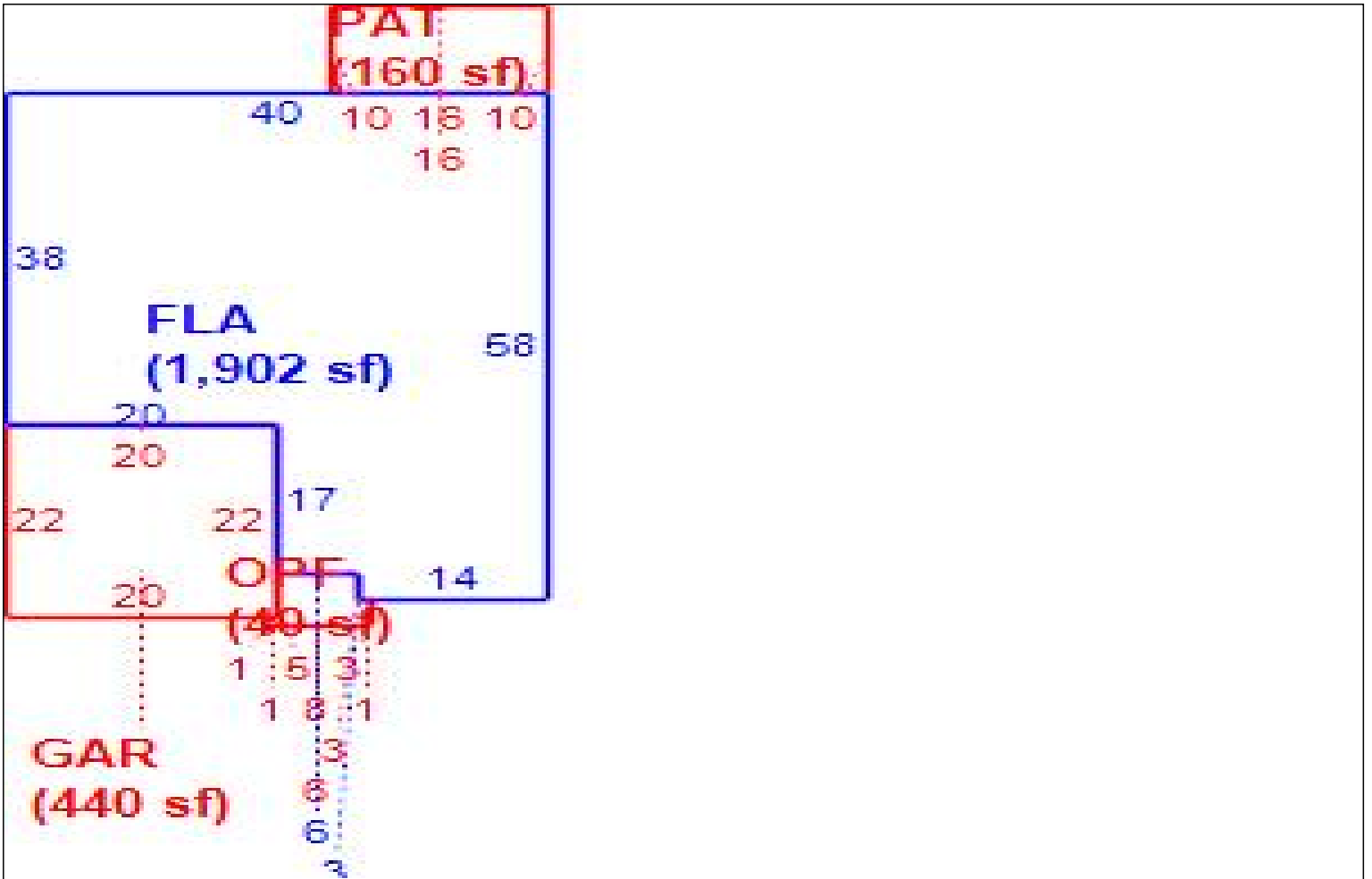
COMP 3

Property Location			
Site Address	2437 MERRY RD		
	TAVARES	FL	32778
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 59 ORB 6161 PG 117

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	45,000.00	0.0000	1.70	1.000	1.000	0	76,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		76,500			
Classified Acres		0		Classified JV/Mkt		76,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	239,752		Deprec Bldg Value 232,559
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,902	1,902	1902	Effective Area	1902	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	105.48	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	239,752	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	232,559	Roof Cover	3	Type AC	03
TOTALS		1,902	2,542	1,902						

Alternate Key 3836183
 Parcel ID 27-19-26-0075-000-05900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0816 Comp 3
 PRC Run: 12/10/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2007	BR05-01737	01-10-2006	07-06-2006	168,248	0000	SFR 3/BR 2437 MERRY RD	07-06-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023072195	6161	0117	06-12-2023	WD	Q	01	I	327,000				
2017053454	4945	1277	05-10-2017	WD	Q	Q	I	157,000				
2017037174	4925	2279	03-31-2017	PO	U	U	I	0				
2017053449	4945	1263	03-23-2017	QC	U	U	I	100				
2017011349	4896	1654	10-04-2016	AD	U	U	I	0				
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	
76,500	232,559	0	309,059	0	309059	0.00	309059	309059	309,059	

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