



**PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING**
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 BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0848	County Lake	Tax year 2024
			Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information <i>HPA II BORROWER 2020-2 LLC</i>			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; Parsan		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 #	12 22 24 1200 000 05500 3826724 1104 Stratton Avenue
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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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"/> 5 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0848	Alternate Key: 3826724	Parcel ID: 12-22-24-1200-000-05500
Petitioner Name 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 1104 STRATTON AVE GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA II BORROWER 2020-2 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 299,751	\$ 299,751
2. Assessed or classified use value, *if applicable	\$ 248,540	\$ 248,540
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 248,540	\$ 248,540

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 8/26/2014 **Price:** \$111,300 Arm's Length Distressed Book 4523 Page 2058

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3826724	3840928	3826783	3833649
Address	1104 STRATTON AVE GROVELAND	2080 NEWTOWN RD GROVELAND	1128 STRATTON AVE GROVELAND	2022 NEWTOWN RD GROVELAND
Proximity		.58 MILE	580 FEET	.32 MILE
Sales Price		\$345,000	\$342,500	\$340,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.20%	4.40%
Adjusted Sale		\$304,290	\$302,085	\$303,960
\$/SF FLA	\$164.25 per SF	\$167.56 per SF	\$165.53 per SF	\$161.51 per SF
Sale Date		4/12/2023	4/13/2023	1/27/2023
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	1,825	1,816	450	1,825	0	1,882	-2850
Year Built	2005	2006		2004		2005	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/PAT	-1500	OPF/SPF	-2500	OPF/SPF	-2500
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	None	None		NONE		NONE	
Site Size	.30 AC	.14 AC	13300	.22 AC	6300	.14 AC	13300
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 4.0%	12250	Net Adj. 1.3%	3800	Net Adj. 2.6%	7950
		Gross Adj. 5.0%	15250	Gross Adj. 2.9%	8800	Gross Adj. 6.1%	18650
Adj. Sales Price	Market Value \$299,751 Value per SF 164.25	Adj Market Value \$316,540		Adj Market Value \$305,885		Adj Market Value \$311,910	

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.

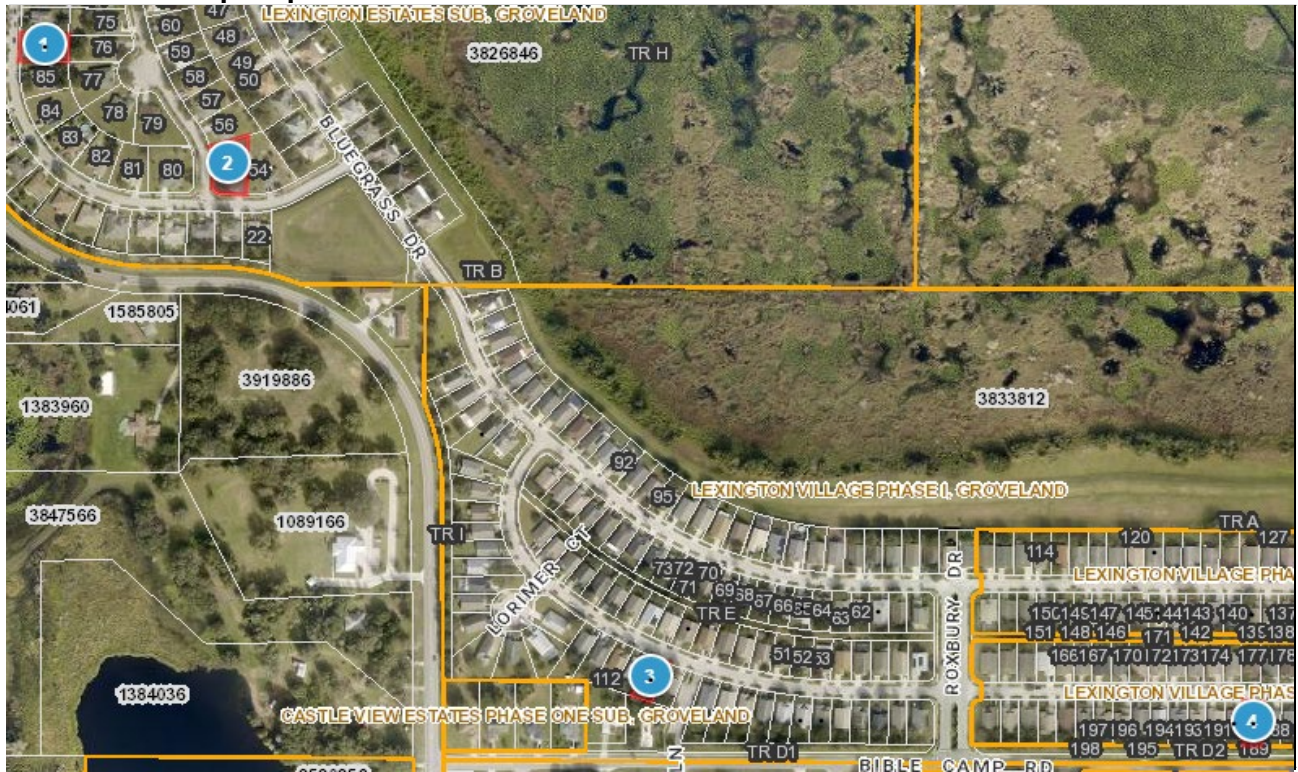
Petitioner used 3 comps, with the correct 15% adjustment and adjustments for land value with our comps value of subject is in range.

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: R. Bryan Boone

DATE 11/4/2024

2024-0848 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3826783	1128 STRATTON AVE GROVELAND	580 FEET
2	SUBJECT	3826724	1104 STRATTON AVE GROVELAND	
3	3	3833649	2022 NEWTON RD. GROVELAND	.63 MILE
4	1	3840928	2080 NEWTON RD. GROVELAND	.32 MILE
5				
6				
7				
8				

Alternate Key 3826724
Parcel ID 12-22-24-1200-000-05500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0848 Subject By bboone
PRC Run: 11/15/2024
Card # 1 of 1

Current Owner			
HPA II BORROWER 2020-2 LLC			
120 S RIVERSIDE PLZ STE 2000			
CHICAGO	IL	60606	

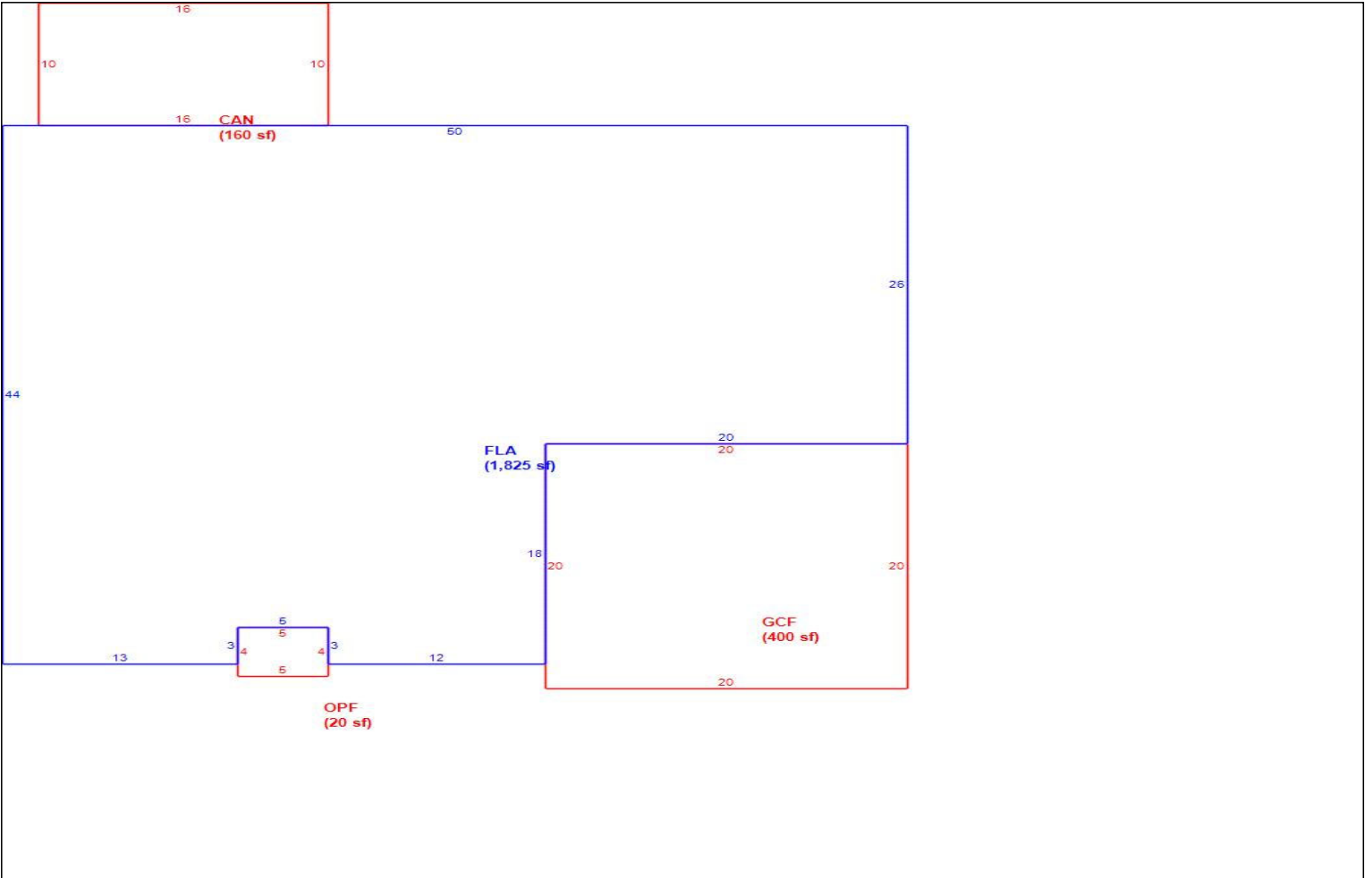
subject

Property Location			
Site Address 1104 STRATTON AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-08-202

Legal Description
LEXINGTON ESTATES PB 51 PG 82-88 LOT 55 ORB 5601 PG 256

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	35,000.00	0.0000	1.80	1.100	1.000	0	69,300
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		69,300				
Classified Acres		0		Classified JV/Mkt 69,300		Classified Adj JV/Mkt		0				

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 237,578	Deprec Bldg Value 230,451	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,825	1,825	1825	2005	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0		237,578	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0			Foundation	3	Fireplaces	0
TOTALS		1,825	2,405	1,825		230,451	Roof Cover	3	Type AC	03

Alternate Key 3826724
 Parcel ID 12-22-24-1200-000-05500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0848 Subject By bboone
 PRC Run: 11/15/2024
 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	
2006	539-04-12BEP	05-03-2005	06-23-2005	69,214	0000	SFR FOR 06			
2005	539-04-12BEP	07-30-2004	05-03-2005	69,214	0000	SFR 1104 STRATTON AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2020140894	5601	0256	10-20-2020	WD	U	11	V	100				
2020038475	5448	0575	03-24-2020	WD	Q	01	I	230,000				
2020006261	5406	1631	01-02-2020	WD	U	11	I	0				
	2969	0262	08-04-2005	WD	Q	Q	I	220,000				
	2819	1681	04-19-2005	WD	Q	Q	I	142,800				
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	
69,300	230,451	0	299,751	51211	248540	0.00	248540	299751	292,335	

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 3840928
Parcel ID 13-22-24-1202-000-18900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0848 Comp 1
PRC Run: 11/15/2024 By
Card # 1 of 1

Current Owner		
WERNER BETHANY & WARREN		
2080 NEWTOWN RD		
GROVELAND	FL	34736

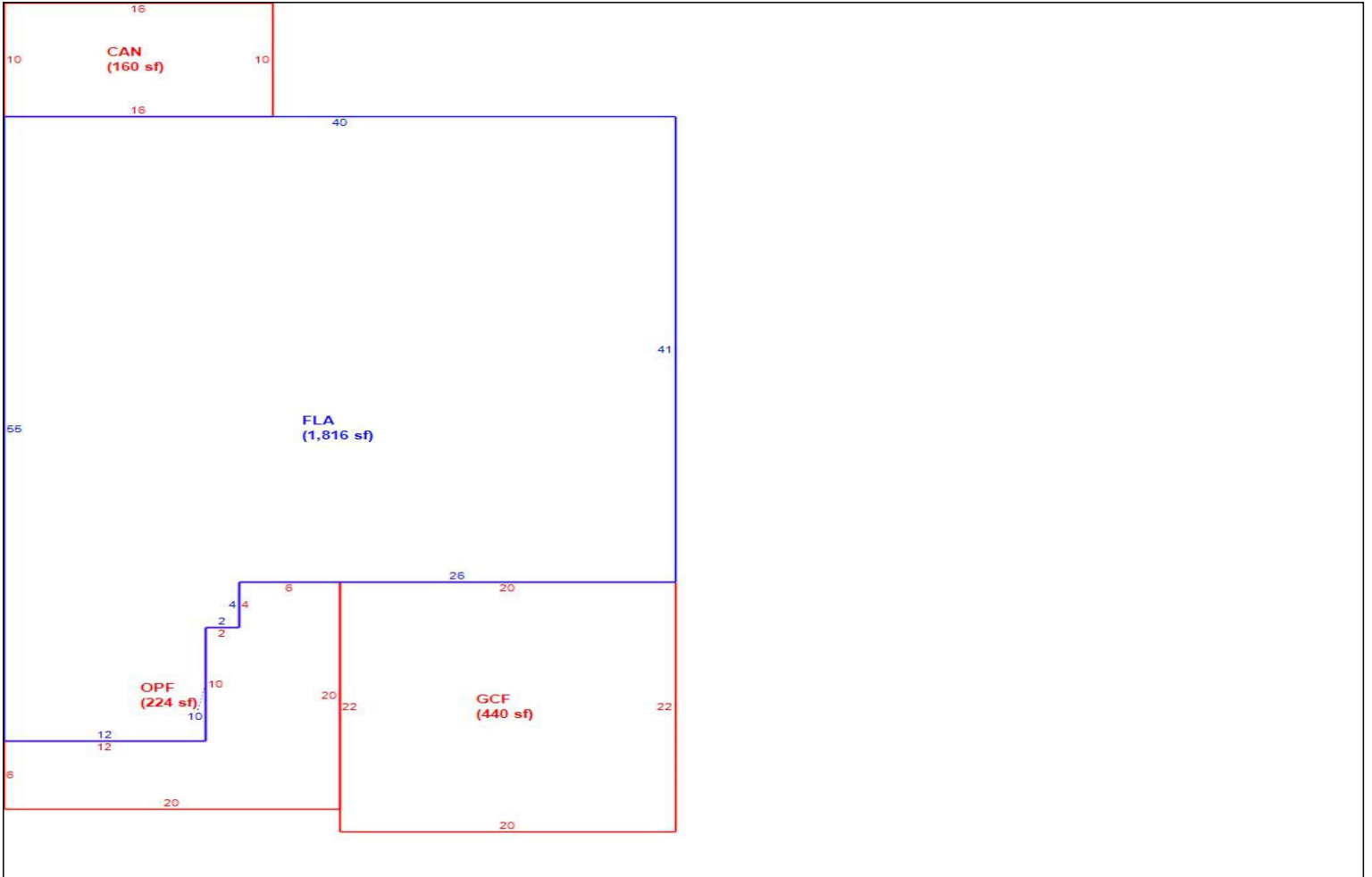
comp 1

Property Location			
Site Address 2080 NEWTOWN RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-12-202

Legal Description
LEXINGTON VILLAGE PHASE III PB 56 PG 15-16 LOT 189 ORB 6127 PG 1307

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 240,147
Deprec Bldg Value 232,943		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	1,816	1,816	1816	Effective Area	1816	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	108.91	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	224	0	Building RCN	240,147	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		1,816	2,640	1,816	Building RCNLD	232,943				

Alternate Key 3840928
 Parcel ID 13-22-24-1202-000-18900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0848 Comp 1
 PRC Run: 11/15/2024 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	
2017 2007	SALE 085-06-01B	01-01-2016 01-01-2006	05-12-2017 07-25-2006	1 76,227	0099 0000	CHECK VALUE SFR 3/BR 2080 NEWTOWN RD	05-04-2017 07-25-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023044912	6127 1307	04-12-2023	WD	Q	01	I	345,000					
2016005142	4729 1056	01-11-2016	WD	Q	Q	I	142,000					
	4207 2481	08-28-2012	WD	U	U	I	85,000					
	4184 2184	05-17-2012	WD	U	U	I	200,800					
	3212 1761	05-26-2006	WD	Q	Q	I	237,700					
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	
56,000	232,943	0	288,943	0	288943	0.00	288943	288943	281,565	

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 3826783
Parcel ID 12-22-24-1200-000-08600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0848 Comp 2
PRC Run: 11/15/2024 By
Card # 1 of 1

Current Owner		
GARDNER STEPHEN W & BARBARA A		
1128 STRATTON AVE		
GROVELAND	FL	34736

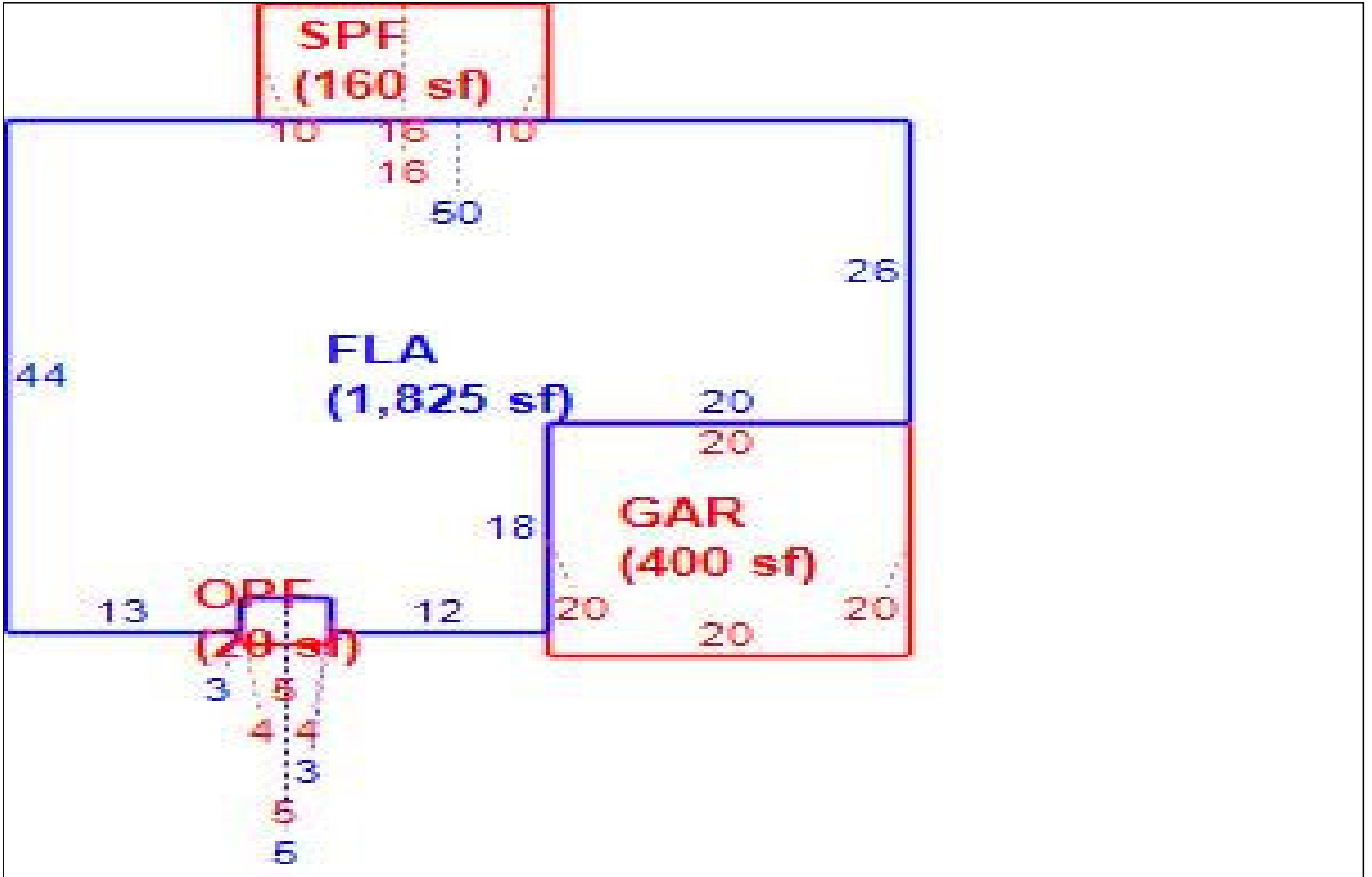
comp 2

Property Location			
Site Address 1128 STRATTON AVE			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-08-202

Legal Description
LEXINGTON ESTATES PB 51 PG 82-88 LOT 86 ORB 6126 PG 96

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	35,000.00	0.0000	1.80	1.000	1.000	0	63,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		63,000			
Classified Acres		0		Classified JV/Mkt		63,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 239,709
Deprec Bldg Value 232,518		Multi Story 0	



Building 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	1,825	1,825	1825	Effective Area	1825	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.90	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	239,709	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,825	2,405	1,825	Building RCNLD	232,518	Roof Cover	3	Type AC	03

Alternate Key 3826783
 Parcel ID 12-22-24-1200-000-08600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0848 Comp 2
 PRC Run: 11/15/2024 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	
2005	381-04-09BEP	08-03-2004	01-05-2005	180,525	0000	SFR 1128 STRATTON AVE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023043983	6126	0096	04-13-2023	WD	Q	01	I	342,500	039	HOMESTEAD	2024	25000
	4133	0028	02-29-2012	WD	U	U	I	97,500	059	ADDITIONAL HOMESTEAD	2024	25000
	4097	0455	11-10-2011	CT	U	U	I	0				
	2745	1642	01-06-2005	WD	Q	Q	I	157,200				
	2635	2354	07-19-2004	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	
63,000	232,518	0	295,518	0	295518	50,000.00	245518	270518	288,102	

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 3833649
 Parcel ID 13-22-24-1200-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0848 Comp 3
 PRC Run: 11/15/2024 By
 Card # 1 of 1

Current Owner		
KOVALEV KARA M & CANNON HERBERT		
2022 NEWTOWN RD		
GROVELAND	FL	34736

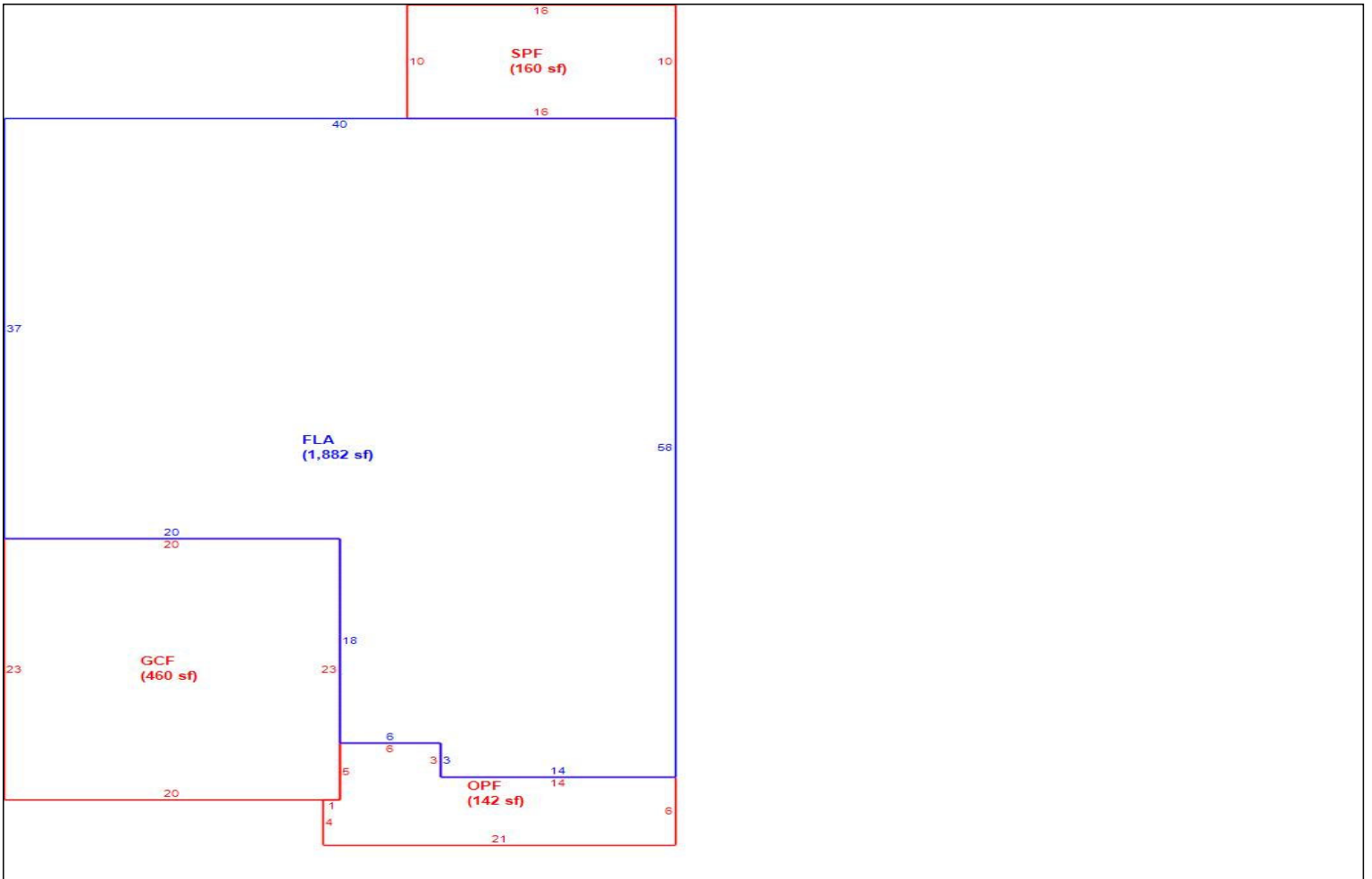
comp 3

Property Location			
Site Address 2022 NEWTOWN RD			
GROVELAND FL 34736			
Mill Group	00GR	NBHD	4537
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-11-202

Legal Description
LEXINGTON VILLAGE PHASE I PB 53 PG 40-42 LOT 14 ORB 6086 PG 381

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	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 248,793
Deprec Bldg Value 241,329		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	1,882	1,882	1882	Effective Area	1882	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	Base Rate	108.73	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	Building RCN	248,793	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00	Functional Obsol	0	Roof Cover	3	Type AC	03	
TOTALS		1,882	2,644	1,882	Building RCNLD	241,329				

Alternate Key 3833649
 Parcel ID 13-22-24-1200-000-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0848 Comp 3
 PRC Run: 11/15/2024 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	
2006	622-05-06B	01-01-2005	10-12-2005	75,825	0000	SFR 2022 NEWTOWN RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023011135	6086	0381	01-27-2023	WD	Q	01	I	340,000				
2020093558	5531	0300	08-20-2020	WD	Q	01	I	238,000				
	3015	1647	11-14-2005	WD	Q	Q	I	190,000				
	2739	0295	12-30-2004	WD	U	M	V	1				
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	
56,000	241,329	0	297,329	0	297329	0.00	297329	297329	289,707	

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.