



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3775108

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 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 # 2024-0865	Alternate Key: 3775108	Parcel ID: 22-24-26-2300-000-04800
Petitioner Name Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 15650 AUTUMN GLEN AVE CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name HPA 11 borrower 2020-1 ga llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 397,858	\$ 397,858
2. Assessed or classified use value, *if applicable	\$ 307,260	\$ 307,260
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 307,260	\$ 307,260

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

Last Sale Date 7/13/2019 **Price:** \$275,000 Arm's Length Distressed Book 5316 Page 1026

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3775108	3787987	3787999	3787785
Address	15650 AUTUMN GLEN AVE CLERMONT	2823 WILSHIRE RD CLERMONT	2917 WILSHIRE RD CLERMONT	2809 MAYFLOWER LOOP CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$399,900	\$377,000	\$389,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.00%	4.00%
Adjusted Sale		\$346,313	\$327,990	\$346,210
\$/SF FLA	\$149.18 per SF	\$225.61 per SF	\$213.12 per SF	\$182.70 per SF
Sale Date		8/18/2023	7/6/2023	2/24/2023
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	2,667	1,535	79240	1,539	78960	1,895	54040
Year Built	1999	2001		2002		2000	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.1	2.0	5000	2.0	5000	2.0	5000
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	156 sf	35 sf		30 sf		25 sf	
Pool	N	Y	-20000	N	0	N	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. 18.5%	64240	Net Adj. 25.6%	83960	Net Adj. 17.1%	59040
		Gross Adj. 30.1%	104240	Gross Adj. 25.6%	83960	Gross Adj. 17.1%	59040
Adj. Sales Price	Market Value \$397,858 Value per SF 149.18	Adj Market Value \$410,553		Adj Market Value \$411,950		Adj Market Value \$405,250	

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 11/20/2024

2024-0865 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	comp 2	3787999	2917 WILSHIRE RD CLERMONT	same sub
2	comp 3	3787785	2809 MAYFLOWER LOOP CLERMONT	same sub
3	subject	3775108	15650 AUTUMN GLEN AVE CLERMONT	same sub
4	comp 1	3787987	2823 WILSHIRE RD CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3775108
Parcel ID 22-24-26-2300-000-04800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0865 Subject
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
HPA II BORROWER 2020-1 GA LLC		
120 S RIVERSIDE PLZ STE 2000		
CHICAGO	IL	60606

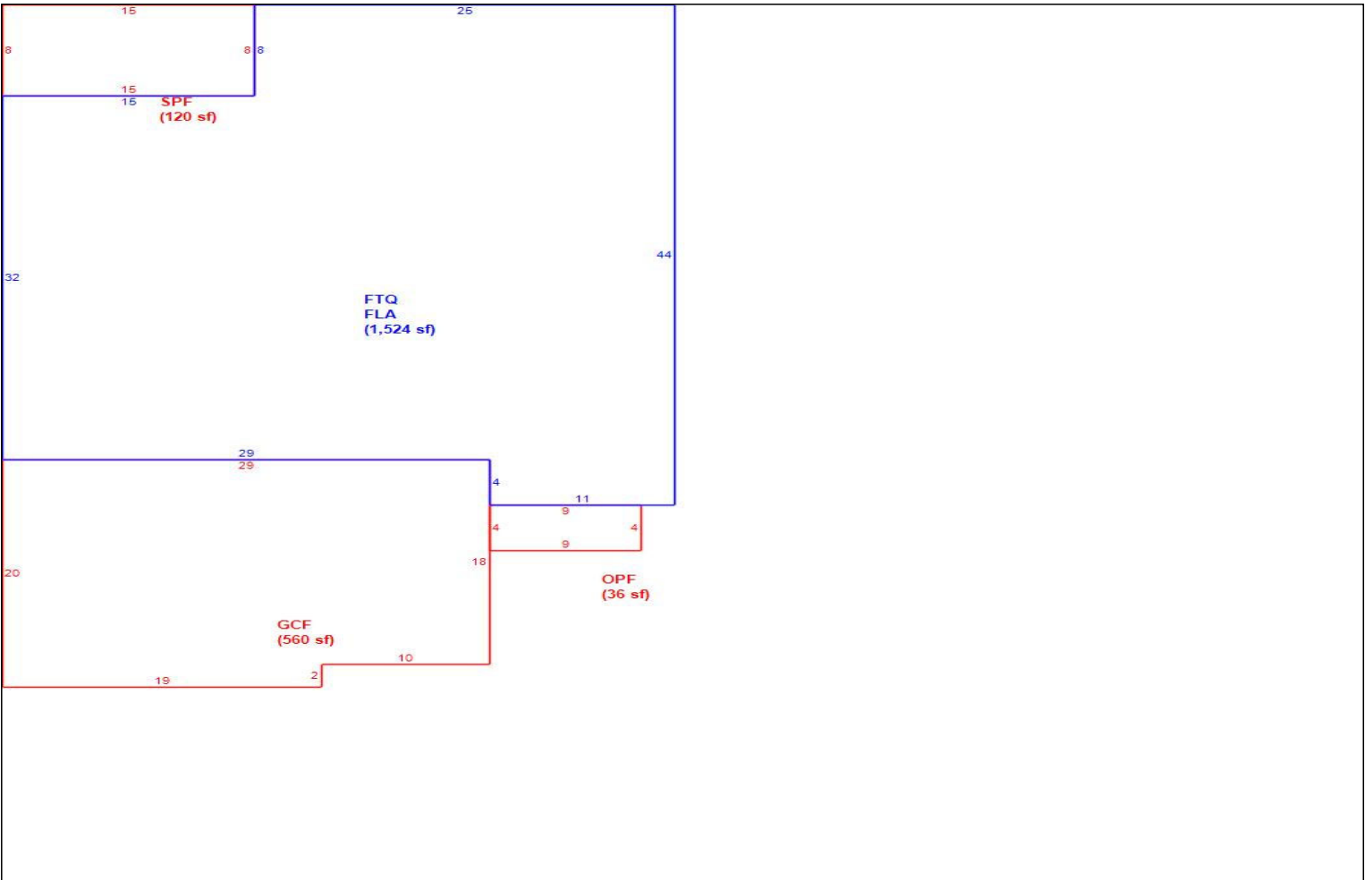
subject

Property Location			
Site Address 15650 AUTUMN GLEN AVE			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 48 PB 39 PGS 39-41 ORB 5404 PG 2442

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 328,204
Deprec Bldg Value 318,358		Multi Story 1	



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	1,524	1,524	1524	Effective Area	2667	No Stories	1.75	Full Baths	2
FTQ	FINISHED AREA THREE	1,143	1,524	1143	Base Rate	101.76	Quality Grade	680	Half Baths	1
GAR	GARAGE FINISH	0	560	0	Building RCN	328,204	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	36	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	120	0	% Good	97.00	Functional Obsol	0		
TOTALS		2,667	3,764	2,667	Building RCNLD	318,358	Roof Cover	3	Type AC	03

Alternate Key 3775108
 Parcel ID 22-24-26-2300-000-04800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0865 Subject
 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2009	SALE	01-01-2008	05-07-2009	1	0000	CHECK VALUES	03-17-2009		
2000	9902163	02-25-1999	12-01-1999	129,000	0000	SFR/15650 AUTUMN GLEN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2020004797	5404	2442	12-18-2019	WD	U	11	I	100				
2019081559	5313	1026	07-13-2019	WD	Q	Q	I	275,000				
	3713	0749	12-15-2008	WD	Q	Q	I	180,000				
	1765	2442	10-28-1999	WD	Q	Q	I	147,700				
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	
79,500	318,358	0	397,858	90598	307260	0.00	307260	397858	387,768	

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Alternate Key 3787987
 Parcel ID 22-24-26-2305-000-33000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0865 Comp 1
 PRC Run: 12/4/2024 By
 Card # 1 of 1

Current Owner		
RAFULS ERICK R & LETICIA Y		
2823 WILSHIRE RD		
CLERMONT	FL	34714

comp 1

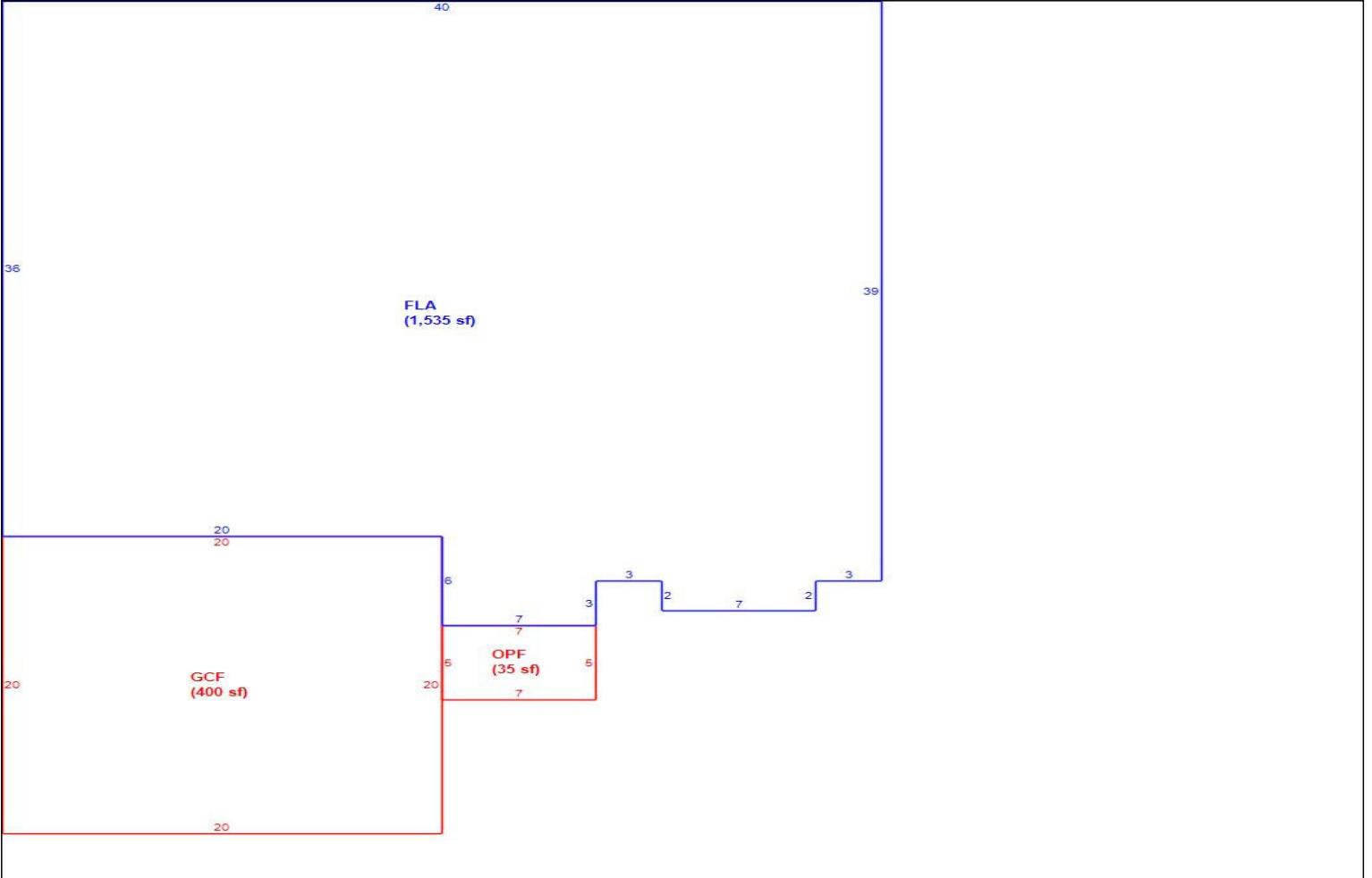
Property Location			
Site Address	2823 WILSHIRE RD		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 330 PB 42 PGS 78-80 ORB 6198 PG 299

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 221,378 Deprec Bldg Value 214,737 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,535	1,535	1535	Effective Area	1535	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	117.87	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	221,378	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,535	1,970	1,535	Building RCNLD	214,737				

Alternate Key 3787987
 Parcel ID 22-24-26-2305-000-33000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0865 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	364.00	SF	35.00	2001	2001	12740.00	85.00	10,829
PLD2	POOL/COOL DECK	436.00	SF	5.38	2001	2001	2346.00	70.00	1,642
SEN2	SCREEN ENCLOSED STRUCTURE	1520.00	SF	3.50	2001	2001	5320.00	45.00	2,394

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	0110480	01-17-2001	01-30-2002	15,860	0000	POOL			
2002	0110476	01-17-2001	01-30-2002	2,380	0000	SEN			
2002	120340	01-01-2001	01-30-2002	85,624	0000	SFR/2823 WILSHIRE RD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023102208	6198	0299	08-18-2023	WD	Q	01	I	399,900	039	HOMESTEAD	2024	25000
2017088090	4987	0374	08-10-2017	WD	Q	Q	I	206,300	059	ADDITIONAL HOMESTEAD	2024	25000
	1942	1785	04-27-2001	WD	Q	Q	I	139,800				
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	
79,500	214,737	14,865	309,102	0	309102	50,000.00	259102	284102	302,477	

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Alternate Key 3787999
 Parcel ID 22-24-26-2305-000-34200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0865 Comp 2
 PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner	
AL-A'RAF LLC	
4005 SANCREST CT	
MISSISSAUGA	
ONTARIO L5L3Y5	

comp 2

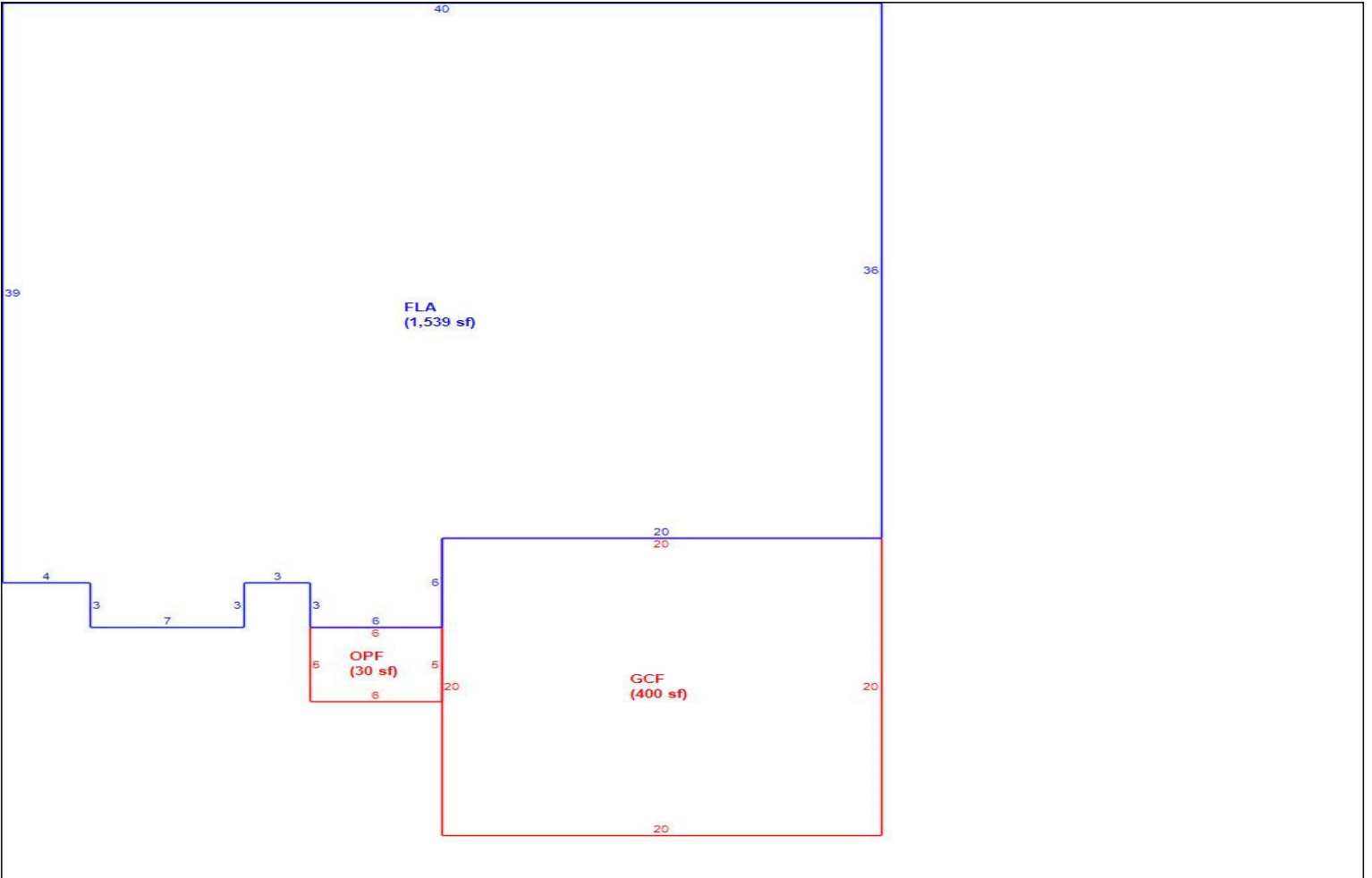
Property Location			
Site Address	2917 WILSHIRE RD		
	CLERMONT	FL	34714
Mill Group	0005	NBHD	0581

Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description	
WESTON HILLS SUBDIVISION PHASE II LOT 342 PB 42 PGS 78-80 ORB 6174 PG 441	

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	3.00	1.000	1.000	0	79,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500			
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 221,682 Deprec Bldg Value 215,032 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,539	1,539	1539	2002	1539	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		117.80	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0		221,682	Wall Type	03	Heat Type	6
TOTALS						1,539	Foundation	3	Fireplaces	0
						1,969	Roof Cover	3	Type AC	03
						1,539	Building RCNLD	215,032		

Alternate Key 3787999
 Parcel ID 22-24-26-2305-000-34200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0865 Comp 2
 PRC Run: 12/4/2024 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
2012	SALE	01-01-2011	04-11-2012	1	0000	CHECK VALUES	03-15-2012	
2009	SALE	01-01-2008	03-17-2009	1	0000	CHECK VALUE	03-17-2009	
2003	2001080272	04-18-2002	07-18-2002	85,668	0000	SFR U/C FOR '03		
2002	2001080272	08-21-2001	04-18-2002	85,668	0000	SFR/2917 WILSHIRE RD		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023083032	6174	0441	07-06-2023	WD	Q	01	I	377,000			
2023025038	6102	1726	02-28-2023	WD	Q	01	I	350,000			
	4136	1552	02-15-2012	WD	Q	Q	I	90,000			
	4023	0621	04-11-2011	WD	Q	Q	I	82,000			
	3975	1154	09-10-2010	TR	U	U	I	100			
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
79,500	215,032	0	294,532	0	294532	0.00	294532	294532	287,777

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Alternate Key 3787785
Parcel ID 22-24-26-2305-000-29000

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0865 Comp 3
PRC Run: 12/4/2024 By

Card # 1 of 1

Current Owner		
CASANOVA MARTHA L		
2809 MAYFLOWER LOOP		
CLERMONT	FL	34714

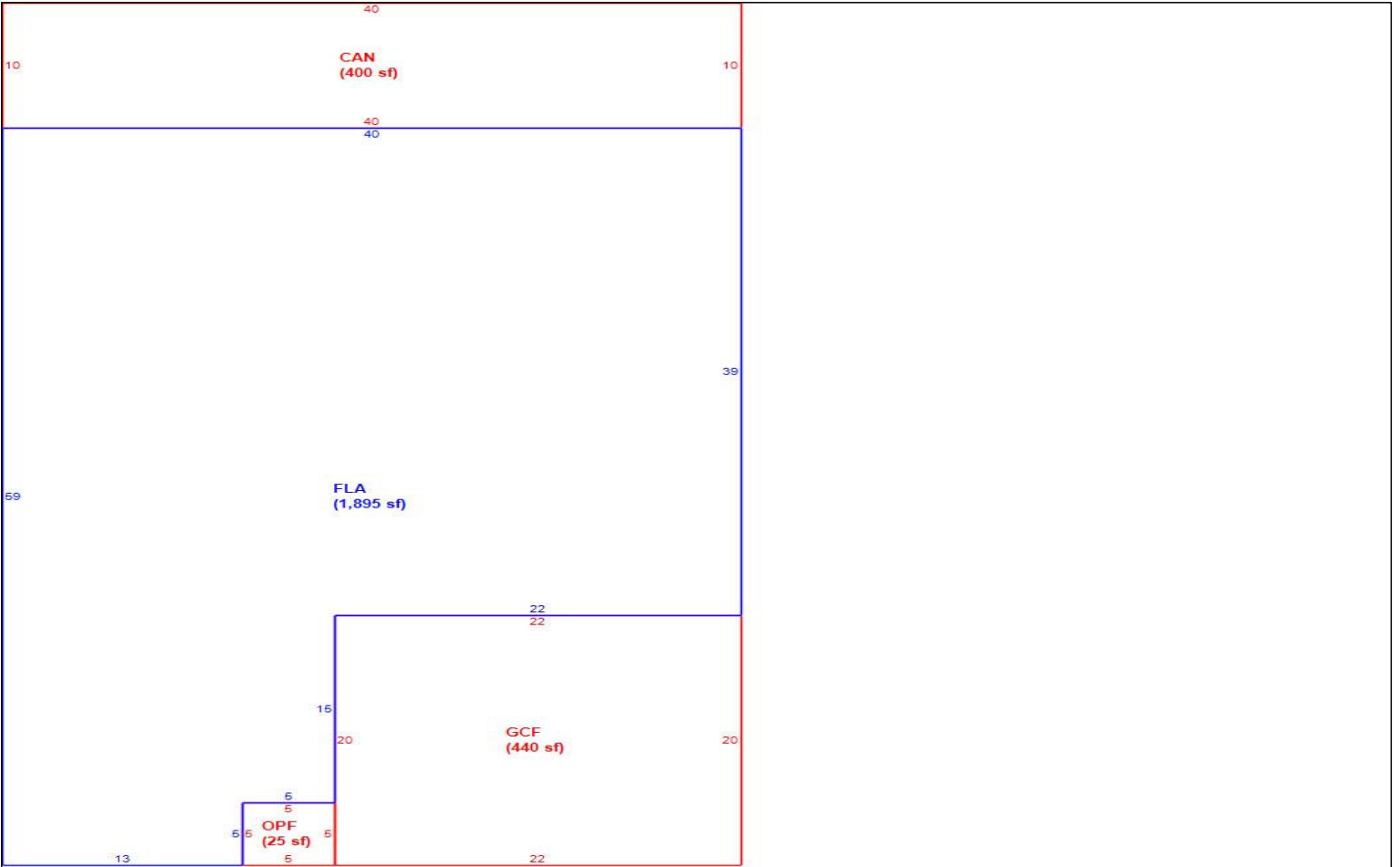
comp 3

Property Location		
Site Address 2809 MAYFLOWER LOOP		
CLERMONT FL 34714		
Mill Group	0005	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 290 PB 42 PGS 78-80 ORB 6102 PG 2274

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 263,069
Deprec Bldg Value 255,177		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	1,895	1,895	1895	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	115.90	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	25	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	400	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,895	2,760	1,895	0	Roof Cover	3	Type AC	03

Alternate Key 3787785
 Parcel ID 22-24-26-2305-000-29000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0865 Comp 3
 PRC Run: 12/4/2024 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
2024	2023040916	04-25-2023	02-16-2024	21,800	0002	REPL WINDOWS 7	02-16-2024	
2012	SALE	01-01-2011	02-17-2012	1	0099	CHECK VALUE	02-17-2012	
2003	SALE	01-01-2002	07-17-2002	1	0000	CHECK VALUES		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023025278	6102	2274	02-24-2023	WD	Q	01	I	389,000	039	HOMESTEAD	2024	25000
2016006757	4731	0160	07-21-2015	TR	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2016006758	4731	0162	07-13-2015	TR	U	U	I	100				
	4061	0930	07-19-2011	WD	Q	Q	I	125,000				
	4042	2109	05-26-2011	WD	Q	Q	I	135,000				
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
79,500	255,177	0	334,677	0	334677	50,000.00	284677	309677	326,468

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