



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3788218

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 (Ryan, LLC), PART 2: Reason for Petition (Real property value decrease), and instructions for filing and evidence exchange.

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 #	2024-0863	Alternate Key: 3788218	Parcel ID: 22-24-26-0855-000-84000
Petitioner Name	Ryan, llc c/o Peyton	Property Address 15220 GREATER GROVES BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	Hpa jv borrower 2019-1 ml llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
			Value after Board Action
1. Just Value, required	\$ 309,825	\$ 309,825	
2. Assessed or classified use value, *if applicable	\$ 273,240	\$ 273,240	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 273,240	\$ 273,240	

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

Last Sale Date 9/13/2018 **Price:** \$217,000 Arm's Length Distressed Book 5172 Page 965

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3788218	3440901	3783925	3717074
Address	15220 GREATER GROVES BLVD	2335 DUNCAN TRL CLERMONT	15806 SOUR ROOT CT CLERMONT	1820 MARSH CT CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$395,000	\$485,000	\$475,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.00%	3.20%
Adjusted Sale		\$342,070	\$421,950	\$418,950
\$/SF FLA	\$196.96 per SF	\$256.81 per SF	\$209.61 per SF	\$207.09 per SF
Sale Date		8/7/2023	7/4/2023	4/7/2023
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	1,573	1,332	16870	2,013	-30800	2,023	-31500
Year Built	1999	1993		1998		1998	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.0	-10000	3.0	-10000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	319 sf	24 sf		331 sf		321 sf	
Pool	y	Y	0	Y	0	Y	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	no	no		no		no	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 4.9%	16870	-Net Adj. 9.7%	-40800	-Net Adj. 9.9%	-41500
		Gross Adj. 4.9%	16870	Gross Adj. 9.7%	40800	Gross Adj. 9.9%	41500
Adj. Sales Price	Market Value \$309,825 Value per SF 196.96	Adj Market Value \$358,940		Adj Market Value \$381,150		Adj Market Value \$377,450	

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.

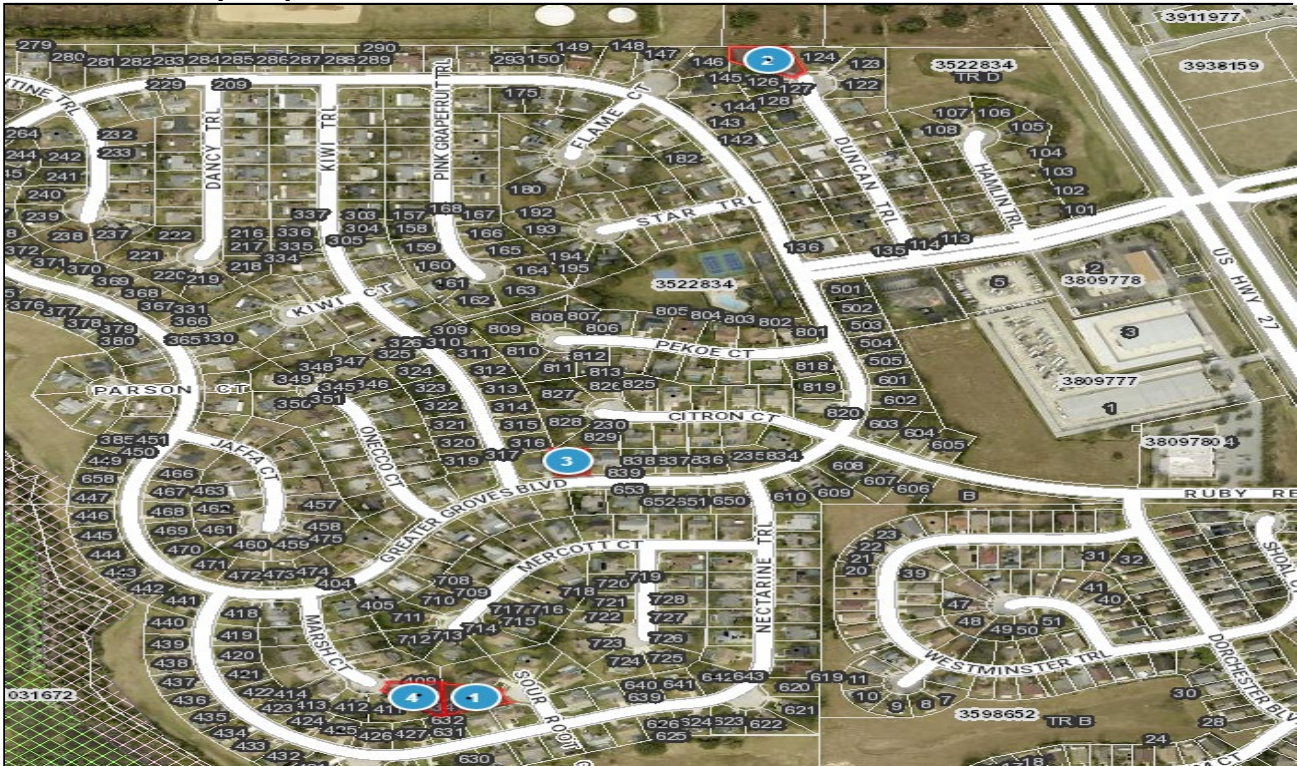
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Mohamed Shariff

DATE 11/19/2024

2024-0863 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3788218	15220 GREATER GROVES BLVD CLERMONT	same sub
2	comp 1	3440901	2335 DUNCAN TRL CLERMONT	same sub
3	comp 2	3783925	15806 SOUR ROOT CT CLERMONT	same sub
4	comp 3	3717074	1820 MARSH CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3788218
Parcel ID 22-24-26-0855-000-84000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0863 Subject
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner	
HPA JV BORROWER 2019-1 ML 1 LLC	
120 S RIVERSIDE PLZ STE 2000	
CHICAGO	IL 60606-6995

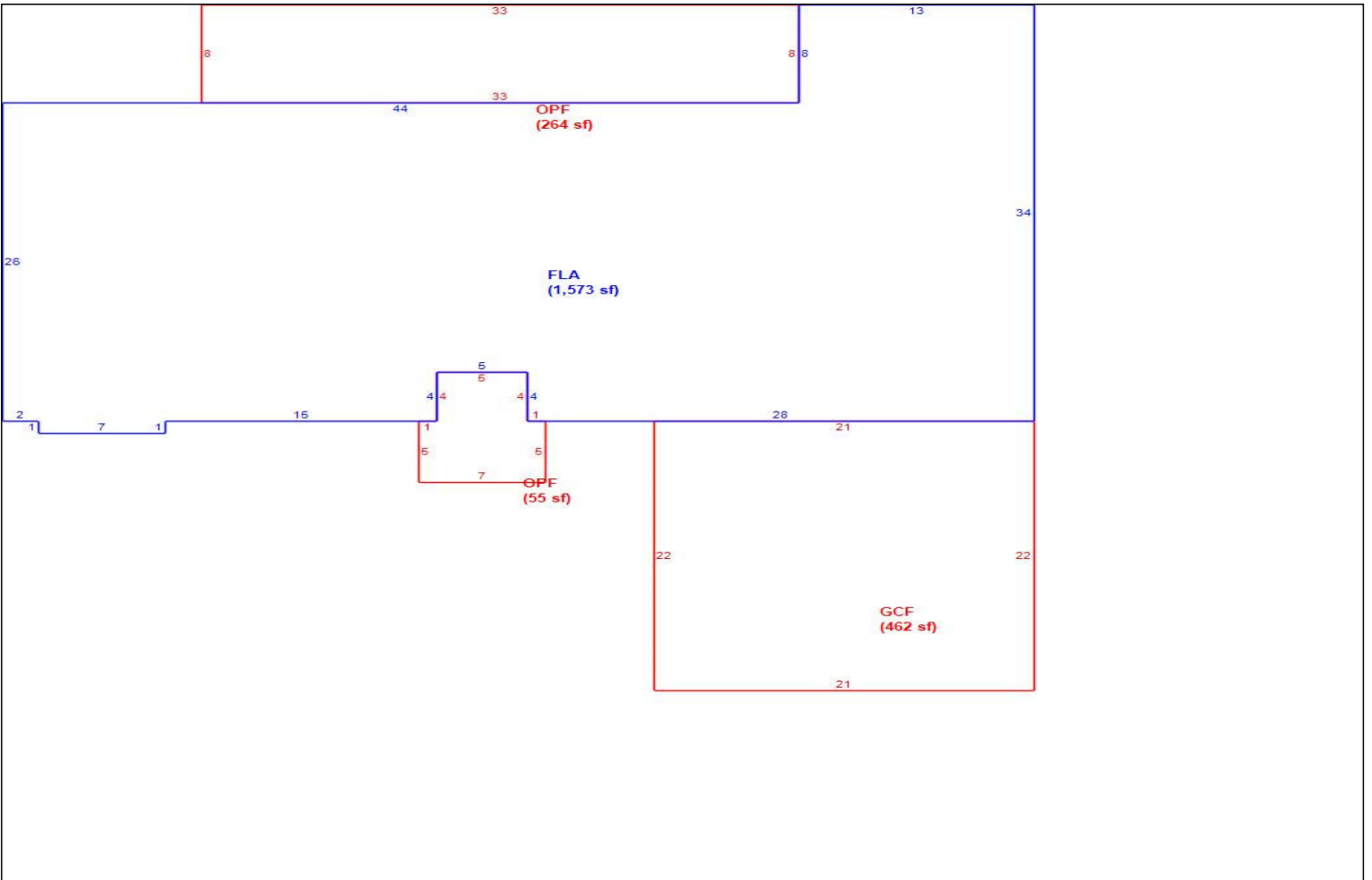
subject

Property Location			
Site Address	15220 GREATER GROVES BLVD		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 8 SUB LOT 840 PB 41 PGS 62-63 ORB 5230 PG 1214

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	209,700	Deprec Bldg Value	203,409	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	1,573	1,573	1573	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	106.71	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	319	0	209,700	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
TOTALS		1,573	2,354	1,573	203,409	Building RCNLD	203,409	Type AC	03

Alternate Key 3788218
Parcel ID 22-24-26-0855-000-84000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0863 Subject By
PRC Run: 12/4/2024
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
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	1999	1999	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	539.00	SF	5.38	1999	1999	2900.00	70.00	2,030
SEN2	SCREEN ENCLOSED STRUCTURE	1681.00	SF	3.50	1999	1999	5884.00	40.00	2,354

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-18-2006	1	0000	CHECK VALUE			
2004	SALE	01-01-2003	01-20-2004	1	0000	CHECK VALUE			
2000	9901018	11-12-1999	12-01-1999	2,300	0000	21X36 SEN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019012208	5230 1214	01-29-2019	WD	U	M	I	100				
2018110702	5172 0965	09-13-2018	WD	Q	Q	I	217,000				
	2819 0518	04-19-2005	WD	Q	Q	I	256,000				
	2434 0022	10-14-2003	WD	Q	Q	I	176,000				
	1753 1414	09-22-1999	WD	Q	Q	I	140,300				
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	
92,750	203,409	13,666	309,825	36585	273240	0.00	273240	309825	303,709	

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Alternate Key 3440901
Parcel ID 22-24-26-0800-000-12500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0863 Comp 1
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
BERIA DIANE AND SUMINTRA ROOPNARAI		
2335 DUNCAN TRL		
CLERMONT	FL	34714

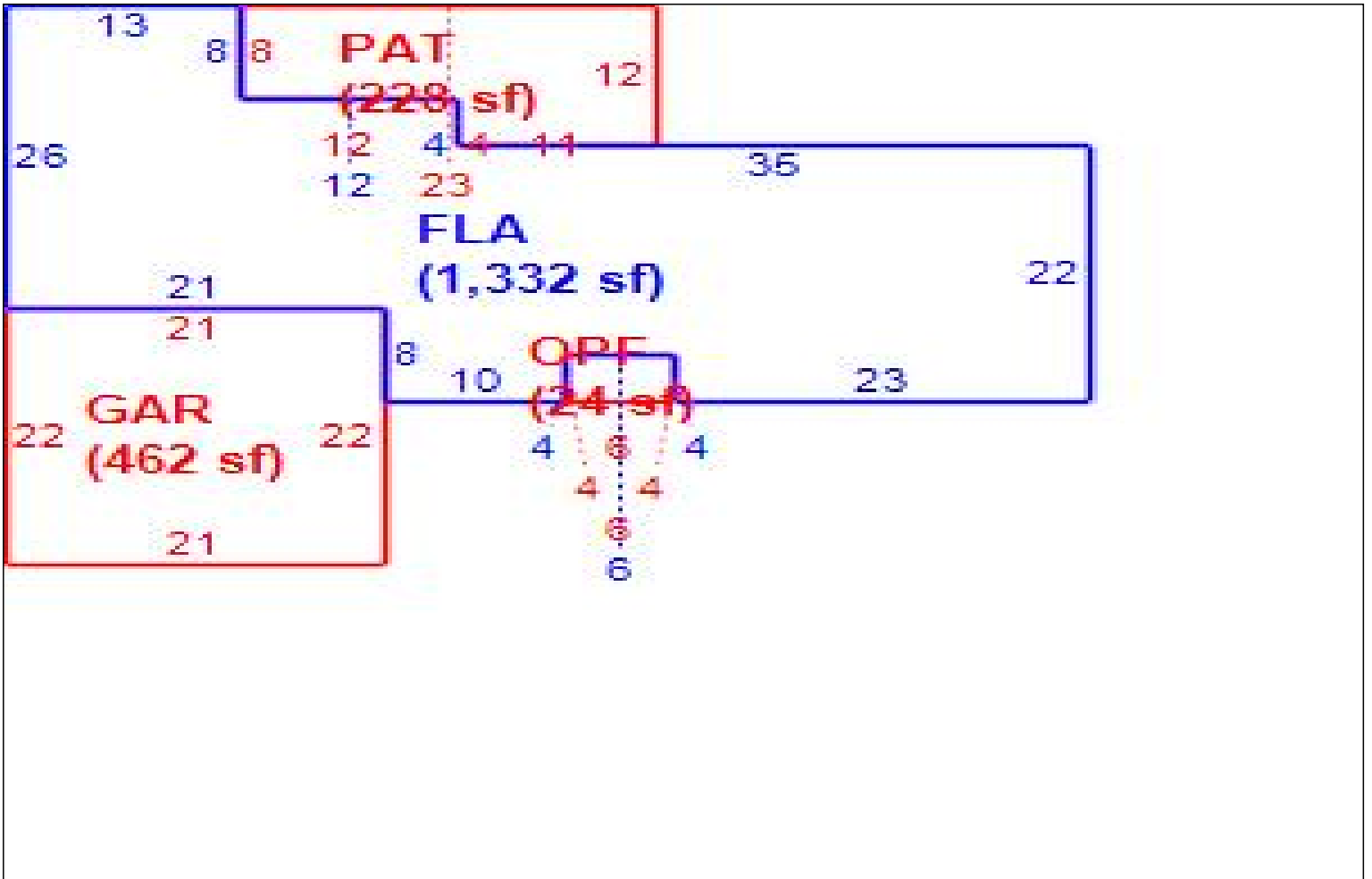
comp 1

Property Location			
Site Address 2335 DUNCAN TRL			
CLERMONT FL 34714			
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 1 LOT 125 PB 32 PGS 79-80 ORB 6192 PG 2224

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	26,500.00	0.0000	3.50	1.300	1.000	0	120,575
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		120,575		
Classified Acres		0		Classified JV/Mkt		120,575		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 184,626
Deprec Bldg Value 179,087		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Building RCN	Condition	% Good	Functional Obsol	Building RCNLD
FLA	FINISHED LIVING AREA	1,332	1,332	1332	1993	1332	109.68	184,626	EX	97.00	0	179,087
GAR	GARAGE FINISH	0	462	0								
OPF	OPEN PORCH FINISHE	0	24	0								
PAT	PATIO UNCOVERED	0	228	0								
TOTALS		1,332	2,046	1,332								

Alternate Key 3440901
 Parcel ID 22-24-26-0800-000-12500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0863 Comp 1
 PRC Run: 12/4/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1992	1992	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	660.00	SF	5.38	1992	1992	3551.00	70.00	2,486
SEN2	SCREEN ENCLOSED STRUCTURE	1348.00	SF	3.50	1992	1992	4718.00	40.00	1,887

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1996	9503516	07-01-1995	12-01-1995	12,000	0000	RE:9300555			
1994	9301344	03-01-1993	12-01-1993	4,000	0000	SEN FOR POL			
1994	9300555	01-01-1993	12-01-1993	12,000	0000	POL 450SF LT125 C NOTES			
1993	82110	07-01-1992	12-01-1993	42,239	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023097733	6192	2224	08-07-2023	WD	Q	01	I	395,000	039	HOMESTEAD	2024	25000
2019115129	5356	1718	10-10-2019	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	2130	1550	05-10-2002	WD	Q	Q	I	122,000				
	1693	1722	02-17-1999	WD	U	U	I	36,100				
	1208	1758	01-01-1993	WD	Q	Q	I	89,200				
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
120,575	179,087	17,761	317,423	0	317423	50,000.00	267423	292423	311,966

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Alternate Key 3783925
 Parcel ID 22-24-26-0845-000-63400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0863 Comp 2
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
ANDERSON KRISTEN AND GLENN ANDERS		
15806 SOUR ROOT CT		
CLERMONT	FL	34714

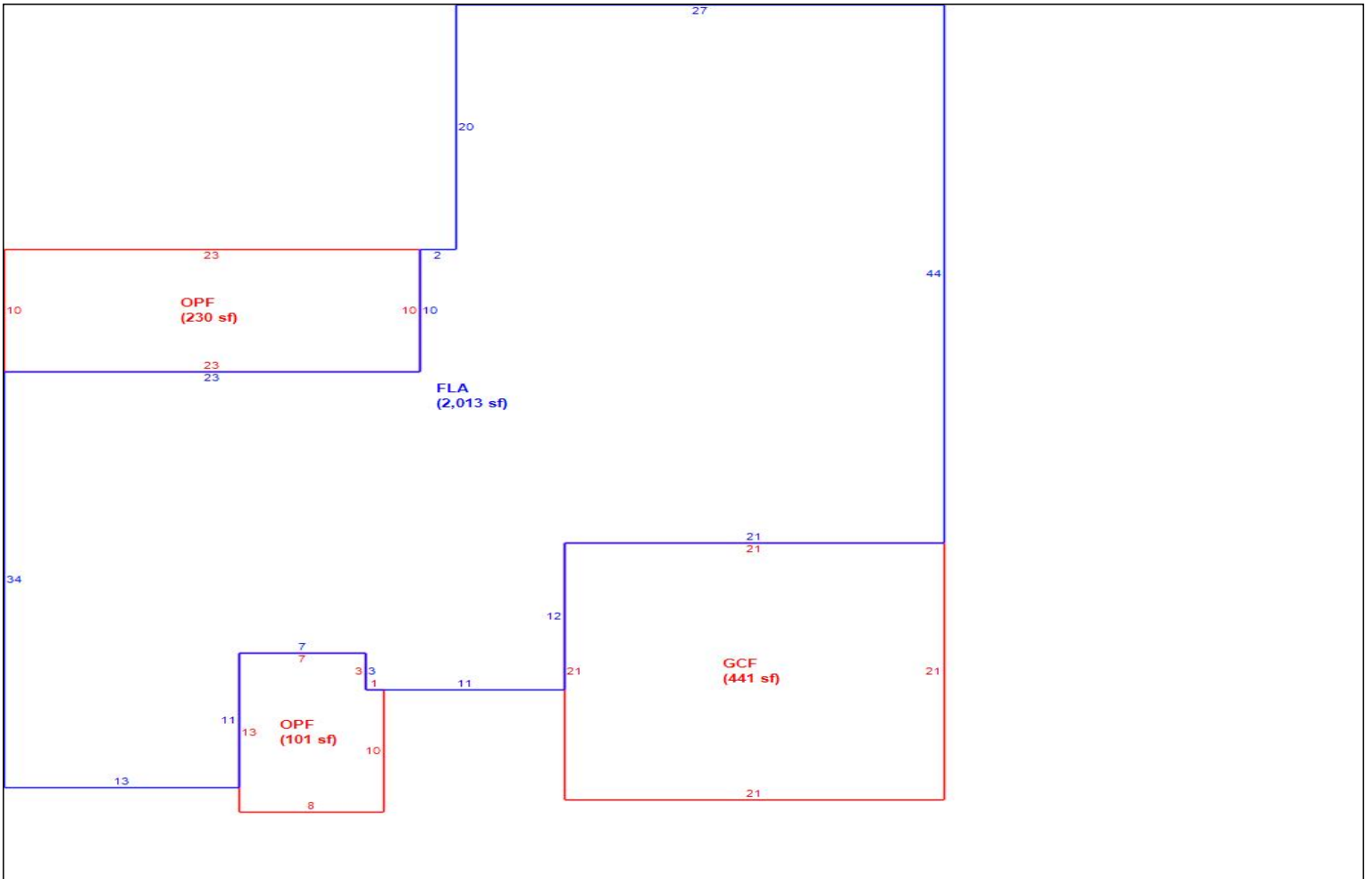
comp 2

Property Location			
Site Address	15806 SOUR ROOT CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 6 LOT 634 PB 40 PGS 27-28 ORB 6175 PG 1160

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	26,500.00	0.0000	3.50	1.250	1.000	0	115,938
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		115,938		
Classified Acres		0		Classified JV/Mkt		115,938		Classified Adj JV/Mkt		0		

Sketch						
Bldg 1	Sec 1	of 1	Replacement Cost	258,513	Deprec Bldg Value 250,758	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,013	2,013	2013	Effective Area	2013	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	105.09	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	331	0	Building RCN	258,513	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,013	2,785	2,013	Building RCNLD	250,758				

Alternate Key 3783925
 Parcel ID 22-24-26-0845-000-63400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0863 Comp 2
 PRC Run: 12/4/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	392.00	SF	35.00	1998	1998	13720.00	85.00	11,662
PLD2	POOL/COOL DECK	508.00	SF	5.38	1998	1998	2733.00	70.00	1,913
SEN2	SCREEN ENCLOSED STRUCTURE	1596.00	SF	3.50	1998	1998	5586.00	40.00	2,234

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1999	9811082	11-12-1998	12-01-1998	2,400	0000	24X35 SEN/15806 SOUR ROOT			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023084089	6175	1160	07-04-2023	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000
	1664	0896	11-11-1998	WD	Q	Q	I	166,400	059	ADDITIONAL HOMESTEAD	2024	25000
	1589	0182	02-27-1998	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	
115,938	250,758	15,809	382,505	0	382505	50,000.00	332505	357505	374,618	

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Alternate Key 3717074
 Parcel ID 22-24-26-0835-000-41000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0863 Comp 3
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
SETIEN FAMILY TRUST		
23 CABLE ST		
BARRE	VT	05641

comp 3

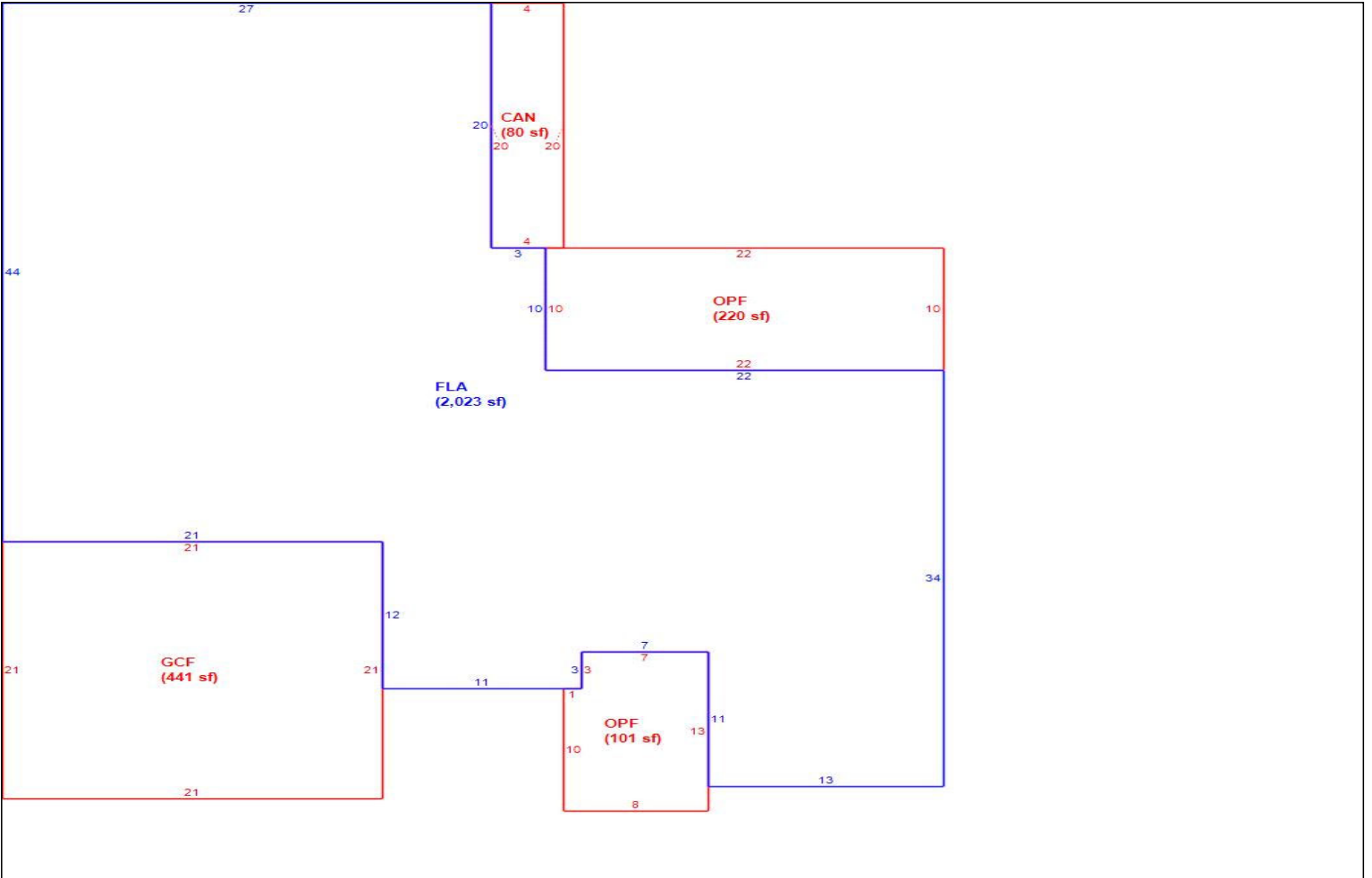
Property Location			
Site Address	1820 MARSH CT		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581

Property Use	Last Inspection
00100 SINGLE FAMILY	MHS 02-01-201

Legal Description
GREATER GROVES PHASE 4 SUB LOT 410 PB 37 PGS 69-70 ORB 6123 PG 2407

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	26,500.00	0.0000	3.50	1.250	1.000	0	115,938
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		115,938		
Classified Acres		0		Classified JV/Mkt		115,938		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 259,492
		Deprec Bldg Value	251,707
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,023	2,023	2023	Effective Area	2023	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	Base Rate	104.98	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	321	0	Building RCN	259,492	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,023	2,865	2,023	Building RCNLD	251,707				

Alternate Key 3717074
Parcel ID 22-24-26-0835-000-41000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0863 Comp 3
PRC Run: 12/4/2024 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
POL2	SWIMMING POOL - RESIDENTIAL	432.00	SF	35.00	2004	2004	15120.00	85.00	12,852
PLD2	POOL/COOL DECK	346.00	SF	5.38	2004	2004	1861.00	70.00	1,303
SEN2	SCREEN ENCLOSED STRUCTURE	1426.00	SF	3.50	2018	2018	4991.00	87.50	4,367
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2004	2004	6000.00	52.50	3,150

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2019	2018060968	07-13-2018	02-01-2019	11,310	0003	SEN	02-01-2019		
2005	2004060540	06-10-2004	03-10-2005	2,200	0000	25X33 POOL ENCL/1820 MARSH CT			
2005	2004050710	05-21-2004	03-10-2005	27,500	0000	15X30 POOL W/SPA & DECK-1820 MAR			
2005	SALE	01-01-2004	05-03-2005	1	0000	CHECK VALUE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023042180	6123	2407	04-07-2023	WD	Q	01	I	475,000				
2017010735	4895	2136	12-27-2016	QC	U	U	I	45,500				
	2573	2051	04-23-2004	WD	Q	Q	I	175,000				
	1653	2246	10-06-1998	WD	U	U	I	0				
	1623	0194	06-30-1998	WD	Q	Q	I	127,900				
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	
115,938	251,707	21,672	389,317	0	389317	0.00	389317	389317	381,666	

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