



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3773296**

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 # 2024-0852	County Lake	Tax year 2024	Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>HPA BORROWER 2021-1 LLC</i>			
Taxpayer name: Joint Venture - HPA JV 2019 Property Holdco LLC; Hpa		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 #	0123250630-000-10600 10902 Versailles Boulevard
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 # 2024-0852	Alternate Key: 3773296	Parcel ID: 01-23-25-0630-000-10600
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 10902 VERSAILLES BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA II BORROWER 2021-1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 407,074	\$ 407,074
2. Assessed or classified use value, *if applicable	\$ 349,390	\$ 349,390
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 349,390	\$ 349,390

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

Last Sale Date 5/5/2021 **Price:** \$100 Arm's Length Distressed **Book** 5770 **Page** 1429

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3773296	3558430	3743521	3743580
Address	10902 VERSAILLES BLVD CLERMONT	10505 LAKE HILL DR CLERMONT	10942 BRONSON RD CLERMONT	11036 BRONSON RD CLERMONT
Proximity		.75 MILE	430 FEET	530 FEET
Sales Price		\$515,000	\$520,000	\$509,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	1.60%	2.00%
Adjusted Sale		\$452,170	\$450,320	\$442,830
\$/SF FLA	\$212.68 per SF	\$231.17 per SF	\$254.56 per SF	\$231.36 per SF
Sale Date		5/11/2023	8/7/2023	7/21/2023
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	1,914	1,956	-2100	1,769	7250	1,914	0
Year Built	1999	1998		1997		2003	
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/SPF	OPF/OPF		OPF/OPF		OPF/OPF	
Pool	N	Y	-20000	Y	-20000	N	0
Fireplace	0	1	-2500	1	-2500	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds	PAT	NONE	1000	NONE	1000	NONE	1000
Site Size	.25 AC	.40 AC		.34 AC		.41 AC	
Location	RESIDENTIAL	RESIDENTIAL	10000	RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 3.0%	-13600	-Net Adj. 3.2%	-14250	-Net Adj. 0.3%	-1500
		Gross Adj. 7.9%	35600	Gross Adj. 6.8%	30750	Gross Adj. 0.8%	3500
Adj. Sales Price	Market Value \$407,074	Adj Market Value	\$438,570	Adj Market Value	\$436,070	Adj Market Value	\$441,330
	Value per SF 212.68						

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.

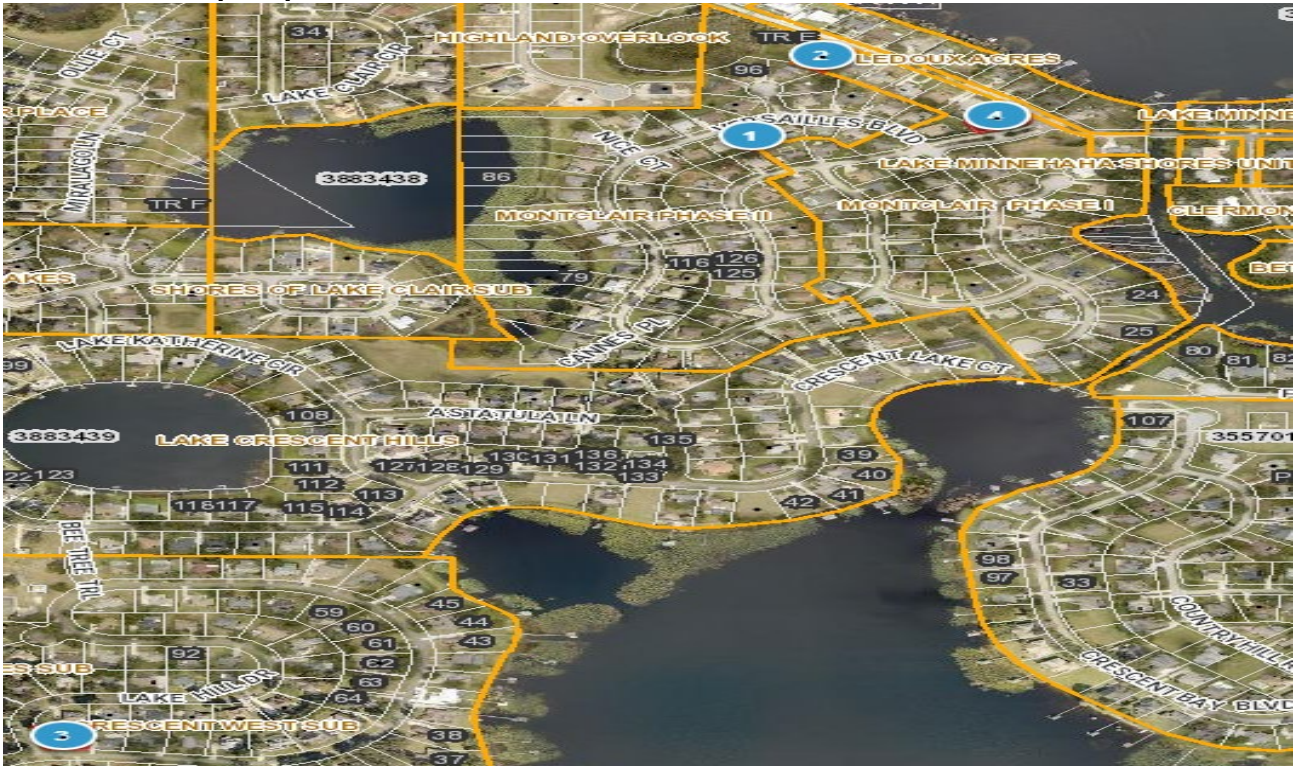
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: R. Bryan Boone

DATE 12/9/2024

2024-0852 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3773296	10902 VERSAILLES BLVD CLERMONT	-
2	2	3743521	10942 BRONSON RD CLERMONT	430 FEET
3	1	3558430	10505 LAKE HILL DR CLERMONT	.75 MILE
4	3	3743580	11036 BRONSON RD CLERMONT	530 FEET
5				
6				
7				
8				

Alternate Key 3773296
Parcel ID 01-23-25-0630-000-10600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0852 Subject By bboone
PRC Run: 12/9/2024
Card # 1 of 1

Current Owner		
HPA II BORROWER 2021-1 LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

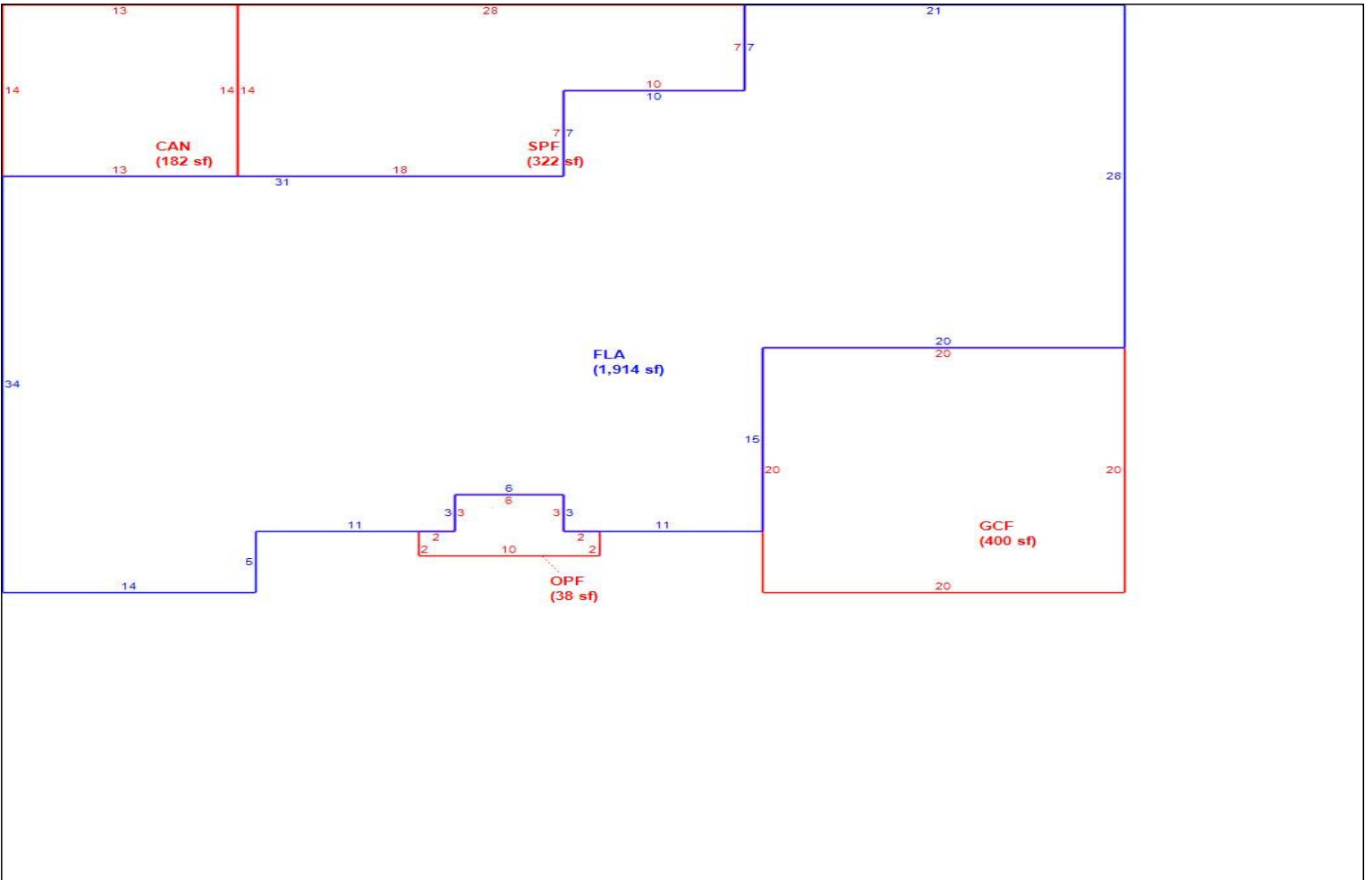
subject

Property Location		
Site Address	10902 VERSAILLES BLVD	
	CLERMONT	FL 34711
Mill Group	0005	NBHD 2584
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 04-05-202

Legal Description
MONTCLAIR PHASE II SUB LOT 106 PB 39 PGS 1-3 ORB 5770 PG 1429

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		110,000				
Classified Acres		0		Classified JV/Mkt 110,000		Classified Adj JV/Mkt		0				

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 306,262
		Deprec Bldg Value 297,074	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,914	1,914	1914	Effective Area	1914	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	131.82	Quality Grade	700	Half Baths	0
OPF	OPEN PORCH FINISHE	0	38	0	Building RCN	306,262	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	182	0	% Good	97.00	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	322	0	Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,914	2,856	1,914	Building RCNLD	297,074				

Alternate Key 3773296
 Parcel ID 01-23-25-0630-000-10600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0852 Subject By bboone
 PRC Run: 12/9/2024
 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
2021	SALE	01-01-2020	05-18-2021	1	0099	CHECK VALUE	04-05-2021	
2021	SALE	01-01-2020	05-18-2021	1	0099	CHECK VALUE	04-05-2021	
2019	SALE	01-01-2018	05-20-2019	1	0099	CHECK VALUE	02-14-2019	
2017	SALE	01-01-2016	08-15-2016	1	0099	CHECK VALUE	08-15-2016	
2000	9901135	01-25-1999	02-10-2000	105,000	0000	SFR/10902 VERSAILLES BLVD		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021110602	5770 1429	05-05-2021	WD	U	11	I	100				
2020127814	5582 0234	11-11-2020	WD	Q	03	I	295,000				
2019084760	5317 0820	07-29-2019	QC	U	U	I	100				
2018075116	5131 1620	06-27-2018	WD	Q	Q	I	262,000				
2016076092	4810 2230	06-07-2016	WD	Q	Q	I	225,000				
Total											0.00

Exemptions

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
110,000	297,074	0	407,074	57684	349390	0.00	349390	407074	397,639

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 3558430
 Parcel ID 02-23-25-0075-000-07200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0852 Comp 1
 PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
RACE GENE T & CHRISTINA V		
10505 LAKE HILL DR		
CLERMONT	FL	34711

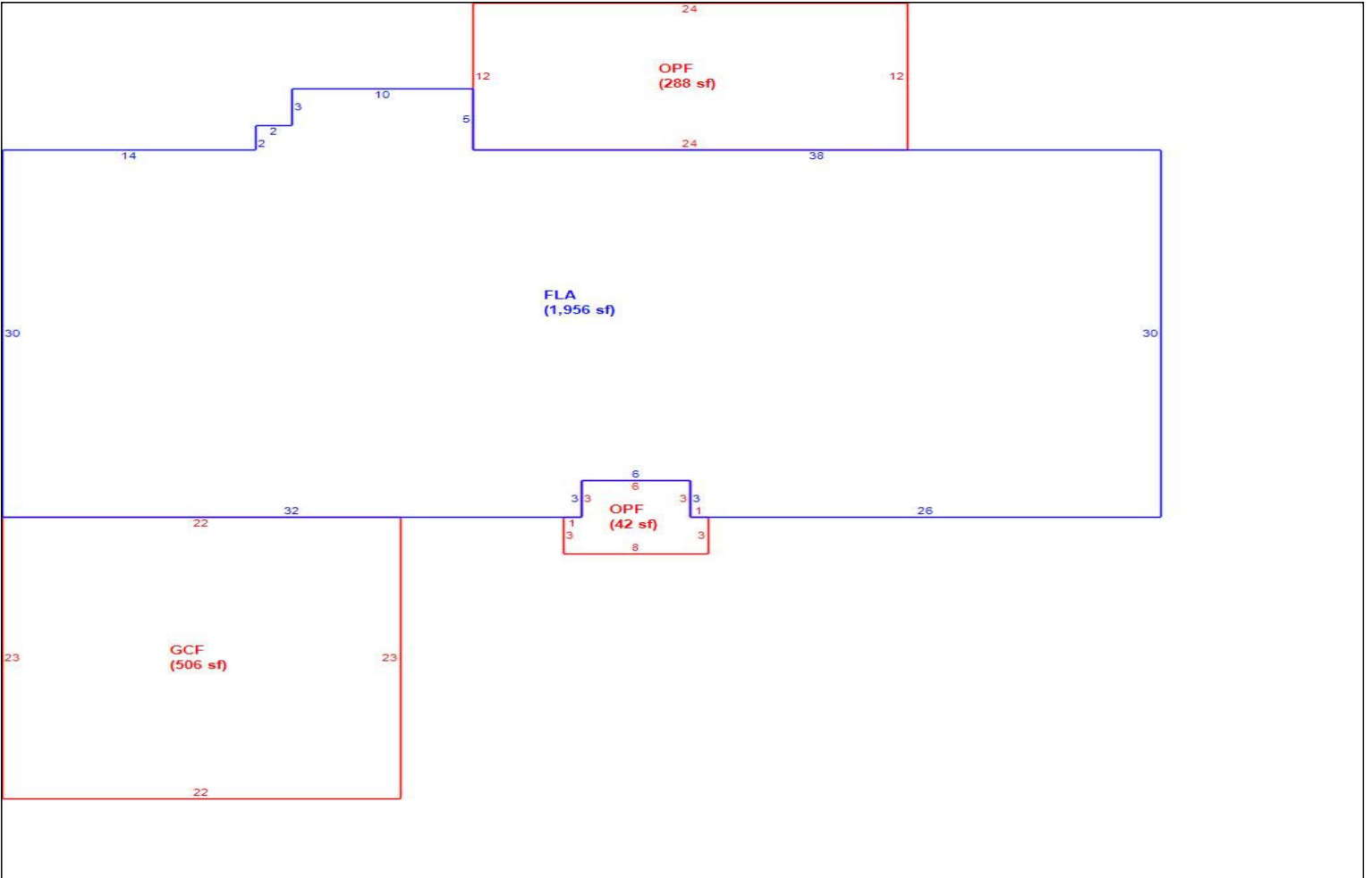
comp 1

Property Location			
Site Address	10505 LAKE HILL DR		
	CLERMONT	FL	34711
Mill Group	0005	NBHD	4467
Property Use		Last Inspection	
00100	SINGLE FAMILY	DN	04-12-202

Legal Description
CRESCENT WEST LOT 72 PB 29 PGS 67-69 ORB 6272 PG 2305

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	120	135		1.00 LT	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 276,075
		Deprec Bldg Value 267,793	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,956	1,956	1956	Effective Area	1956	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	506	0	Base Rate	115.71	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	330	0	Building RCN	276,075	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	1
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	267,793	Roof Cover	3	Type AC	03
TOTALS		1,956	2,792	1,956						

Alternate Key 3558430
 Parcel ID 02-23-25-0075-000-07200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0852 Comp 1
 PRC Run: 12/9/2024 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
POL3	SWIMMING POOL - RESIDENTIAL	392.00	SF	46.00	1998	1998	18032.00	85.00	15,327
PLD2	POOL/COOL DECK	526.00	SF	5.38	1998	1998	2830.00	70.00	1,981
SEN2	SCREEN ENCLOSED STRUCTURE	1838.00	SF	3.50	1998	1998	6433.00	40.00	2,573

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	SALE	01-01-2020	05-18-2021	1	0099	CHECK VALUE	04-12-2021		
2000	9901133	01-22-1999	04-05-2000	1,800	0000	RET WALL TO POOL			
2000	9812062	01-01-1999	04-05-2000	3,278	0000	33X36X23 SEN			
1999	9811081	11-12-1998	12-01-1998	1	0000	POOL			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024007311	6272	2305	05-11-2023	WD	Q	01	I	515,000	003	DISABILITY VETERAN	2024	5000
2020083489	5516	1075	07-31-2020	WD	Q	01	I	325,000	039	HOMESTEAD	2024	25000
	3010	1963	11-14-2005	WD	Q	Q	I	390,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1623	2380	06-29-1998	WD	Q	Q	V	25,000				
	1376	1023	07-01-1995	WD	Q	Q	V	21,000				
Total												55,000.00

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	
100,000	267,793	19,881	387,674	0	387674	55,000.00	332674	357674	379,228	

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Alternate Key 3743521
Parcel ID 01-23-25-0625-000-00100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0852 Comp 2
PRC Run: 12/9/2024 By

Card # 1 of 1

Current Owner		
LARIA PORRO LUIS E & AMARILIS M SOSA		
10942 BRONSON RD		
CLERMONT	FL	34711

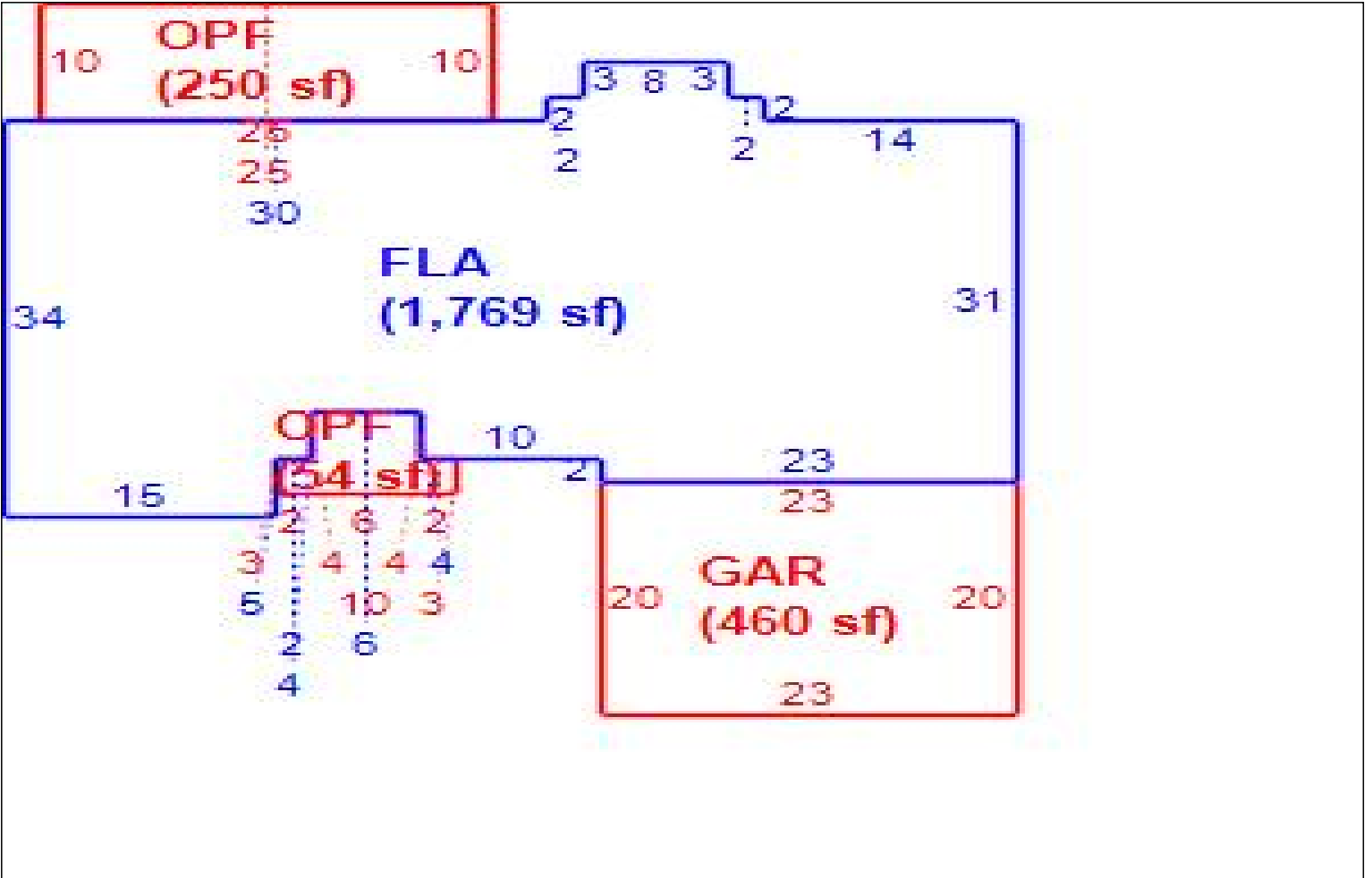
comp 2

Property Location			
Site Address 10942 BRONSON RD			
CLERMONT FL 34711			
Mill Group	0005	NBHD	2584
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
MONTCLAIR PHASE 1 SUB LOT 1 PB 38 PGS 1-3 ORB 6197 PG 1618

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 288,103
Deprec Bldg Value 279,460		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,769	1,769	1769	1997	1769	132.30	No Stories	1.00	Full Baths 2
GAR	GARAGE FINISH	0	460	0	288,103	0	0	Quality Grade	700	Half Baths 0
OPF	OPEN PORCH FINISHE	0	304	0	EX	97.00	0	Wall Type	03	Heat Type 6
TOTALS		1,769	2,533	1,769	Functional Obsol	0	0	Foundation	3	Fireplaces 1
					Building RCNLD	279,460	0	Roof Cover	3	Type AC 03

Alternate Key 3743521
 Parcel ID 01-23-25-0625-000-00100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0852 Comp 2
 PRC Run: 12/9/2024 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
SEN2	SCREEN ENCLOSED STRUCTURE	1716.00	SF	3.50	1997	1997	6006.00	40.00	2,402
POL2	SWIMMING POOL - RESIDENTIAL	230.00	SF	35.00	1997	1997	8050.00	85.00	6,843
PLD2	POOL/COOL DECK	550.00	SF	5.38	1997	1997	2959.00	70.00	2,071
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1997	1997	6000.00	50.00	3,000

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2016	2015020186	02-12-2015	04-11-2016	10,100	0002	REROOF SHINGLE	04-11-2016		
2011	SUBS	01-01-2010	02-25-2011	1	0008	UPDATE SUB	02-25-2011		
2006	SUBS	02-19-2005	02-22-2005	1	0000	LOCS TO 1.10 AND QGS DN			
1998	9731767	03-01-1997	12-01-1997	2,490	0000	20 X 40 SEN			
1998	9730161	03-01-1997	12-01-1997	10,500	0000	12X24 POOL/SPA			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023101775	6197	1618	08-07-2023	WD	Q	01	I	520,000	039	HOMESTEAD	2024	25000
	1481	1171	11-01-1996	WD	Q	Q	V	24,600	059	ADDITIONAL HOMESTEAD	2024	25000
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
110,000	279,460	14,316	403,776	0	339666	50,000.00	289666	314666	395,027

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Alternate Key 3743580
Parcel ID 01-23-25-0625-000-00700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0852 Comp 3
PRC Run: 12/9/2024 By
Card # 1 of 1

Current Owner		
WALKER KIYO & MICHAEL		
11036 BRONSON RD		
CLERMONT	FL	32711

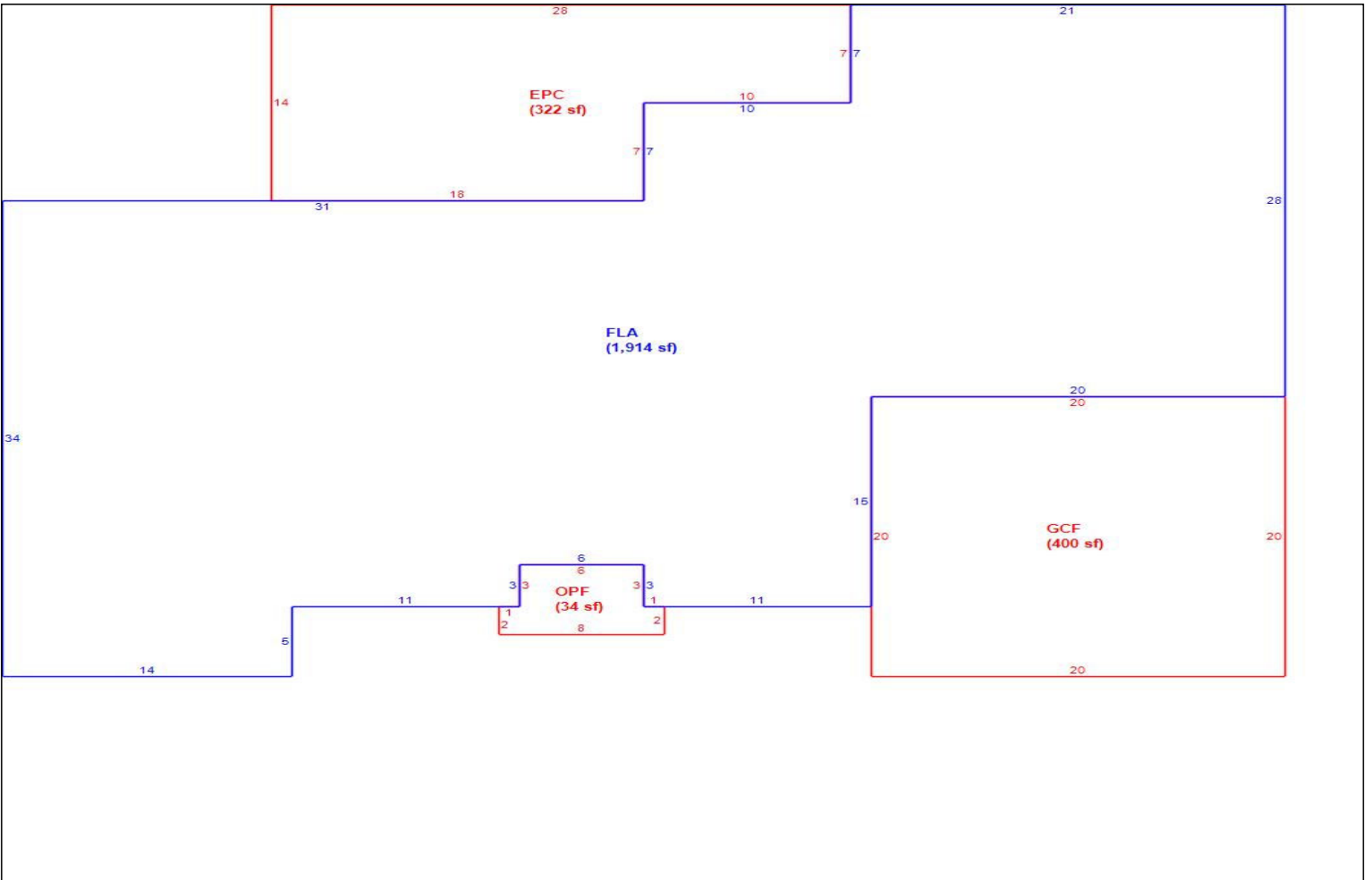
comp 3

Property Location			
Site Address 11036 BRONSON RD			
CLERMONT FL 34711			
Mill Group	0005	NBHD	2584
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	03-21-202

Legal Description
MONTCLAIR PHASE 1 SUB LOT 7 PB 38 PGS 1-3 ORB 6183 PG 1841

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	110,000.00	0.0000	1.00	1.000	1.000	0	110,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		110,000		
Classified Acres		0		Classified JV/Mkt		110,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 310,389	Deprec Bldg Value 301,077	Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	322	0	2003	1914	131.82	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,914	1,914	1914	310,389	310,389	EX	Quality Grade	700	Half Baths	0
GAR	GARAGE FINISH	0	400	0	97.00	0	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	34	0	0	0	0	Foundation	3	Fireplaces	1
TOTALS		1,914	2,670	1,914	301,077	301,077	03	Roof Cover	3	Type AC	03

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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
FOP4	OPEN PORCH FINISHED	336.00	SF	19.75	2021	2021	6636.00	95.00	6,304

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2021050307	06-15-2021	03-21-2022	9,000	0003	PERGOLA			
2018	SALE	01-01-2017	03-28-2018	1	0099	CHECK VALUE	03-28-2018		
2008	2006120316	01-08-2007	08-07-2007	3,000	0000	ENCL LANAI W/GLASS			
2004	2002120681	01-01-2003	01-08-2004	117,744	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023090877	6183 1841	07-21-2023	WD	Q	01	I	509,000		039	HOMESTEAD	2024	25000
2017053828	4946 0120	05-09-2017	WD	Q	Q	I	253,000		059	ADDITIONAL HOMESTEAD	2024	25000
	1675 2441	12-31-1998	WD	Q	Q	V	32,500					
	1543 2423	08-18-1997	WD	Q	Q	V	25,000					
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	
110,000	301,077	6,304	417,381	0	283791	50,000.00	233791	258791	408,112	

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