



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3836261

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and checkboxes for property type and reason for petition.

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.

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0817	Alternate Key: 3836261	Parcel ID: 27-19-26-0075-000-13200	
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 4055 WALTHAM FOREST DR TAVARES	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name 2018-2 IH BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 296,084	\$ 296,084	
2. Assessed or classified use value, *if applicable	\$ 230,540	\$ 230,540	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 230,540	\$ 230,540	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 08/20/213 **Price:** \$108,500 Arm's Length Distressed Book 4371 Page 1084

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3836261	3840310	3836131	3836227
Address	4055 WALTHAM FOREST DR	1109 LONGVILLE CIR TAVARES	2236 MERRY RD TAVARES	2462 FARRINGTON DR TAVARES
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$343,000	\$359,900	\$320,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	0.00%	0.00%
Adjusted Sale		\$292,922	\$305,915	\$272,000
\$/SF FLA	\$167.09 per SF	\$153.68 per SF	\$160.84 per SF	\$153.50 per SF
Sale Date		11/16/2023	1/5/2024	12/7/2023
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	1,772	1,906	-6700	1,902	-6500	1,772	0
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. 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
Adj. Sales Price	Market Value \$296,084	Adj Market Value	\$281,222	Adj Market Value	\$279,415	Adj Market Value	\$272,000
	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.

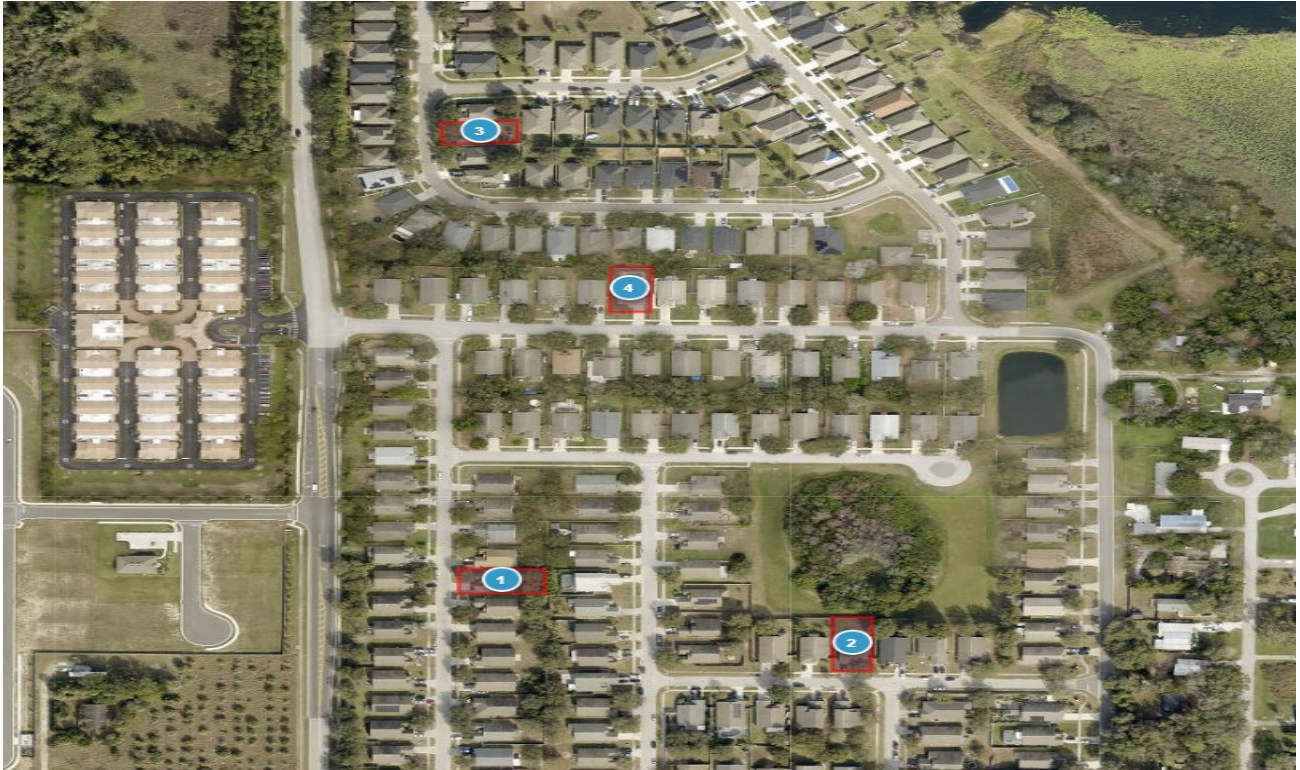
Their comp 3 is our comp 2 that resold for 360k

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.)
1	SUBJECT	3836261	4055 WALTHAM FOREST DR TAVARES	-
2	COMP 3	3836227	2462 FARRINGDON DR 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 3836261
 Parcel ID 27-19-26-0075-000-13200

LCPA Property Record Card
 Roll Year 2025 Status: A

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

Card # 1 of 1

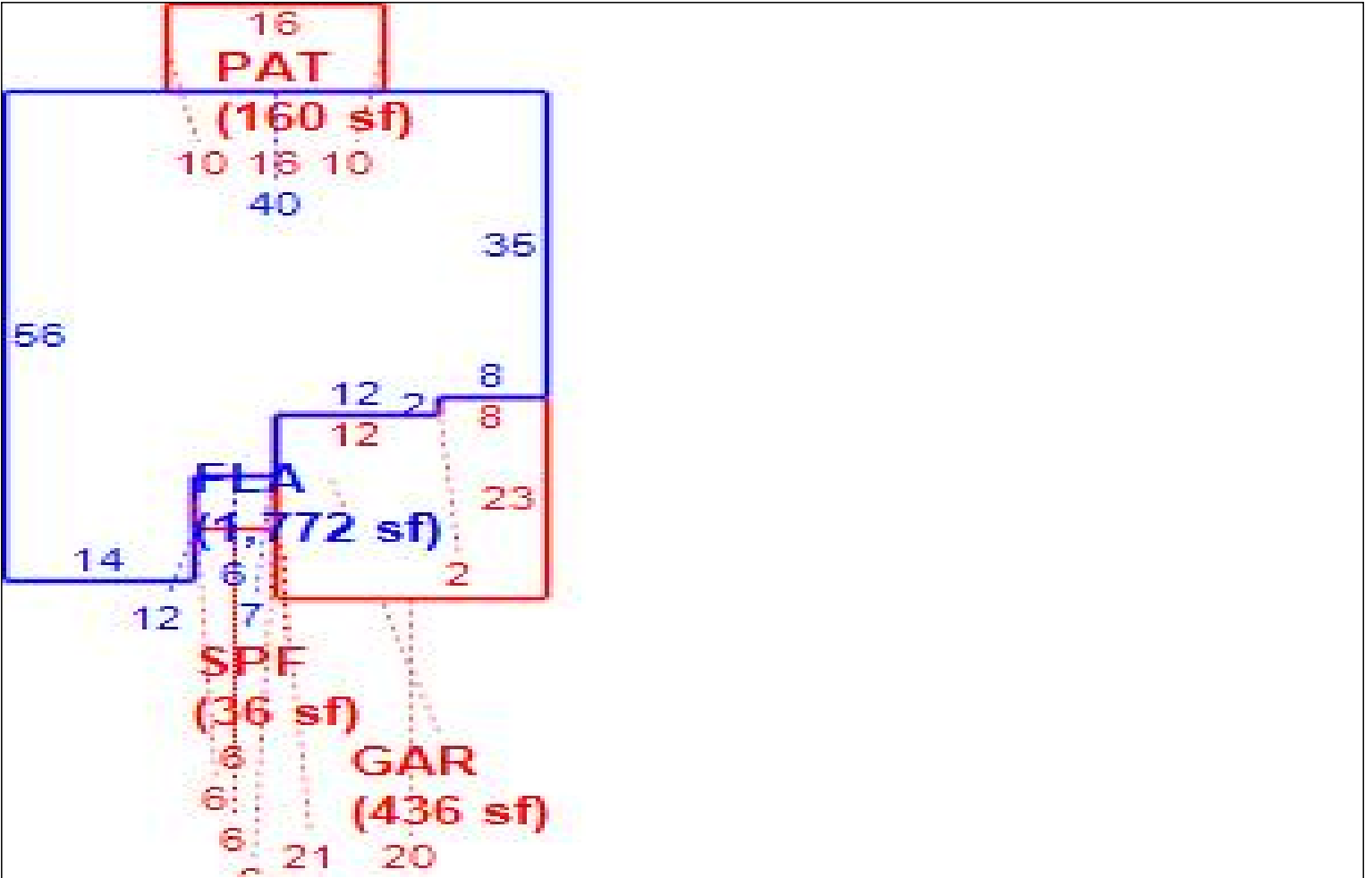
Current Owner		
2018-2 IH BORROWER LP C/O INVITATION HOMES TAX DEPT 1717 MAIN ST STE 2000		
DALLAS	TX	75201

Property Location			
Site Address 4055 WALTHAM FOREST DR			
TAVARES		FL 32778	
Mill Group	000T	NBHD	2118
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
CHELSEA OAKS PB 53 PG 89-91 LOT 132 ORB 4582 PG 891 ORB 5107 PG 1533

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 226,375 Deprec Bldg Value 219,584 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,772	1,772	1772	2005	1772	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	436	0		105.82	Quality Grade	665	Half Baths	0
PAT	PATIO UNCOVERED	0	160	0		226,375	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	36	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,772	2,404	1,772		97.00	Roof Cover	3	Type AC	03
					Building RCNLD	219,584				

Alternate Key 3836261
 Parcel ID 27-19-26-0075-000-13200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0817 Subject
 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	Type	Description	Review Date	CO Date	
2014 2006	SALE BR05-01172	01-01-2013 08-18-2005	06-06-2014 02-21-2006	1 157,091	0099 0000	CHECK VALUE SFR 4055 WALTHAM FOREST DR	05-21-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018054192	5107	1533	05-08-2018	WD	U	M	I	100				
	4582	0891	01-29-2015	WD	U	M	I	100				
	4371	1084	08-20-2013	WD	Q	Q	I	108,500				
	3218	1639	06-12-2006	WD	Q	Q	I	247,500				
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	219,584	0	296,084	42494	253590	0.00	253590	296084	296,084	

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

LCPA Property Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

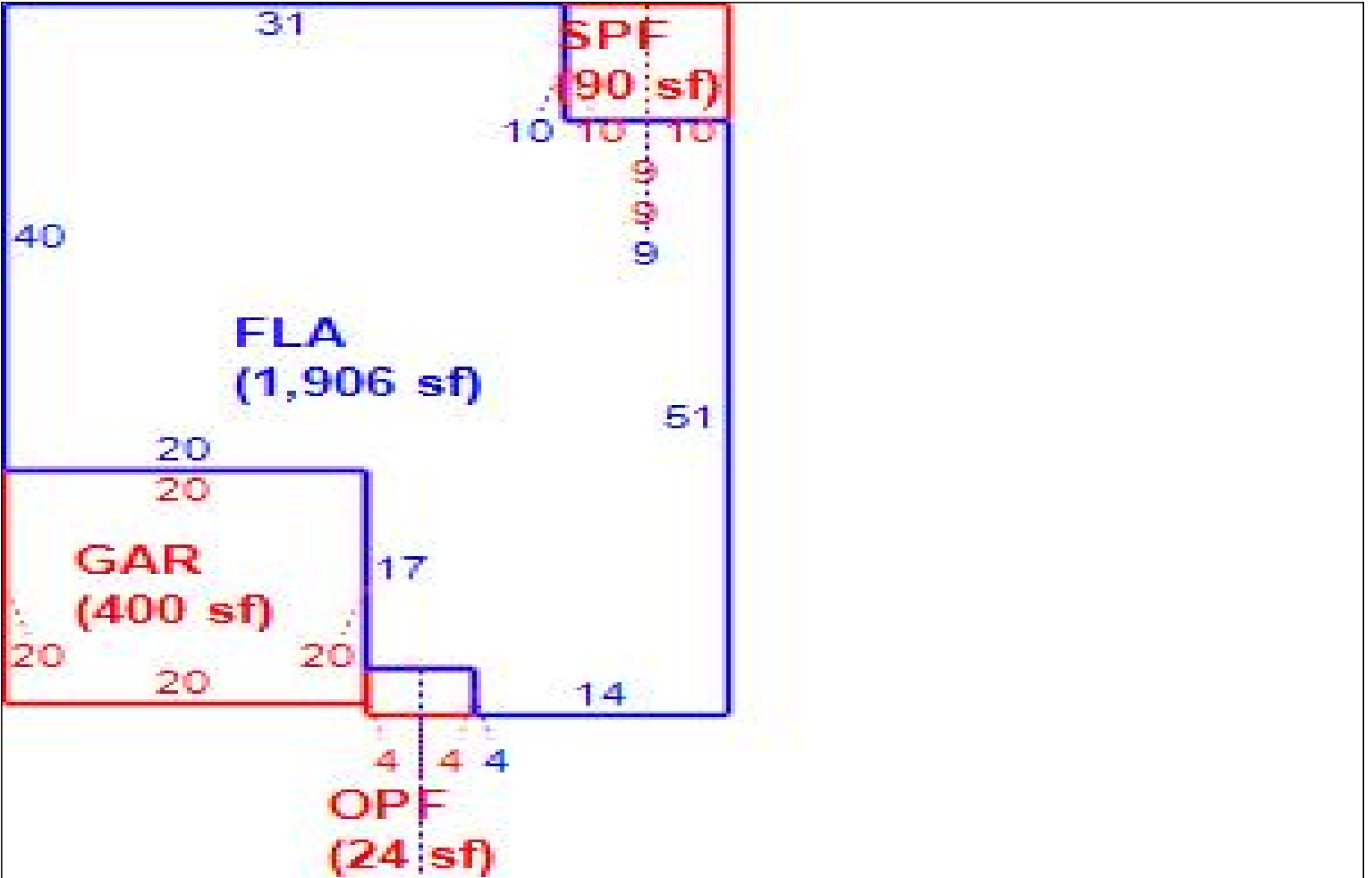
Current Owner		
GONZALEZ HERBERT & GLEYDIS		
1109 LONGVILLE CIR		
TAVARES	FL	32778

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		Functional Obsol	0	Roof Cover	3	Type AC	03
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

2024-0817 Comp 1
 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	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

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

Card # 1 of 1

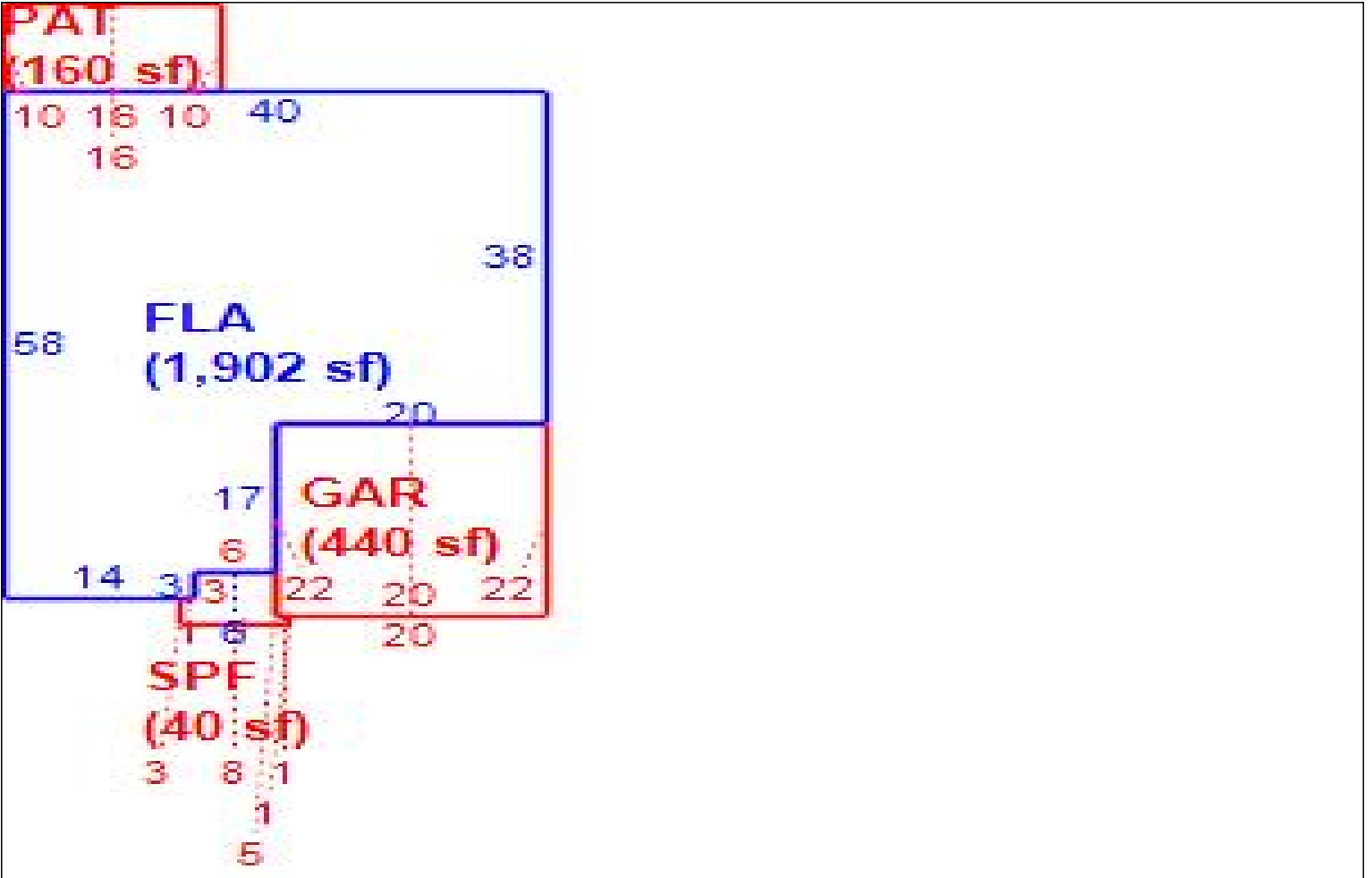
Current Owner		
TORRES DANNY S		
53-32 69TH ST		
MASPETH	NY	11378

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

2024-0817 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 3836227
Parcel ID 27-19-26-0075-000-10100

LCPA Property Record Card
Roll Year 2025 Status: A

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

Card # 1 of 1

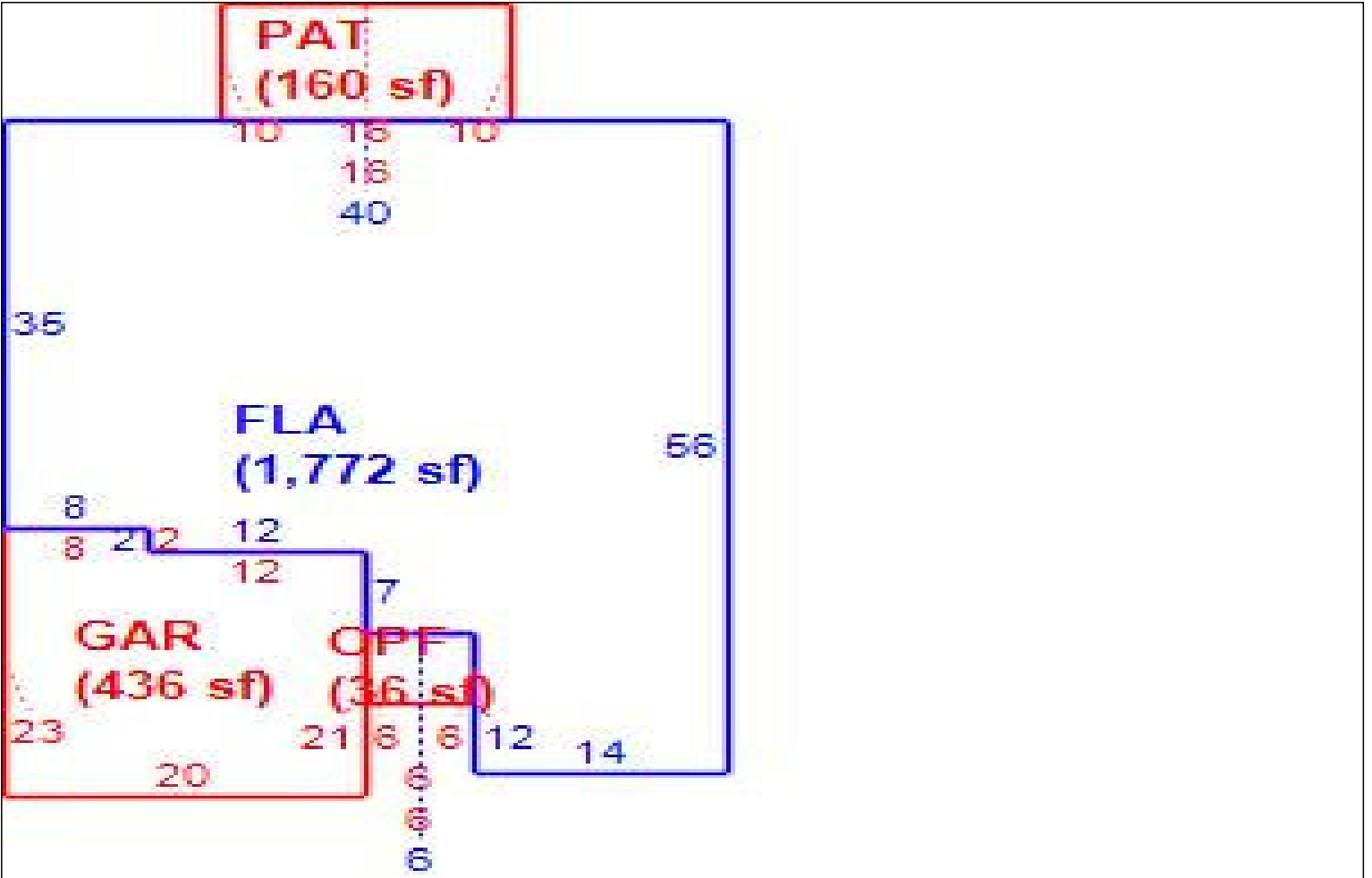
Current Owner		
CABALLERO FELICIA C		
2462 FARRINGDON DR		
TAVARES	FL	32778

Property Location		
Site Address 2462 FARRINGDON DR		
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 101 ORB 6256 PG 745

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 226,233
Deprec Bldg Value 219,446		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,772	1,772	1772	2006	1772	R1		3
GAR	GARAGE FINISH	0	436	0		105.82	No Stories	1.00	2
OPF	OPEN PORCH FINISHE	0	36	0		226,233	Quality Grade	665	0
PAT	PATIO UNCOVERED	0	160	0		EX	Wall Type	03	6
						97.00	Foundation	3	0
						0	Roof Cover	3	03
TOTALS		1,772	2,404	1,772		219,446			

Alternate Key 3836227
 Parcel ID 27-19-26-0075-000-10100

LCPA Property Record Card
 Roll Year 2025 Status: A

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	Type	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 Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023151104	6256	0745	12-07-2023	WD	Q	01	I	320,000	039	HOMESTEAD	2024	25000
2020068196	5493	0191	06-25-2020	WD	Q	01	I	204,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3747	0530	03-12-2009	WD	U	U	I	112,000				
	3723	0813	01-22-2009	CT	U	U	I	100				
	3207	0977	05-24-2006	WD	Q	Q	I	235,500				
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	219,446	0	295,946	0	295946	50,000.00	245946	270946	295,946	

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