

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes /820995

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 CLERKOF	UHLE WAY	<u>Methoninan</u>	IT EQARD (N	/(ALE))
	y Lake		x year 2024	Date received 9./2.24
	ed by th	IEPERMONIER	<u>.</u>	
PART 1. Taxpayer Information				
Taxpayer name: INV_HOME; SRP Sub LLC a Delaware LLC		Representative: R	yan, LLC c/o	Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdale Rd, Ste 65 Scottsdale, AZ 85254	0		3219271301- 311 Stanley I	
Phone 954-740-6240		Email I	ResidentialAp	opeals@ryan.com
The standard way to receive information is by US mail.	If possible	, I prefer to receive	information b	y 🗹 email 🗌 fax.
I am filing this petition after the petition deadline. I documents that support my statement.	have attacl	ned a statement of	the reasons I	filed late and any
I will not attend the hearing but would like my evidence your evidence to the value adjustment board clerk. Fil evidence. The VAB or special magistrate ruling will of the value adjustment board clerk.	orida law al occur undei	lows the property a the same statutory	opraiser to cros / guidelines as	ss examine or object to your
Type of Property Res. 1-4 units Industrial and mis Commercial Res. 5+ units Agricultural or class		High-water recl	-	distoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason for Petition Check one. If r	nore than	one, file a separa	te petition	
☑ Real property value (check one) ☑ decrease ☐ inc ☐ Denial of classification		Denial of exem		r enter type:
 Parent/grandparent reduction Property was not substantially complete on January Tangible personal property value (You must have tin return required by s.193.052. (s.194.034, F.S.)) Refund of taxes for catastrophic event 		(Include a date	-stamped cop rement (s. 193. ontrol (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
 Check here if this is a joint petition. Attach a list of determination that they are substantially similar. 				rty appraiser's
5 Enter the time (in minutes) you think you need to p by the requested time. For single joint petitions for r group.	nultiple unit	s, parcels, or accou	unts, provide th	ne time needed for the entire
My witnesses or I will not be available to attend o	n specific o	lates. I have attach	ned a list of da	ites.
You have the right to exchange evidence with the prop evidence directly to the property appraiser at least 15 appraiser's evidence. At the hearing, you have the right	days before nt to have v	e the hearing and r vitnesses sworn.	nake a writter	request for the property
You have the right, regardless of whether you initiate t of your property record card containing information rela information redacted. When the property appraiser rec to you or notify you how to obtain it online.	evant to the	e computation of yo	our 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 are au without attaching a completed power of attorney or authorizatio Written authorization from the taxpayer is required for access to collector.	thorizing a representative listed in n for representation to this form.	
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.		
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's representatives.		Ilowing licensed
	(taxpayer or an affiliated	l entity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475	Florida Statutes (license number -	<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 475, Fl	orida Statutes (license number).
A Florida certified public accountant licensed under Chapte	r 473, Florida Statutes (license num	ıber).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential inforr	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 the	this petition and of becoming an ag	jent for service of process
Robert I. Pento	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 liste	ed in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	licensed representatives or emplo	yees listed in part 4 above
Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR the taxpayer's authorized		
I am an uncompensated representative filing this petition Al	ND (check one)	
the taxpayer's authorization is attached OR [] the taxpaye	r's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's auth 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

			RES	SIDENTIA	L					
Petition #	1	2024-0835		Alternate K	ey: 1820995	Parcel II	D: 32-19-27-13	01-003-02100		
Petitioner Name	R	obert Peytor	า				Check if M	ultiple Parcels		
The Petitioner is:	Taxpayer of Re	cord 🗹 Tax	payer's agent	Property		ILEY BELL DR				
Other, Explain:				Address	WOU	NT DORA				
Owner Name	9	RP SUB LLO	<u>,</u>	Value from		re Board Action	_			
	.	RF 30D LL	5	TRIM Notic		nted by Prop Appr	Value atter	Board Action		
4										
1. Just Value, rec				\$ 362,8		362,84				
2. Assessed or c			cable	\$ 305,2	80 \$	305,28	0			
3. Exempt value,	*enter "0" if nor	ne		\$	-					
4. Taxable Value,	*required			\$ 305,2	80 \$	305,28	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	4/30/2013	Pric	ce: \$8^	1,000	Arm's Length	✓ Distressed	Book <u>4322</u>	Page226		
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	able #3		
AK#	18209		1669		1469		1766			
Address	311 STANLEY	BELL DR	408 N TRE	MAIN ST	110 N CLA	YTON ST	1601 E 1	ST AVE		
Address	MOUNT E	ORA	MOUNT	DORA	MOUNT	DORA	MOUNT	DORA		
Proximity										
Sales Price			\$554,		\$457		\$385,			
Cost of Sale			-15		-15		-15%			
Time Adjust			3.60		0.0		3.60			
Adjusted Sale			\$490,		\$388		\$341,			
\$/SF FLA	\$181.42 p	ber SF	\$236.89		\$213.67		\$197.17			
Sale Date			3/24/2		12/18		3/22/2	_		
Terms of Sale			✓ Arm's Length	Distressed	Arm's Length	Distressed	✓ Arm's Length	Distressed		
		•	-	-	•			-		
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment		
Fla SF	2,000		2,072	-3600	1,818	9100	1,730	13500		
Year Built	1981		1912		1952		1925			
Constr. Type	Wood		Wood		Block		Wood			
Condition	Very Good		Very Good		Very Good		Very Good			
Baths	2.0		2.1	-2500	2.0		2.0			
Garage/Carport			None	10000	None	10000	None	10000		
Porches	Open		Open	<u> </u>	Open	+	Open	-		
Pool	N		N	0	N	0	<u>N</u>	0		
Fireplace	1 Control			0	0 Control	2500	1	0		
AC Other Adde	Central		Central	0	Central	0	Central	0		
Other Adds	None 0.28		2 Car Grage 0.73	-20000	0.29		Carport 0.30	-5000		
Site Size	0.20		0.75	-20000	0.29		0.30			
Location										
View										
			-Net Adj. 7.4%	-36100	Net Adj. 5.6%	21600	Net Adj. 5.4%	18500		
			Gross Adj. 11.4%	6 56100	Gross Adj. 5.6%	21600	Gross Adj. 8.4%	28500		
	Market Value	\$362,849	Adj Market Value	\$454,744	Adj Market Value	\$410,050	Adj Market Value	\$359,610		
Adj. Sales Price	Value per SF	181.42	-	- /		. ,	-			
		101.72								

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: Josh Bush

DATE 11/25/2024

2024-0835 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Comp 1	1669804	408 N TREMAIN ST	
1	Comb	1009004	MOUNT DORA	0.91
2	Comp 2	1469660	110 N CLAYTON ST	
2		1403000	MOUNT DORA	0.66
3	Subject	1820995	311 STANLEY BELL DR	
	Oubject	1020000	MOUNT DORA	-
4	Comp 3	1766818	1601 E 1ST AVE	
-	Comp 5	1100010	MOUNT DORA	0.16
5				
6				
7				
8				

Par SRF C/C	P SUB L	Curre	9-27-1301- ent Owner MES TAX DE			CPA Pro Roll Year	perty Reco 2024 Sta Subject	ord Ca tus: A	rd	Site A Mill G	ddress 311 S MOU roup 00ME	Card # Derty Locatic TANLEY BEL INT DORA D NB	1 of n L DR FL 3 HD 0717	2757
DAL	LLAS		ТХ	75201						001	Property U 00 SINGL		Last Inspe LPD 03-1	
Leg	al Desc	ription												
LAK	KE FRAN		RK REVISED	PLAT PB 9	PG 21 LOT	S 21, 22 BL	K 3 ORB 5065	PG 658						
	d Lines Use			Notes			Unit	Depth	Loc	Shp	Phys	<u> </u>	Land	
LL	Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Value	;
1	0100	100	135		13,	500.00 FD		1.0138	1.60	1.000	1.000	0	8	9,214
	C	Total A assified A		0.31	Clossifi	JV/Mkt 0 ed JV/Mkt 8	0.214			al Adj JV/M d Adj JV/M			8	9,214
	0	assilleu A	cies	J	Classing		Sketch		Classille		161			0
Bldę	g 1 \$	Sec 1	of 1		Replac	ement Cost				ldg Value	273,635	Multi	Story 1	
3	5		27 GAF (355 sf)	3 23	FLA (322				32 32 32 32 32 0	US i40 sf) FLA (1,038 sf)		20 20 7 2 5 6		
Coo		Docori		Sub Areas	Gross Are	Eff Area		ilding Va	aluation	10		onstruction		
FLA	FINI		ING AREA	1,360	1,360	1360	Year Built Effective Area			1981 2000	Imp Type		Bedrooms	3
FUS GAF		SHED AR AGE FINI	EA UPPER ISH	640 0	640 355		Base Rate			117.68	No Stories		Full Baths	2
OPF			H FINISHE	0	192		Building RCN			282,098	Quality Grad		Half Baths	0
							Condition % Good			EX 97.00	Wall Type		leat Type	6
							Functional Ob	sol		0 0	Foundation	3 F	Fireplaces	1
			TOTALS	2,000	2,547	2,000	Building RCNI	D		273,635	Roof Cover	3 7	Гуре АС	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0835 Subject PRC Run: 11/27/2024 By

Card # 1 of 1

Faicei	Parcel ID 32-19-27-1301-003-02100 Roll Year 2024 Status: A Card # 1 of 1 Miscellaneous Features *Only the first 10 records are reflected below														
	Miscellaneous Features *Only the first 10 records are reflected below Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value														
Code		Descrip	tion									r RCN	%Good	d Api	⁻ Value
Roll Yea	ar Permit		Issue Da	ata L C	omp Dat		۸m	Bui nount	Iding Per	mits	Descri	ation	Review I		CO Date
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2014	20130800		08-29-20		6-03-201			3,80		ALT REROOF SH			06-03-2		
2014 2006	20130800 05-00804		08-16-20 11-22-20		5-03-201 5-31-200			6,50 5,20		REROOF	HINGLE		06-03-2	014	
2005	SALE		01-01-20	04 05	5-27-200	5			1 0000	CHECK VAL	UE				
	Salos Information														
	Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount														
Instru	Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount														
2018	2018016011 5065 0658 02-08-2018 WD U M I 100														
	2018016011 5065 0658 02-08-2018 WD U M I 100 4465 2079 04-10-2014 WD U M I 2,465,500 4322 0226 04-30-2013 CT U U I 81,000														
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													Total		0.00
								Va	lue Sumn	nary					
Land V	alue Bldg	Value	Misc	Value	Market	Value	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	ious Valu
89,21	14 273	3,635	()	362,8	49		57569)	305280	0.00	305280	36284	9 3	54,069
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												ser for the sole purpo ve Code. The Lake C			
make	es no represe	ntations	or warra	nties reg	arding th	e co	mplet	eness a	and accur	acy of the data	a herein, it	s use or interpretation	on, the fee	or equitat	ole title
0	wnership of t	ne prope	erty, and a	assumes	no liabil	ity as	ssocia	ted wit	n the use	or misuse. Se	e tne post	ed Site Notice on ou	ir website l	or details.	

Alter Parc		32-19	669804 9-27-2400 ent Owner	-000-0030		CPA Pro Roll Year	perty Reco 2024 Sta	ord Ca tus: A	ard		PRC Run: 11	4-0835 Cor /27/2024 Card # erty Locat i	By 1 of	1
GENA	AO YAN				_					Site A	ddress 408 N	TREMAIN \$		
1476	CHIPPI	EWA LN					Comp ?	1		Mill G		IT DORA NE	FL 3 3HD 072	
GENE			FL	32732						001	Property Us	e	Last Inspective TMP 02-1	ection
	Descri	ption								001	00 SINGLE		11011 02-	14-202
	NT DOF		MAIN'S PLA	T S 62.5 FT (DF LOT 3, §	S 63.5 FT OF	F LOT 5 PB 2 F	PG 17 OF	RB 6113 PG	2145				
11	Use	Front	Depth	Notes		Units	Unit	Depth	Loc	Shp	Phys (Class Val	Lano	
	Code 0100	64	165	Adj	10,	560.00 FD	Price 550.00	Factor 0.9300	Factor 3.50	Factor 1.000	Factor 1.000	(Valu D 1 ⁷	e 14,576
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Bldg	1 S	ec 1	of 1	10	Replac	ement Cost	275,182		Deprec Bl	dg Value	250,416	Mult	i Story 1	
30		5 SAF (50 sf) 10 1(12	2 FLA (252	20 sf) ¹⁰	30									
			Building	Sub Areas			Bu	ildina V	aluation		Co	nstruction	Detail	
Code FLA		Descri HFD I IV		Living Are 1,932	Gross Are 1,932		Year Built			1912	Ітр Туре	R1	Bedrooms	4
FUS OPF	FINIS	HED AR	EA UPPER	140	140 540	140	Effective Area Base Rate			2072 108.66	No Stories		Full Baths	2
STF			OM FINIS	0	540 50		Building RCN			275,182	Quality Grade		Half Baths	1
							Condition % Good			EX 91.00	Wall Type		Heat Type	6
			TOTALO	2,072	2 662	2,072	Functional Ob			0	Foundation		Fireplaces	1
			TOTALS	2,072	2,662	2,072	Building RCN	D		250,416	Roof Cover	3	Туре АС	03

LCPA Property Record Card

2024-0835 Comp 1 PRC Run: 11/27/2024 By

	ID	32-1	9-27-2	400-000	-0030	1	Rol	l Year	2024	4 Sta	atus: A			Card #	1	of 1
							*Only			neous F						
Code	T		Descrip	tion		Uni	-	Type		t Price	Year Blt	Effect Yr	RCN	%Good	Ar	or Value
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Roll Ye	ar	Permit	ID	Issue Da	te C	Comp D	ate	Amo		d <i>ing Per</i> l Type	mits	Descrip	tion	Review D	Date	CO Date
2022	2	21-09-009	2	09-21-20	21 0	4-05-20	022		20,000	0002						
2020	1	19-08-007		08-26-20		2-13-20			1,000		REPAIR STR		LOCATE HALF B	02-14-20		
2019 2001		P18-01-00)0-658	45	02-15-20 10-11-20		2-28-20 2-01-20			16,500 2,300		ADD 1/2 BAT		LUCATE HALF D	02-27-20	19	
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98FC CI 00FC CI 01FC AI 2068/77	HANC HG E DD 1 '2 AN	GE LAND AG FROI 2FIX BA DREA BU	USE F M 3 ANE TH DGF JRR TO	O QG FRO TO GRA JAMES E	OM 450 DE 6 CH YATSU	COND HANGE	FROM EPA4	2 FD 0 TO OP	1912 (10100 F ADD	QG FROM	M 300 EFF AG		4 COND FROM 1 AI 500 FD 020101	DD A/C FD	030198	
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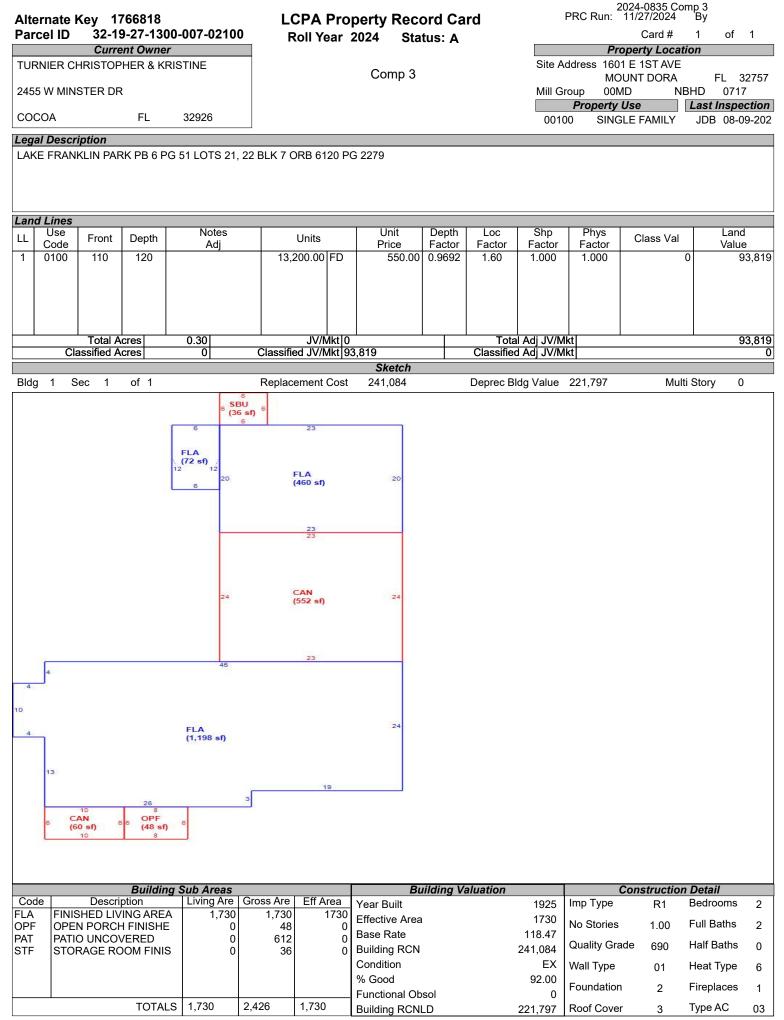
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LCPA Property Record Card Roll Year 2024 Status: A

2024-0835 Comp 2 PRC Run: 11/27/2024 By

Card # 1 of 1

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LCPA Property Record Card Roll Year 2024 Status: A

2024-0835 Comp 3 PRC Run: 11/27/2024 By

Card # 1 of 1

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