

## 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 3915753

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

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Petition#	20	24-08	59	County Lake	Ţ.	ax year <b>2024</b>	Date received	9.12.24
					KE PROMOBALEN			
PART 1T	[axpayer	Information	HPA: USI C	$\mathcal{C}$				aliki, b
		nt Venture - HPA	JV 2019 Property	Holdco LLC; Salmor	Representative: F	Ryan, LLC c/o	Robert Peyton	
Mailing add for notices	ress	Ryan, LLC 16220 North Scottsdale,	Scottsdale Rd AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	13-22-24-070 5986 Church	0-000-00700 ill Square Way	
Phone 954	4-740-62	40			Email	ResidentialA	ppeals@ryan.co	m
					e, I prefer to receiv			☐ fax.
		etition after the support my		dline. I have attac	hed a statement o	of the reasons I	filed late and ar	ıy
your ev evidend	idence to ce. The V	the value adj AB or specia	ustment board o magistrate ruli	clerk. Florida law a ng will occur unde	red. (In this instanc llows the property a r the same statuto	appraiser to cro ry guidelines as	ss examine or ob	ject to your
					s∏ High-water red	charge 🔲 l	Historic, commercia	lornonprofit
☐ Comme	rcial L	] Res. 5+ units	☐ Agricultural	or classified use	☐ Vacant lots and	acreage 🔲 E	Business machinery	/, equipment
PART 2. F	Reason f	or Petition	Check	one. If more than	one, file a separa	ate petition.		
1	operty va	•	ne) <b>⊠</b> decrease	increase	Denial of exer	mption Select o	or enter type:	
I —		ent reduction					ption or classific	
		•	complete on J	•			y of application.	•
_	-		(s.194.034, F.S	-	Qualifying impro		55(3), 193.1554(5	
1		for catastrop	•	·· <i>))</i>	193.1555(5), F		22(2), 100.100 1(0	,,, 01
<del></del>				a list of units ina	rcels, or accounts	with the prope	arty annraicer's	
					1(3)(e), (f), and (g		ity appraiser s	
	e requeste				r case. Most hearing the case. Most hearing the case.			
☐ My wi	itnesses	or I will not b	e available to a	ttend on specific	dates. I have attac	hed a list of da	ates.	
evidence d appraiser's	irectly to evidenc	the property e. At the hea	appraiser at le ring, you have	ast 15 days befor the right to have	aiser. To initiate the the hearing and witnesses sworn.	make a writter	request for the	property
of your pro information	perty rec redacte	ord card con	aining informa property appra	tion relevant to th	ce exchange, to re e computation of y petition, he or she	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 authwithout attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the pretition and the facts stated in it are true.	y confidential information related to operty described in this petition and	this petition. d that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signal Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	ure employee or you are one of the follo	owing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated e	entity)
A Florida Bar licensed attorney (Florida Bar number	(taspayor or all allimates of	
A Florida real estate appraiser licensed under Chapter 475, I		RD6182
A Florida real estate broker licensed under Chapter 475, Florida		).
A Florida certified public accountant licensed under Chapter		er ).
I understand that written authorization from the taxpayer is requir appraiser or tax collector.	•	
Under penalties of perjury, I certify that I have authorization to fil am the owner's authorized representative for purposes of filing the under s. 194.011(3)(h), Florida Statutes, and that I have read thi	nis petition and of becoming an age	ent for service of process
Robert I. Peyton	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 listed	I in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employe	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirer taxpayer's authorized signature OR ☐ the taxpayer's authorized		., executed with the
☐ I am an uncompensated representative filing this petition AN	D (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpayer'	s authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is requiappraiser or tax collector.	ired for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's autho becoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				. — —	_				
Petition #	!	2024-0859		Alternate K	ey: <b>3915753</b>	Parcel I	D: <b>13-22-24-070</b>	0-000-00700	
Petitioner Name		RYAN, LLC		Duan autor	5986 CHURC	HILL SQUAR	E Check if Mul	tiple Parcels	
The Petitioner is:  Other, Explain:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address		VAY /ELAND			
Owner Name	Н	PA US1 LLO		Value from	Value before	e Board Actio	n Value after B	oard Action	
				TRIM Notice	e Value present	ted by Prop App	r Value alter b	oaru Action	
1. Just Value, red	uired			\$ 341,7	341,717 \$		7		
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 341,7	17 \$	341,71	7		
3. Exempt value,	*enter "0" if nor	16		\$	-				
4. Taxable Value,				\$ 341,7	17 \$	341,71	7		
*All values entered	•	tv taxable va	lues. School and			· · · · · · · · · · · · · · · · · · ·	I		
Last Sale Date	8/17/2023		ce: \$365		Arm's Length		Book <u>6198</u> P	age <u>2326</u>	
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3	
AK#	39157	53	39157	<b>'54</b>	39157	'60	39157	86	
Address	5986 CHUF SQUARE	_	5982 CHUI SQUARE		5958 CHUI SQUARE		5981 CHUF SQUARE		
Proximity			NEXT D	OOR	270 FE	ET	150 FEET		
Sales Price			\$300,0		\$428,5		\$352,0		
Cost of Sale			-15%		-15%		-15%		
Time Adjust			0.000		2.40		0.009		
Adjusted Sale	Ф42E 20	CF	\$255,0		\$374,5		\$299,2		
\$/SF FLA Sale Date	\$135.28 p	er Sr	\$150.89 <sub>1</sub> 12/15/2		\$127.78   6/6/20		\$174.36 p 2/7/20		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Terris or Sale			741110 2011941	Biographic	, and boulessed		7 mino Eorigan		
Value Adj.	Description	<u> </u>	Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,526		1,690	62700	2,931	-30375	1,716	60750	
Year Built	2020		2020	02.00	2020	000.0	2019	30.00	
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		
Condition	GOOD		GOOD		GOOD		GOOD		
Baths	2.1		2.0	7500	3.1	-10000	2.0	7500	
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE		
Porches	OPF/PAT		OPF/OPF	-3000	OPF/PAT		OPF/OPF	-3000	
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	.16 AC		.16 AC		.15 AC		.16 AC		
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
			Net Adj. 26.4%	67200	-Net Adj. 10.8%	-40375	Net Adj. 21.8%	65250	
			Gross Adj. 28.7%	73200	Gross Adj. 10.8%	40375	Gross Adj. 23.8%	71250	
	Market Value	\$341,717	Adj Market Value	\$322,200	Adj Market Value	\$334,134	Adj Market Value	\$364,450	

Adj. Sales Price

Value per SF

135.28

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 no comps, only their sale less cost of sale. We used 3 comps from same sub comp 2 is 2 story like subject with comps
subject value is in fair 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 11/15/2024

#### 2024-0859 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3915760	5958 CHURCHILL SQUARE GROVELAND	270 FEET
2	SUBJECT	3915753	5986 CHURCHILL SQUARE WAY GROVELAND	-
3	3	3915786	5981 CHURCHILL SQUARE GROVELAND	150 FEET
4	1	3915754	5982 CHURCHILL SQUARE WAY GROVELAND	NEXT DOOR
5				
6				
7				
8				

Parcel ID 13-22-24-0700-000-00700

Current Owner HPA US1 LLC

120 S RIVERSIDE PLZ STE 2000

**CHICAGO** 60606 **LCPA Property Record Card** Roll Year 2024 Status: A

## subject

2024-0859 Subject PRC Run: 11/15/2024 By

Card # 1 of 1

**Property Location** 

Site Address 5986 CHURCHILL SQUARE WAY GROVELAND FL 34736

Mill Group 00GR NBHD 0532

Property Use Last Inspection 00100 SINGLE FAMILY RBB 07-28-202

Legal Description

BRIGHTON PB 71 PG 46-47 LOT 7 ORB 6198 PG 2326

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	1 10111	Ворил	Adj	011110		Price	Factor	Factor	Factor	Factor	Oldoo vai	Value	
1	0100	0	0		1.00 L	_T	35,000.00	0.0000	1.60	1.000	1.000	0	56,000	
				1 0001	10.7/0.4						<u> </u>		50.000	
						kt 0				l Adj JV/MI			56,000	
	Cla	assified A	cres	0	Classified JV/M	kt 56	,000		Classified Adj JV/Mkt				0	

Sketch Bldg 1 1 of 1 Replacement Cost 285,717 Deprec Bldg Value 285,717 Multi Story 1 Sec CAN (35 sf)

FLA (1,053 sf) GCF (420 sf) OPF (90 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,053			Effective Area	2526			E. II D. H.	_
-	FINISHED AREA UPPER	1,473	1,473	1473	Base Rate	94.06	No Stories	2.00	Full Baths	2
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	420 90	0	Building RCN	285,717	Quality Grade	670	Half Baths	1
_	PATIO UNCOVERED		35	0	Condition	VG	Wall Type	00	Heat Type	
. ,	THE SINGUENES			Ü	% Good	100.00	I vvali Type	03	пеастуре	6
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		3,071	2,526	Building RCNLD	285,717	Roof Cover	3	Type AC	03

Alternate Key 3915753 Parcel ID 13-22-24-0700-000-00700

#### **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0859 Subject PRC Run: 11/15/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code		Descri	otion	Ur	its	Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	d I A	pr Value
				-77-										
					<u> </u>		Bui	Iding Per	mits					
Roll Yea	ar Permit	ID	Issue Da	ate Comp I	Date	An	ount	Туре		Descrip	otion	Review	Date	CO Date
2021 2020	021 1908-0265 01-01-2020					331,74 331,74		SFR FOR 20 SFR 5986 CH		1 URCHILL SQUARE WAY		020 019		
				Sales Inform	ation						Exe	mptions		
Instru	Instrument No Book/Page Sale Date In						Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
	2023102988 6198 2326 08- 2022125121 6025 0664 09-				WD	Q	01 11		365,000 0					

			Sales Informa	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023102988	6198	2326	08-17-2023	WD	Q	01	- 1	365,000						
2022125121	6025	0664	09-14-2022	PO	U	11	1	0						
2020071014	5497	1536	06-30-2020	WD	Q	03	1	273,000						
2019085517	5318	0908	07-18-2019	WD	U	М	V	2,950,000						
										Total		0.00		
										Total	<u> </u>	0.00		
						Val	ue Summ	arv						

Value Summary
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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	285,717	0	341,717	0	341717	0.00	341717	341717	332,578

<sup>\*\*\*</sup>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.\*\*\*

Parcel ID 13-22-24-0700-000-00800

Current Owner

VELEZ RODRIGUEZ JOSE & SONIA RIVERA

5982 CHURCHILL SQUARE WAY

**GROVELAND**  $\mathsf{FL}$ 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

### comp 1

2024-0859 Comp 1 PRC Run: 11/15/2024 By

Card # 1 of 1

Property Location

Site Address 5982 CHURCHILL SQUARE WAY GROVELAND FL 34736

Mill Group 00GR NBHD 0532

Property Use Last Inspection 00100 SINGLE FAMILY RBB 07-28-202

Legal Description

BRIGHTON PB 71 PG 46-47 LOT 8 ORB 6260 PG 724

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIOIIL	Depui	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class val	Value		
1	0100	0	0		1.00 LT	35,000.00	0.0000	1.60	1.000	1.000	0	56,000		
		Total A	0.00	0.00			L	Tota	   A al:  \//\/\/	<u></u>		FG 000		
	Total Acres 0.00 JV/Mkt								ıl Adj JV/MI			56,000		
	Cli	assified A	cres	0	Classified JV/Mkt	56.000		Classifie	M/VL ibA b	ct		0		

Sketch Bldg Sec of 1 Replacement Cost 225,203 Multi Story 0 1 1 Deprec Bldg Value 225,203 OPF (96 sf)

FLA (1,690 sf) GCF (441 sf)

(40 sf)

	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,690	1,690	1690	Effective Area	1690			- " - "	
-	GARAGE FINISH	0	441	0	Base Rate	109.25	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	136	0	Building RCN	225,203	Quality Grade	670	Half Baths	0
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Trail Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,690	2,267	1,690	Building RCNLD	225,203	Roof Cover	3	Type AC	03

Alternate Key 3915754 Parcel ID 13-22-24-0700-000-00800

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0859 Comp 1 PRC Run: 11/15/2024 By

Card # 1 of 1

	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	Descr	iption	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
					<b>Building Per</b>	mits								
Roll Year	Permit ID	Issue Date	Comp Date	Amou			Descriptio	n	Review Date	CO Date				

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2021 2020	1909-0014 1909-0014	01-01-2020 10-23-2019	07-28-2020 12-27-2019	239,409 239,409	0001	SFR FOR 2021 SFR 5982 CHURCHILL SQUARE WAY	07-28-2020 12-27-2019	CO Date

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023154515 2020033281 2019085517	6260 5440 5318	0724 1914 0908	12-15-2023 03-17-2020 07-18-2019	WD WD WD	QQU	01 03 M	     	300,000 238,000 2,950,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
	Tc											50,000.00
						Val	uo Summ	arv				

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	225,203	0	281,203	0	243823	50,000.00	193823	218823	276,159

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Parcel ID 13-22-24-0700-000-01400

Current Owner FAUST JOSHUA & STEPHANIE

5958 CHURCHILL SQUARE WAY

**GROVELAND**  $\mathsf{FL}$ 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

### comp 2

2024-0859 Comp 2 PRC Run: 11/15/2024 By

Card # 1 of 1

Property Location

Site Address 5958 CHURCHILL SQUARE WAY GROVELAND FL 34736

Mill Group 00GR NBHD 0532 Property Use Last Inspection

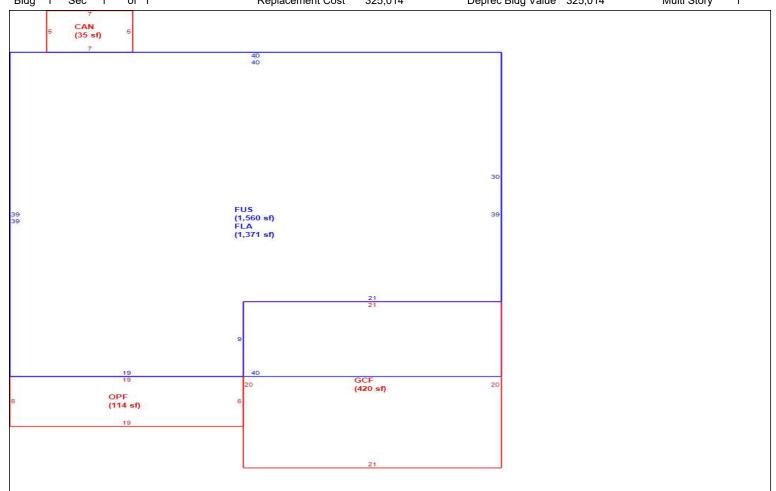
00100 SINGLE FAMILY RBB 07-28-202

Legal Description

BRIGHTON PB 71 PG 46-47 LOT 14 ORB 6157 PG 1234

Lan	d Lines													
LL	Use	Front	Depth	Not	tes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Ad	dj	Office		Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0			1.00	LT	35,000.00	0.0000	1.60	1.000	1.000	0	56,000
			l							l	<u> </u>	<u> </u>		
	Total Acres 0.00			JV/Mkt 0 Total Adj JV/Mkt  5					56,000					
	Classified Acres (			0	0 Classified JV/Mkt 56,000				Classified Adj JV/Mkt				0	

Sketch Bldg 1 of 1 325,014 Deprec Bldg Value 325,014 Multi Story 1 1 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2020	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,371	1,371	1371	Effective Area	2931			E. II D. H.	
FUS	FINISHED AREA UPPER	1,560	1,560	1560	Base Rate	92.45	No Stories	2.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	Building RCN	325.014	Quality Grade	670	Half Baths	1
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	114 35	0	Condition	VG				•
FAI	PATIO UNCOVERED	١	35	U	% Good	100.00	Wall Type	03	Heat Type	6
					-	100.00	Foundation	3	Fireplaces	0
					Functional Obsol	Ü		3		١
	TOTALS	2,931	3,500	2,931	Building RCNLD	325,014	Roof Cover	3	Type AC	03

Alternate Key 3915760 Parcel ID 13-22-24-0700-000-01400

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0859 Comp 2 PRC Run: 11/15/2024 By

Card # 1 of 1

			*On	Miscellar ly the first 10 re			elow			
Code	Desc	cription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
			-	Build	ing Pern	nits		1	,	
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	on	Review Date	CO Date
2021	1910-0112	01-01-2020	07-28-2020	381,707	0001	SFR 5958 CF	IURCHILL S	SQAURE WAY	07-28-2020	
		Sale	es Information					Exer	nptions	
Instrum	ent No Br	ook/Page Sa	le Date Inst	r O/LL Code \	/ac/lmn	Sale Price	Code	Description	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ear Amount

				Sales Informa	ation			Exemptions					
	Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	2023069036 2020054357 2019085517	6157 5471 5318	1234 2445 0908	06-06-2023 05-15-2020 07-18-2019	WD WD WD	QQU	01 03 M	I V	428,500 292,000 2,950,000	024 039 059	DISABILITY VETERAN TOT HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000 25000
L		Value Summery											81,014.00

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	325.014	0	381.014	0	381014	381.014.00	0	0	370.610

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Parcel ID 13-22-24-0700-000-04000

Current Owner

SAAVEDRA ANGELICA AND RANDOLPH WA

5981 CHURCHILL SQUARE WAY

**GROVELAND** 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0859 Comp 3 PRC Run: 11/15/2024 By

Card # 1 of 1

**Property Location** 

Site Address 5981 CHURCHILL SQUARE WAY GROVELAND FL 34736

00GR Mill Group NBHD 0532

Property Use Last Inspection

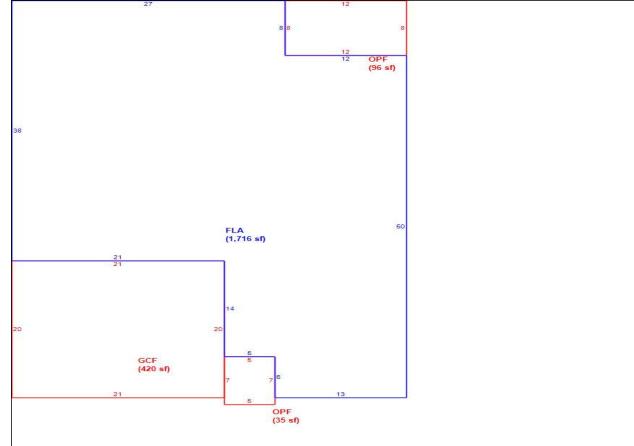
00100 SINGLE FAMILY RBB 01-24-202

Legal Description

BRIGHTON PB 71 PG 46-47 LOT 40 ORB 6282 PG 2055

Lan	d 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				l Adj JV/Mk		56,000		
	Cla	assified A	cres	01	Classified JV/Mkt 56	000		Classified	M/VL ibA b	(† i		C	

Sketch Bldg 1 1 Replacement Cost 227,371 Multi Story Sec of 1 Deprec Bldg Value 220,550



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,716	1,716	1716	Effective Area	1716	l			-
-	GARAGE FINISH	0	420	0	Base Rate	109.18	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	131	0	Building RCN	227,371	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,716	2,267	1,716	Building RCNLD	220,550	Roof Cover	3	Type AC	03

Alternate Key 3915786 Parcel ID 13-22-24-0700-000-04000

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0859 Comp 3 PRC Run: 11/15/2024 By

Card # 1 of 1

					INU	II I Ea	11 202	- JI	ilus. A			-		
					*Only			aneous F	eatures re reflected b	elow				
Code Description Units							Type Uni		Year Blt	Effect Y	r RCN	%Good	I An	r Value
Code		Descri	рион			Туре		iit i nee	real bit	Lifect	I NON	7//0000	- C+	i value
								lding Peri	mits			<u>,                                     </u>		
Roll Year			Issue Da			Am	ount	Туре	Description			Review D	<del></del>	CO Date
2020	1908-026	3	09-12-20	01-24-	2020		239,40	9 0001	SFR 5981 CF	HURCHIL	L SQUARE WAY	01-24-20	J20	
	Sales Information										Exe	mptions		
Instrument No Book/Page Sale Date Ins						Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Year	Amount
2024015738		6282		02-07-2024	WD	Q	01	į.	352,000	039	HOMESTE		2020	

ilistratificati NO	DOOK	n age	Sale Date	IIISU	Q/U	Code	vac/iiiip	Sale I fice	Code	Description	I cai	Amount
2024015738	6282	2055	02-07-2024	WD	Q	01	1	352,000	039	HOMESTEAD	2020	25000
2020001538	5401	0127	12-31-2019	WD	Q	Q	1	237,000	059	ADDITIONAL HOMESTEAD	2020	25000
2019085517	5318	0908	07-18-2019	WD	U	М	V	2,950,000				
										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
56,000	220 550	0	276 550	59690	216860	50 000 00	166860	191860	269 554

<sup>\*\*\*</sup>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.\*\*\*