



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3863197

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, 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 # 2024-0860	Alternate Key: 3863197	Parcel ID: 15-22-24-0050-000-09000
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 15320 SCORPIO ST MASCOTTE	<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	\$ 345,085	\$ 345,085
2. Assessed or classified use value, *if applicable	\$ 345,085	\$ 345,085
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 345,085	\$ 345,085

*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#	3863197	3863165	3863167	3853834
Address	15320 SCORPIO ST MASCOTTE	15407 TAURUS CT MASCOTTE	15411 TAURUS CT MASCOTTE	15598 MERLIN AVE MASCOTTE
Proximity		730 FEET	750 FEET	.48 MILE
Sales Price		\$378,000	\$327,000	\$356,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	3.60%	2.80%
Adjusted Sale		\$333,396	\$289,722	\$312,568
\$/SF FLA	\$139.94 per SF	\$169.58 per SF	\$181.08 per SF	\$146.61 per SF
Sale Date		4/27/2023	3/14/2023	5/16/2023
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	2,466	1,966	37500	1,600	64950	2,132	25050
Year Built	2017	2016		2018		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.0	2.0	7500	2.0	7500	2.1	5000
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF	OPF/PAT	3000	OPF/PAT	3000	OPF/PAT	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	.21 AC	.21 AC		.21 AC		.18 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 14.4%	48000	Net Adj. 26.0%	75450	Net Adj. 10.6%	33050
		Gross Adj. 14.4%	48000	Gross Adj. 26.0%	75450	Gross Adj. 10.6%	33050
Adj. Sales Price	Market Value \$345,085	Adj Market Value	\$381,396	Adj Market Value	\$365,172	Adj Market Value	\$345,618
	Value per SF 139.94						

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.

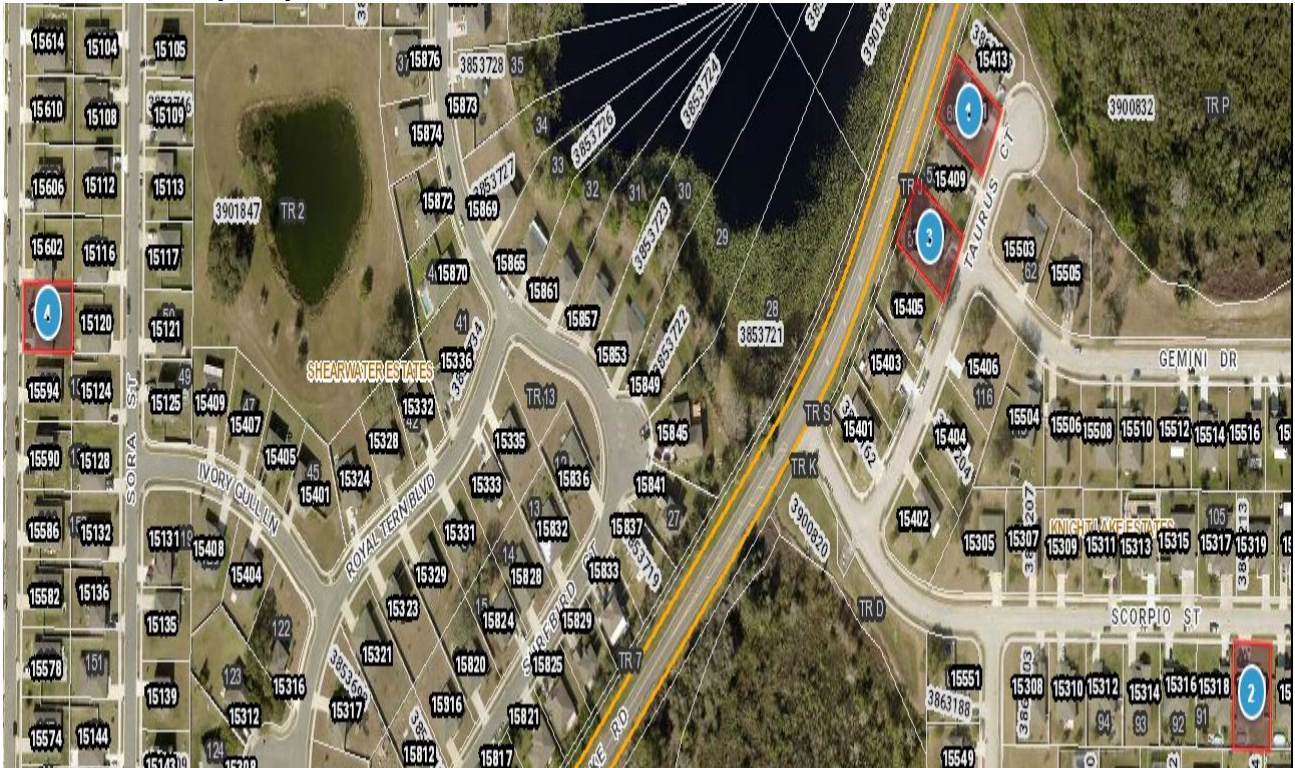
Petitioner used 5 comps, comp 1 shows subject value good, comps 2, 4 & 5 in a different sub with comp 4 & 5 being 2 story SFR, Comp 3 is a low outlier sale.

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

2024-0860 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	2	3863167	15411 TAURUS CT MASCOTTE	750 FEET
2	subject	3863197	15320 SCORPIO ST MASCOTTE	-
3	1	3863165	15407 TAURUS CT MASCOTTE	730 FEET
4	3	3853834	15598 MERLIN AVE MASCOTTE	.48 MILE
5				
6				
7				
8				

Alternate Key 3863197
 Parcel ID 15-22-24-0050-000-09000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0860 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	
2018	IMPS	01-01-2017	10-10-2017	1	0001	SFR FOR 18	10-10-2017		

Sales Information									Exemptions			
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					
2020146000	5609 0804	12-21-2020	WD	Q	01	I	297,000					
2017107132	5010 0686	09-29-2017	WD	Q	Q	I	233,000					
2017016077	4901 2413	02-06-2017	WD	U	M	V	51,000					
	4427 1001	04-18-2013	WD	U	M	V	556,000					
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	
73,000	272,085	0	345,085	0	345085	0.00	345085	345085	336,425	

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 3863165
Parcel ID 15-22-24-0050-000-05800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0860 Comp 1
PRC Run: 11/15/2024 By
Card # 1 of 1

Current Owner		
RODRIGUEZ MARGARITA		
15407 TAURUS CT		
MASCOTTE	FL	34753

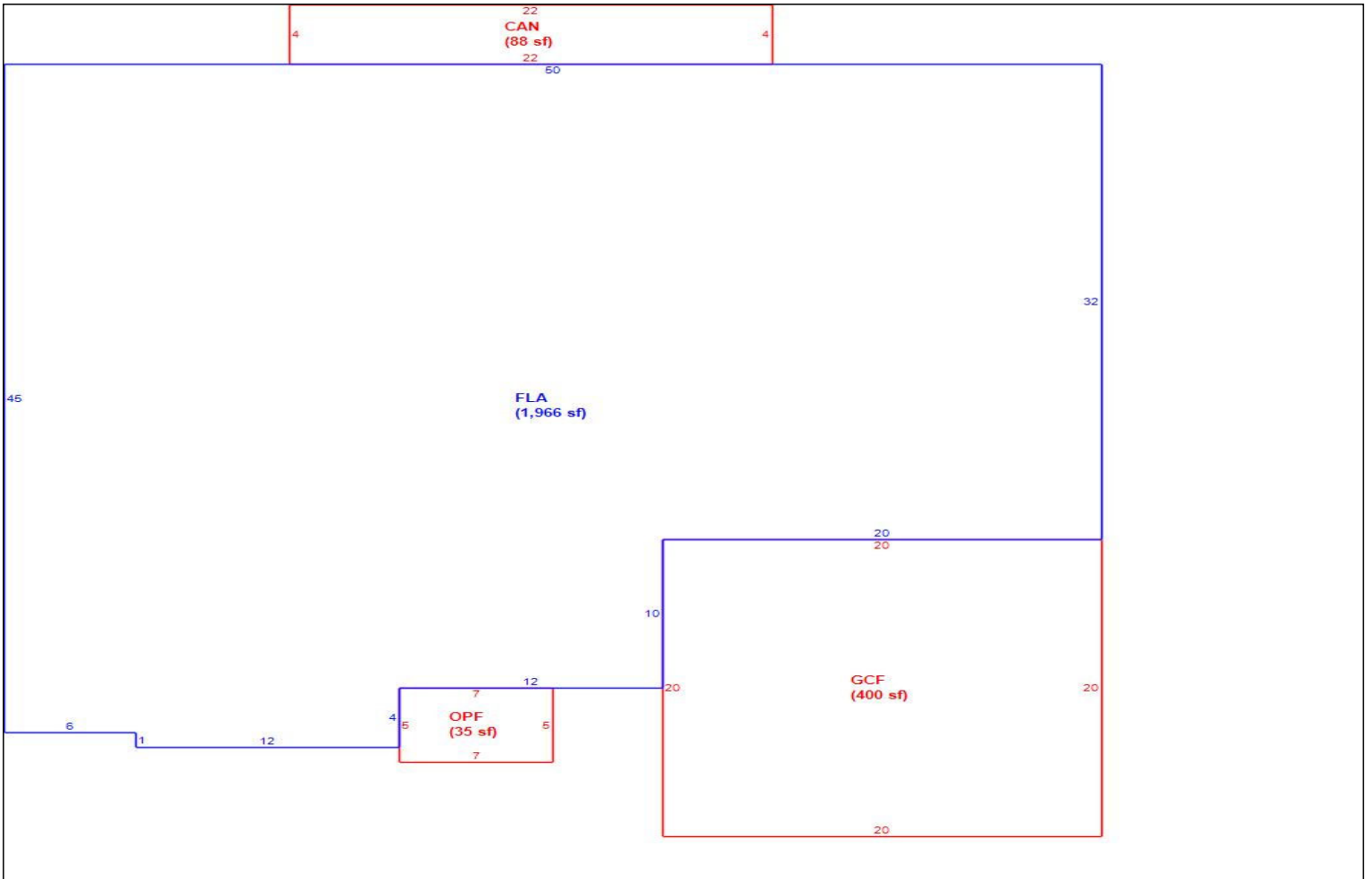
comp 1

Property Location			
Site Address 15407 TAURUS CT			
MASCOTTE FL 34753			
Mill Group	OMA1	NBHD	0524
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
KNIGHT LAKE ESTATES PB 61 PG 57-59 LOT 58 ORB 6134 PG 1404

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	36,500.00	0.0000	2.00	1.100	1.000	0	80,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,300		
Classified Acres		0		Classified JV/Mkt		80,300		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 237,589	Deprec Bldg Value 230,461	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	1,966	1,966	1966	Effective Area	1966	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	102.12	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	237,589	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	88	0	Condition	EX	Foundation	3	Fireplaces	0	
						% Good	97.00				
						Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,966	2,489	1,966	Building RCNLD	230,461					

Alternate Key 3863165
 Parcel ID 15-22-24-0050-000-05800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0860 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	006-16-01BEP	01-01-2016	08-17-2016	125,600	0001	SFR 2093SF 15407 TAURUS CT	08-17-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023050748	6134 1404	04-27-2023	WD	Q	01	I	378,000					
2016104355	4845 1602	09-27-2016	WD	Q	Q	I	190,600					
2016004348	4728 1081	01-07-2016	WD	U	M	V	50,000					
	4427 1001	04-18-2013	WD	U	M	V	556,000					
	4039 1427	06-01-2011	WD	U	M	V	290,000					
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	
80,300	230,461	0	310,761	0	310761	0.00	310761	310761	303,291	

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Alternate Key 3863167
 Parcel ID 15-22-24-0050-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0860 Comp 2
 PRC Run: 11/15/2024 By
 Card # 1 of 1

Current Owner		
GIAMBRONE RUSSELL & JUANITA		
15411 TAURUS CT		
MASCOTTE	FL	34753

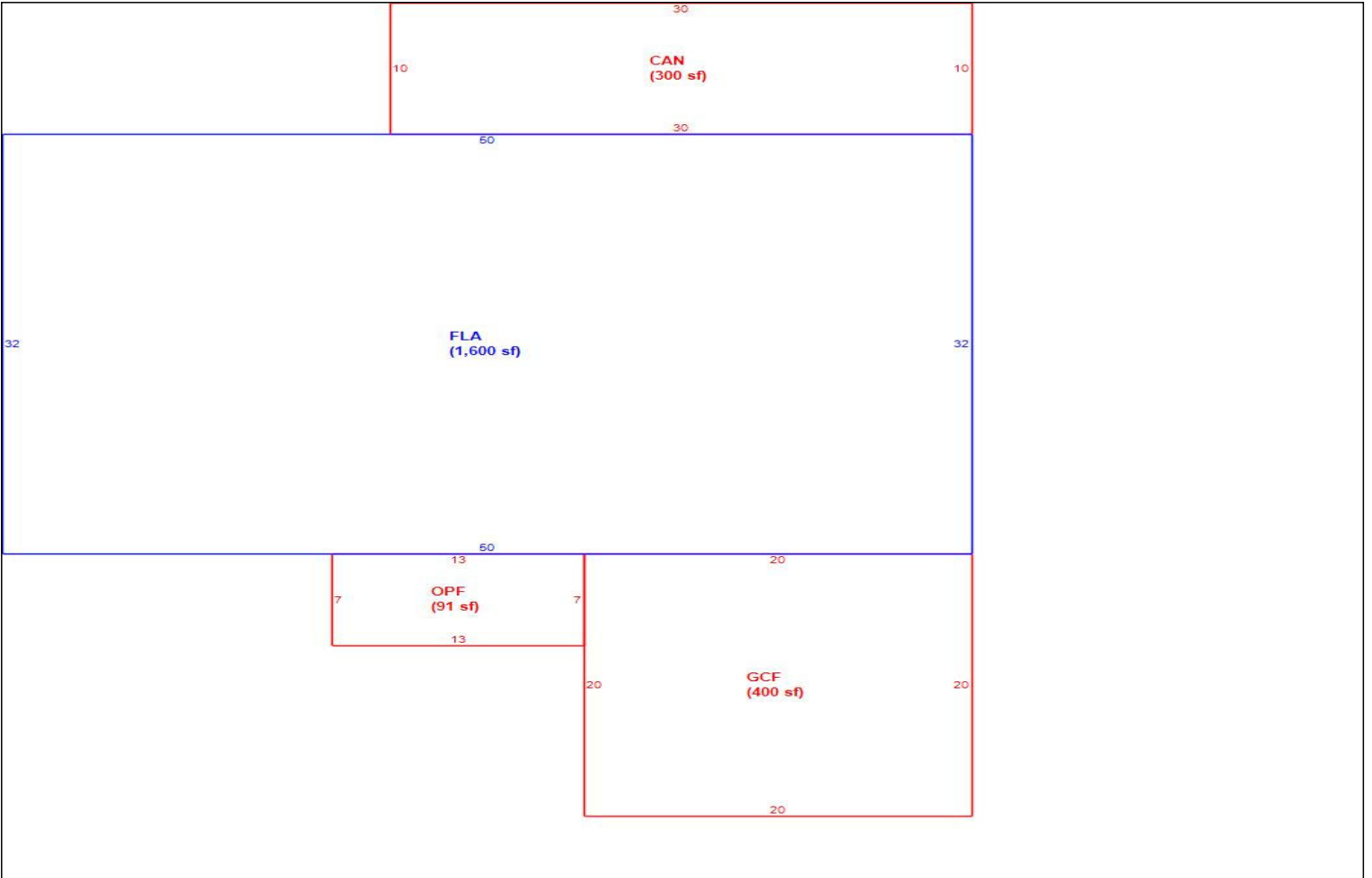
comp 2

Property Location			
Site Address	15411 TAURUS CT		
	MASCOTTE	FL	34753
Mill Group	OMA1	NBHD	0524
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	04-19-202

Legal Description
KNIGHT LAKE ESTATES PB 61 PG 57-59 LOT 60 ORB 6108 PG 158

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	36,500.00	0.0000	2.00	1.100	1.000	0	80,300
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		80,300		
Classified Acres		0		Classified JV/Mkt		80,300		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	202,263	Deprec Bldg Value	196,195	Multi Story	0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,600	1,600	1600	Effective Area	1600	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	103.05	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	91	0	Building RCN	202,263	Condition	EX	Wall Type	03
PAT	PATIO UNCOVERED	0	300	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,600	2,391	1,600	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	196,195				

Alternate Key 3863167
 Parcel ID 15-22-24-0050-000-06000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0860 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	
2019	269-17-09BEP	01-01-2018	06-19-2018	221,503	0001	SFR FOR 2019	06-19-2018		
2018	269-17-09BEP	09-19-2017	01-24-2018	221,503	0001	SFR 1601SF 15411 TAURUS CT	01-24-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023029540	6108	0158	03-14-2023	WD	Q	01	I	327,000	039	HOMESTEAD	2024	25000
2018039801	5091	0487	03-28-2018	WD	Q	Q	I	202,900	059	ADDITIONAL HOMESTEAD	2024	25000
2017086042	4985	0264	08-04-2017	WD	U	M	V	132,500				
	4427	1001	04-18-2013	WD	U	M	V	556,000				
	4039	1427	06-01-2011	WD	U	M	V	290,000				
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	
80,300	196,195	0	276,495	0	276495	50,000.00	226495	251495	270,357	

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Alternate Key 3853834
 Parcel ID 15-22-24-0010-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0860 Comp 3
 PRC Run: 11/15/2024 By
 Card # 1 of 1

Current Owner		
TULSHIPRASAD TOTARAM ET AL		
15598 MERLIN AVE		
MASCOTTE	FL	34753

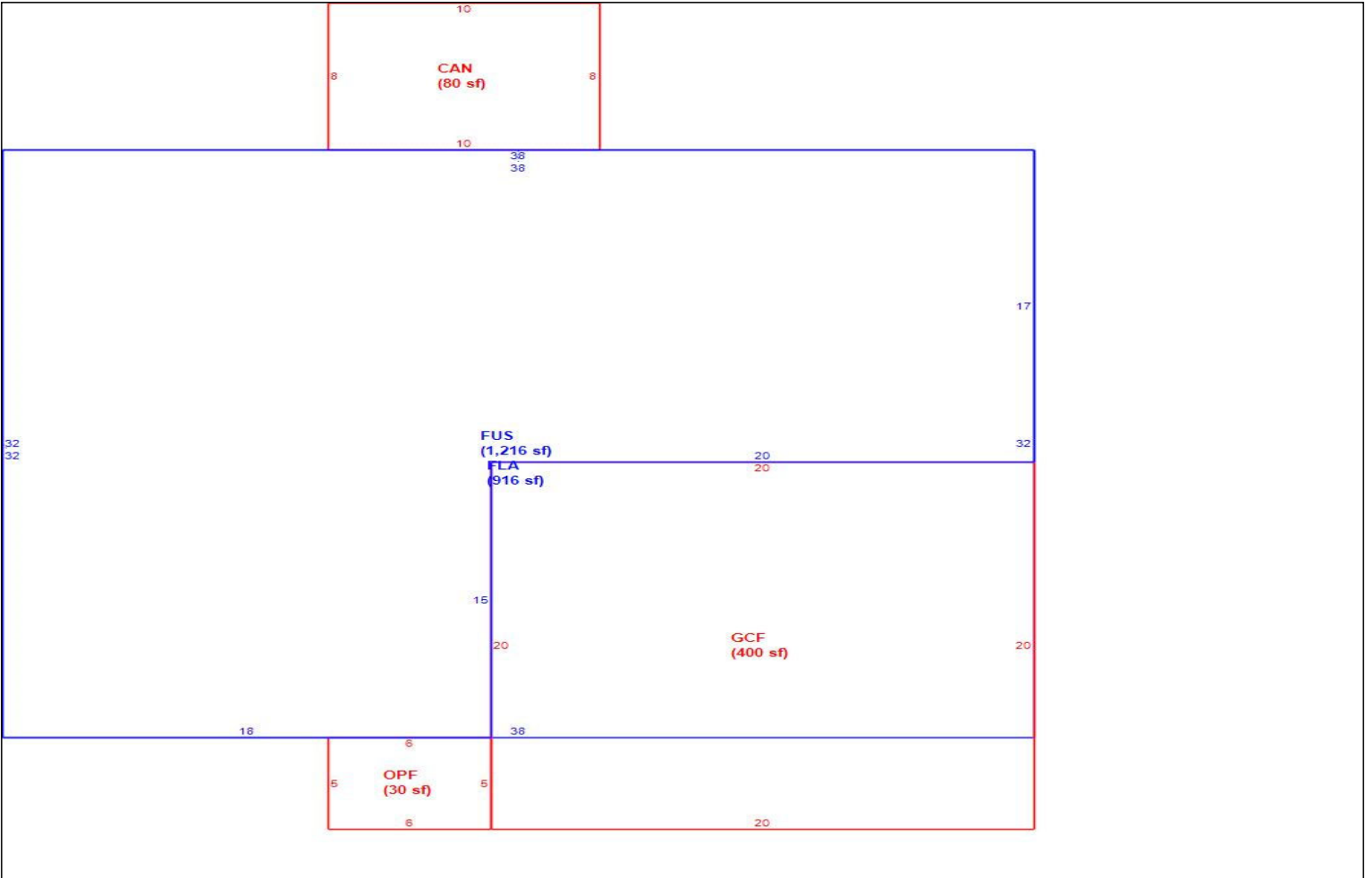
comp 3

Property Location			
Site Address 15598 MERLIN AVE			
MASCOTTE FL 34753			
Mill Group	00MA	NBHD	0524
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-09-201

Legal Description
SHEARWATER ESTATES PB 59 PG 33-35 LOT 141 ORB 6149 PG 2099

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	36,500.00	0.0000	2.00	1.000	1.000	0	73,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		73,000		
Classified Acres		0		Classified JV/Mkt		73,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,895
		Deprec Bldg Value	219,118
		Multi Story	1



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	4
FLA	FINISHED LIVING AREA	916	916	916	2019	2132	88.10	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,216	1,216	1216				Quality Grade	640	Half Baths	1
GAR	GARAGE FINISH	0	400	0				Condition	EX	Heat Type	6
OPF	OPEN PORCH FINISHE	0	30	0				% Good	97.00	Foundation	3
PAT	PATIO UNCOVERED	0	80	0				Functional Obsol	0	Fireplaces	0
TOTALS		2,132	2,642	2,132	Building RCNLD	219,118		Roof Cover	3	Type AC	03

Alternate Key 3853834
 Parcel ID 15-22-24-0010-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0860 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	
2020	361-18-07BEP	01-01-2019	07-09-2019	282,266	0001	SFR FOR 2020	07-15-2019		
2019	361-18-07BEP	07-17-2018	12-18-2018	282,266	0001	SFR 15598 MERLIN AVE	12-18-2018		
2019	259-17-09	01-04-2018	12-18-2018	282,266	0001	CANCELLED	12-18-2018		
2018	259-17-09	09-06-2017	01-04-2018	282,266	0001	SFR 2099SF 15598 MERLIN AVE	01-04-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023063150	6149	2099	05-16-2023	WD	Q	01	I	356,000				
2019096675	5332	0995	08-13-2019	WD	Q	Q	I	252,500				
2017089675	4989	0160	08-10-2017	WD	U	M	V	262,900				
2017040402	4929	1980	04-12-2017	WD	U	M	V	2,658,300				
2017002132	4886	0588	12-27-2016	WD	U	M	V	3,656,300				
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	
73,000	219,118	0	292,118	0	292118	0.00	292118	292118	285,123	

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