

PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** 3836261

Section 194.011, Florida Statutes

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 IN CO	erk of veleval	The sume	NT EQUARD (N	yab)
Petition # 20	24-0817	County Lake		ax year 2024	Date received 9.12.24
		MPLEUEDBYT	HEPERMONER	<u>. 12</u>	
PART 1. Taxpaye					
Mailing address	V_HOME; 2018-2 IH Borrower LP		Representative: F Parcel ID and	kyan, LLC c/o	Robert Peyton
for notices	Ryan, LLC 16220 North Scottsdale Ro Scottsdale, AZ 85254	d, Ste 650	physical address or TPP account #	2719260075- 4055 Waltha	
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.com
The standard way	to receive information is by l	US mail. If possible	e, I prefer to receiv	e information b	oy 🗹 email 🗌 fax.
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement c	of the reasons I	filed late and any
your evidence t evidence. The	the hearing but would like my to the value adjustment board VAB or special magistrate ru	clerk. Florida law a ling will occur unde	llows the property a er the same statuto	appraiser to cro ry guidelines as	ss examine or object to your s if you were present.)
	☑ Res. 1-4 units Industria □ Res. 5+ units □ Agricultura	ll and miscellaneou al or classified use	Is High-water red	v —	Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition	one. If more than	one, file a separ	ate petition.	
☑ Real property ☐ Denial of class	value (check one)Idecreas	e 🗌 increase	Denial of exer	nption Select o	or enter type:
Parent/grandpa					ption or classification
	ot substantially complete on		•	• •	by of application.)
return required I	nal property value (You must by s.193.052. (s.194.034, F. s for catastrophic event	•		control (s. 193.1	1555(5), F.S.) or change of 55(3), 193.1554(5), or
	if this is a joint petition. Attac n that they are substantially				erty appraiser's
by the reques group.	e (in minutes) you think you n sted time. For single joint petit s or I will not be available to	tions for multiple un	its, parcels, or acco	ounts, provide t	he time needed for the entire
-	t to exchange evidence with	•			
evidence directly t	to the property appraiser at l nce. At the hearing, you have	east 15 days befor	re the hearing and		
of your property re information redact	t, regardless of whether you ecord card containing inform ted. When the property appr ou how to obtain it online.	ation relevant to th	e computation of	your current as	sessment, 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 without attaching a completed power of attorney or auth Written authorization from the taxpayer is required for ac	norization for representation to this form.	
collector.		
☐ I authorize the person I appoint in part 5 to have acce Under penalties of perjury, I declare that I am the owner petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession Complete part 4 if you are the taxpayer's or an affiliated representatives.	al Signature I entity's employee or you are one of the follow	ing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated ent	ity).
A Florida Bar licensed attorney (Florida Bar number	·).	
A Florida real estate appraiser licensed under Chap	oter 475, Florida Statutes (license number	<u>06182).</u>
A Florida real estate broker licensed under Chapter		
A Florida certified public accountant licensed under	Chapter 473, Florida Statutes (license number).
I understand that written authorization from the taxpayer appraiser or tax collector.	r is required for access to confidential informati	on from the property
Under penalties of perjury, I certify that I have authorized am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an agent	for service of process
Signature, representative	Robert Peyton Print name	<u>9/10/2024</u> Date
PART 5. Unlicensed Representative Signature		e avita
Complete part 5 if you are an authorized representative	•	- listed in west 4 above
I am a compensated representative not acting as or AND (check one)		
Attached is a power of attorney that conforms to the taxpayer's authorized signature OR [] the taxpayer's a		executed with the
I am an uncompensated representative filing this pe	etition AND (check one)	
the taxpayer's authorization is attached OR [] the	taxpayer's authorized signature is in part 3 of t	
I understand that written authorization from the taxpayer appraiser or tax collector.		his form.
1	er is required for access to confidential informa	
Under penalties of perjury, I declare that I am the owne becoming an agent for service of process under s. 194 facts stated in it are true.	er's authorized representative for purposes of f	tion from the property iling this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				SIDENTIA				
Petition #	ŧ	2024-0817		Alternate K	ey: 3836261	Parcel II	D: 27-19-26-007	5-000-13200
Petitioner Name	ROBERT	PEYTON, R	YAN LLC				_ Check if Mu	ltiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property		IAM FOREST D	R	
Other, Explain:				Address	1A	VARES		
Owner Name	2018-21	H BORROW		Value from		re Board Actior		
	2010-21	II BORROW		TRIM Notice		nted by Prop Appr	I value atter F	Board Action
	<u> </u>				·			
1. Just Value, rec	-			\$ 296,0		296,08		
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 230,54	40 \$	230,54	0	
3. Exempt value,	*enter "0" if nor	ne		\$	-			
4. Taxable Value,	, *required			\$ 230,54	40 \$	230,54	0	
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority value	s may differ.		
Last Sale Date	08/20/213	Pric	ce:\$10	8,500	✓ Arm's Length [Distressed	Book <u>4371</u> F	age <u>1084</u>
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	ble #3
AK#	38362		3840		3836		38362	
Address	4055 WALTHA		1109 LONG	VILLE CIR	2236 ME	RRY RD	2462 FARRIN	
Address	DR		TAVA	RES	TAVA	RES	TAVAF	RES
Proximity			SAME	SUB	SAME	SUB	SAME	SUB
Sales Price			\$343,		\$359,		\$320,0	00
Cost of Sale			-15			-15%		6
Time Adjust			0.40		0.00		0.00	
Adjusted Sale			\$292,		\$305,		\$272,0	
\$/SF FLA	\$167.09 p	er SF	\$153.68	•	\$160.84		\$153.50	
Sale Date			11/16/		1/5/2		12/7/2	-
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Value Adj. Fla SF	1,772		1,906	-6700	1,902	-6500	1,772	Adjustment 0
Year Built	2005		2006	-0700	2005	-0300	2006	0
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport			2.0 2 CAR	1	2.0 2 CAR	+ +	2.0 2 CAR	
Porches	PATIO		YES	-5000	PATIO	1 1	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		Ν		N		Ν	
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. 4.0%	-11700	-Net Adj. 8.7%	-26500	Net Adj. 0.0%	0
			Gross Adj. 4.0%	11700	Gross Adj. 8.7%	26500	Gross Adj. 0.0%	0
Adi Colse Drive	Market Value	\$296,084	Adj Market Value	\$281,222	Adj Market Value	\$279,415	Adj Market Value	\$272,000
Adj. Sales Price	Value per SF	167.09						

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

2024-0817 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
			4055 WALTHAM FOREST DR	Subject(IIII.)
1	SUBJECT	3836261	TAVARES	-
2	COMP 3	3836227	2462 FARRINGDON DR	
<u> </u>		0000221	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				

Mill Group and T NBHC Mill Group and T NBHC DALLAS Mill Group and T NBHC DALLAS Mill Group and T NBHC Conservation CHELSEA OAKS PB 53 PC 89-91 LOT 132 ORB 4592 PG 891 ORB 5107 PG 1533 And More Units Virtual Acres Prove Teactor Factor	of 1
DALLAS TX 7501 Property Use List J Construction 00100 SINGLE FAMILY THF Construction SINGLE FAMILY THF Construction Property Use Units Construction Property Use Units Construction Property Use Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Property Use Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction <td< th=""><th>L 32778</th></td<>	L 32778
DALLS TX 7521 0010 SINGLE FAMILY THE Celester owned by an owned by	2118 nspectior
CHELSEA OAKS PB 53 PG 89-01 LOT 132 ORB 4582 PG 891 ORB 5107 PG 1533 Land Lines 1 Units 1 0100 0 </th <th>01-01-20</th>	01-01-20
Line Unit Drat Depth Lize Stop Physe Class Vel 1 0100 0 0 1.00 1 45,000.00 0.000 1.70 1.000 1.000 0 0 Total Acres 0.00 0.00 1.70 1.000 1.000 1.000 0 0 Total Acres 0.00 Classified JVMkl [0 Total Ad JVMkl Total Ad JVMkl </th <th></th>	
Tota Acres 0.00 JV/MKI0 Tota Adj.V/MKI Classified Acres 0 Classified Adres 0 Classified Adj.V/MKI Bidg 1 of 1 Replacement Cost 226,375 Deprec Bidg Value 219,584 Multi Story Image: Stephone PAT	Land Value
Classified Ares 0 Classified JV/Mkl [75:00 Classified Ares Bidg 1 Sec of 1 Replacement Cost 226:375 Deprec Bidg Value 219:584 Multi Story 16 PAT Image: Construction Bidg Value 219:584 Multi Story 16 PAT Image: Construction Bidg Value 219:584 Multi Story 10 15 10 15 Image: Construction Bidg Value 219:584 Multi Story 10 15 10 15 Image: Construction Bidg Value 219:584 Multi Story 56 12 3 3 Image: Construction Bidg Value 219:584 Multi Story 12 772 5 Image: Construction Bidg Value 2005 Image: Construction Bidg Value 14 Image: Construction Bidg Value 1/72 1/72 1/72 1/72 1/72 12 7 GAR (G ST) 1/72 1/72 1/72 1/72 1/72 1/72 1/72 1/72 1/72 1/72 1/72 1/72	76,50 76,50
Bidg 1 Sec 1 of 1 Replacement Cost 226,375 Deprec Bidg Value 219,584 Multi Story 16 PAT 16 PAT 10 15 10 10 15 10 10 15 10 10 15 10 10 15 10 10 10 15 10 10 15 10	70,50
16 PAT (160 sf) 10 15 10 40 35 56 12 2 8 12 3 14 12 7 SPF (36 sf) 58 6 14 12 14 12 14 15 14 15 16 172 18 18 19 10 10 12 14 12 14 12 14 16 14 16 15 16 16 172	0
14 12 <td< td=""><td></td></td<>	
6(436 sf)6212088888111211111112111111121111111211111121111113111113111113111114111141114115111411511415115114141414141414141414 </td <td></td>	
Functional Obsol 0 Foundation 3 Firepla	oms 3 aths 2 aths 0
	ices ()
TOTALS 1,772 2,404 1,772 Building RCNLD 219,584 Roof Cover 3 Type A	C 03

219,584

0

296,084

LCPA Property Record Card Roll Year 2025

Status: A

2024-0817 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

		*Or		scellaneous F t 10 records a					
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
2014	SALE	01-01-2013	06-06-2014	1	0099	CHECK VALUE	05-21-2014	
2006	BR05-01172	08-18-2005	02-21-2006	157,091	0000	SFR 4055 WALTHAM FOREST DR		

			Sales Inform	ation						Exemption	s	
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018054192	5107 4582 4371 3218	1533 0891 1084 1639	05-08-2018 01-29-2015 08-20-2013 06-12-2006	WD WD WD WD	U U Q Q	M M Q Q		100 100 108,500 247,500				
						Val	ue Summ	ary		Т	tal	0.00
Land Value Blo												

253590

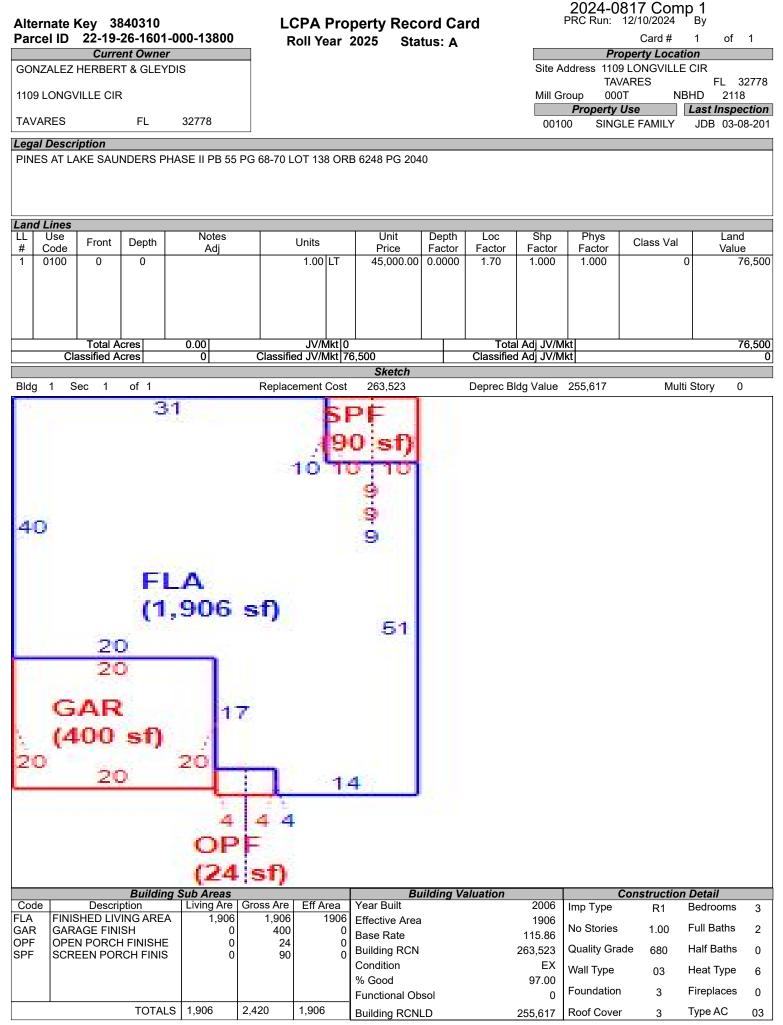
0.00

253590

296084

296,084

42494



255.617

0

332,117

LCPA Property Record Card Roll Year 2025

Status: A

2024-0817 Comp 1 PRC Run: 12/10/2024 By By

> Card # 1 of 1

		*01		scellaneous H t 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
	1	1	1	Desiletin er Des		1	1	1	

				Build	ing Perı	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	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 Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023145025 2018128698	6248 5193 3184 3048	2040 0236 1100 0198	11-16-2023 10-31-2018 06-07-2006 11-30-2005	WD WD WD WD		01 Q Q M	 V	343,000 193,500 254,800 1	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	Value Summary											
Land Value Bld	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu											

332117

50,000.00

282117

307117

332,117

0

Alternate Parcel ID	27-19-	26-0075	-000-00800		CPA Prop oll Year 2	oerty Reco 2025 Sta	ord Ca tus: A	Ird		2024-08 PRC Run: 12	Card #	1 of	1
TORRES DA		ent Owner							Site A	ddress 2236 l	erty Locat MERRY RD		
53-32 69TH									Mill G	TAVA roup 000T		FL 3 BHD 211	
	51	N 10 7	44070							Property Us	se	Last Inspe	ection
MASPETH		NY	11378						001	00 SINGLE	EFAMILY	PJF 01-0	01-202
<u>Legal Descr</u> CHELSEA C		53 PG 89-9	91 LOT 8 ORB 62	281 PG 80	6								
Land Lines			Notes			Unit	Depth	Loc	Shp	Phys		Lano	4
# Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	е
1 0100	0	0			1.00 LT	45,000.00	0.0000	1.70	1.000	1.000		0 7	76,50
	Total A assified A		0.00	Classifie	JV/Mkt 0 d JV/Mkt 76	500		Tota Classified	il Adj JV/M d Adj JV/M				76,50
			~1			Sketch				•			
PAT	Sec 1	of 1		Replace	ement Cost	239,911		Deprec Bl	dg Value	232,714	Muli	ti Story ()
1	6 10 6) 40		3	8								
58	FL (1	A 902	2 sf) 20										
14	<u>1</u>	17 6 3	GAR (440 22 20	sf)	2								
	SI (4 3	PF 0 st	20	,									
			g Sub Areas				ilding V	aluation			onstruction	n Detail	
Code FLA FINIS	Descri SHED LIV	ption ING AREA	Living Are G	ross Are 1,902		Year Built Effective Area			2005 1902	Imp Type	R1	Bedrooms	3
GAR GAR	AGE FINI O UNCO	SH	0	440	0	Base Rate			105.48	No Stories	1.00	Full Baths	2
		CH FINIS	-	40	Ő	Building RCN Condition			239,911 EX	Quality Grade		Half Baths	0
						% Good			97.00	Wall Type	03	Heat Type	6
		T071		F 40		Functional Ob			0	Foundation	3	Fireplaces	0
		TOTAL	S 1,902 2	,542	1,902	Building RCNI	D		232,714	Roof Cover	3	Туре АС	03

232.714

10.299

319.513

LCPA Property Record Card Roll Year 2025 Status: A

2024-0817 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code		Descr	iption	Un		Туре		Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2 PLD3	L2 SWIMMING POOL - RESIDENTIAL				i3.00 i8.00	SF		35.00 7.33	2015 2015	2015 2015	8855.00	85.00	7,527 2,772
	I						Duild	ing Peri	nito	1			
Roll Yea	ar Permit	ID	Issue Date	Comp [)ate	Amoi		Type		Descripti	on	Review Da	ate CO Date
2016 2013 2007 2006	2016 15-00001101 09-09-2015 03-0 2013 12-00000430 05-18-2012 01-0 2007 SALE 01-01-2006 10-1					Comp Date Amount 13-09-2016 24,000 11-07-2013 805 0-18-2006 1 0-20-2005 168,248			Description POL SCRN IN FRONT ENTRY CHECK VALUES SFR 2236 MERRY RD			03-09-20 01-07-20 10-18-20	13
			Sale	s Inform	ation						Exen	nptions	
Instru	ument No	ok/Page Sa	Code	Description	<u> </u>	Year Amount							

	Sales Inform	Exemptions											
Instrument No Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount	
2024014287 2023130355	6281 6231 4605 4039 3993	0806 0322 1136 0079 0099	01-05-2024 10-19-2023 03-16-2015 05-23-2011 01-04-2011	WD WD QC WD CT	QQDQD	01 01 U Q U		359,900 239,000 100 110,000 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													

319513

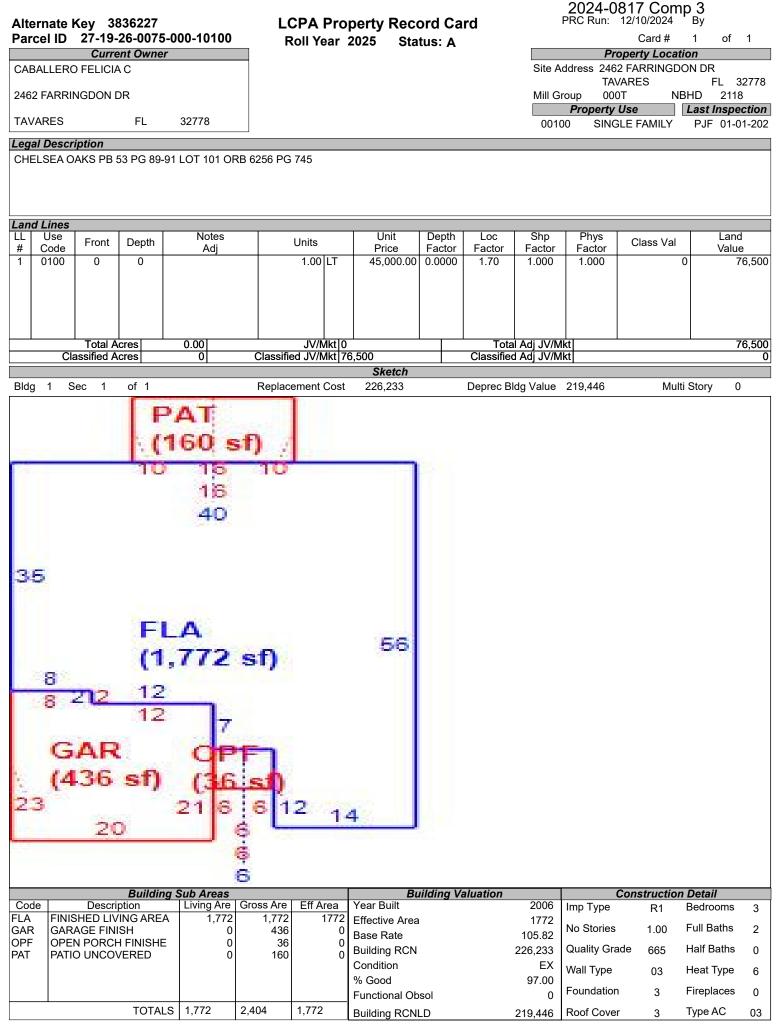
0.00

319513

319513

319,603

0



219.446

0

295.946

LCPA Property Record Card

Status: A

Roll Year 2025

2024-0817 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

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

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date				
2007	BR06-00333	01-09-2006	07-06-2006	136,750	0000	SFR 2462 FARRINGDON DR	07-06-2006					

			Sales Informa	Exemptions								
Instrument No	Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023151104 2020068196	6256 5493 3747 3723 3207	0745 0191 0530 0813 0977	12-07-2023 06-25-2020 03-12-2009 01-22-2009 05-24-2006	WD WD WD CT WD		01 01 U U Q		320,000 204,000 112,000 100 235,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
									Total 50,000			
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											

295946

50,000.00

245946

270946

295,946

0