



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

2807202

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 #	2024-0900	County Lake	Tax year 2024
		Date received 9.12.24	
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information <i>SFR JV-2 2024-2 BORROWER LLC</i>			
Taxpayer name: Tricon Residential; SFR JV-2 Property LLC		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 #	26-22-25-0250-000-01500 1440 13Th Street
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"/> 5 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 # 2024-0900	Alternate Key: 2807202	Parcel ID: 26-22-25-0250-000-01500	
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 1440 13TH ST CLERMONT	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name SFR JV-2 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 293,733	\$ 293,733	
2. Assessed or classified use value, *if applicable	\$ 293,733	\$ 293,733	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 293,733	\$ 293,733	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 5/20/2024 **Price:** \$100 Arm's Length Distressed **Book** 6347 **Page** 241

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	2807202	3450817	1621968	3439422
Address	1440 13TH ST CLERMONT	975 SEMINOLE ST CLERMONT	1072 W MAGNOLIA ST CLERMONT	1423 15TH ST CLERMONT
Proximity		.30 MILE	.21 MILE	300 FEET
Sales Price		\$340,000	\$390,000	\$350,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	4.00%	3.20%
Adjusted Sale		\$298,520	\$347,100	\$308,700
\$/SF FLA	\$231.83 per SF	\$234.69 per SF	\$193.37 per SF	\$164.73 per SF
Sale Date		5/3/2023	2/17/2023	4/20/2023
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	1,267	1,272	-250	1,795	-26400	1,874	-30350
Year Built	1986	1993		1953		1993	
Constr. Type	BLK/STUCCO	BLK	2000	BLK	2000	BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	GARAGE	GARAGE	8000	NONE	18000	GARAGE	
Porches	OPF/EPF	OPF/SPU	4000	OPF/SPF		OPF/EPU	
Pool	N	N	0	N	0	N	0
Fireplace	1	0	2500	0	2500	1	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		BSM	-4000	NONE	
Site Size	.18 AC	.22 AC	-2500	.28 AC	-25000	.18 AC	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		Net Adj. 4.6%	13750	-Net Adj. 9.5%	-32900	-Net Adj. 9.8%	-30350
		Gross Adj. 6.4%	19250	Gross Adj. 22.4%	77900	Gross Adj. 9.8%	30350
Adj. Sales Price	Market Value \$293,733	Adj Market Value	\$312,270	Adj Market Value	\$314,200	Adj Market Value	\$278,350
	Value per SF 231.83						

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.

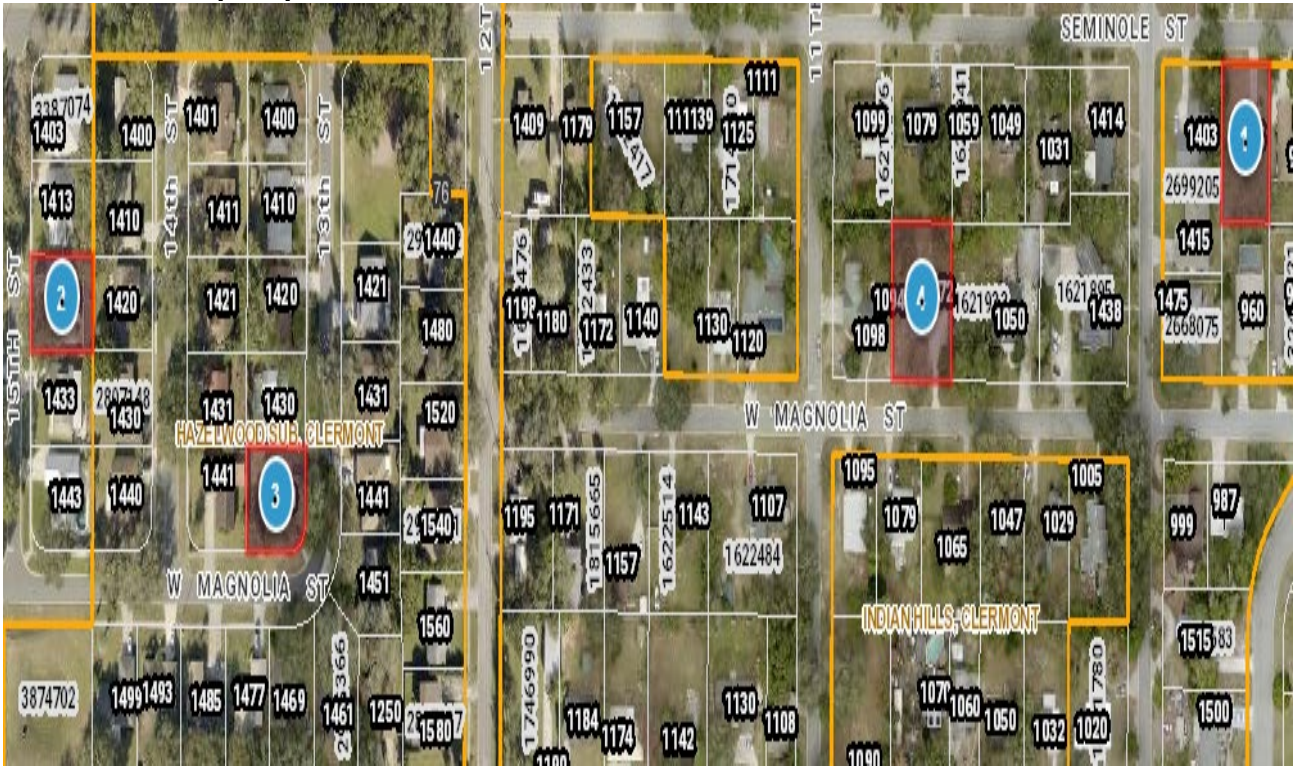
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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 12/6/2024

2024-0900 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3450817	975 SEMINOLE ST CLERMONT	.30 MILE
2	3	3439422	1423 15TH ST CLERMONT	300 FEET
3	SUBJECT	2807202	1440 13TH ST CLERMONT	-
4	2	1621968	1072 W MAGNOLIA ST CLERMONT	.21 MILE
5				
6				
7				
8				

Alternate Key 2807202
Parcel ID 26-22-25-0250-000-01500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0900 Subject
PRC Run: 12/6/2024 By bboone
Card # 1 of 1

Current Owner		
SFR JV-2 2024-2 BORROWER LLC		
15771 RED HILL AVE STE 100		
TUSTIN	CA	92780

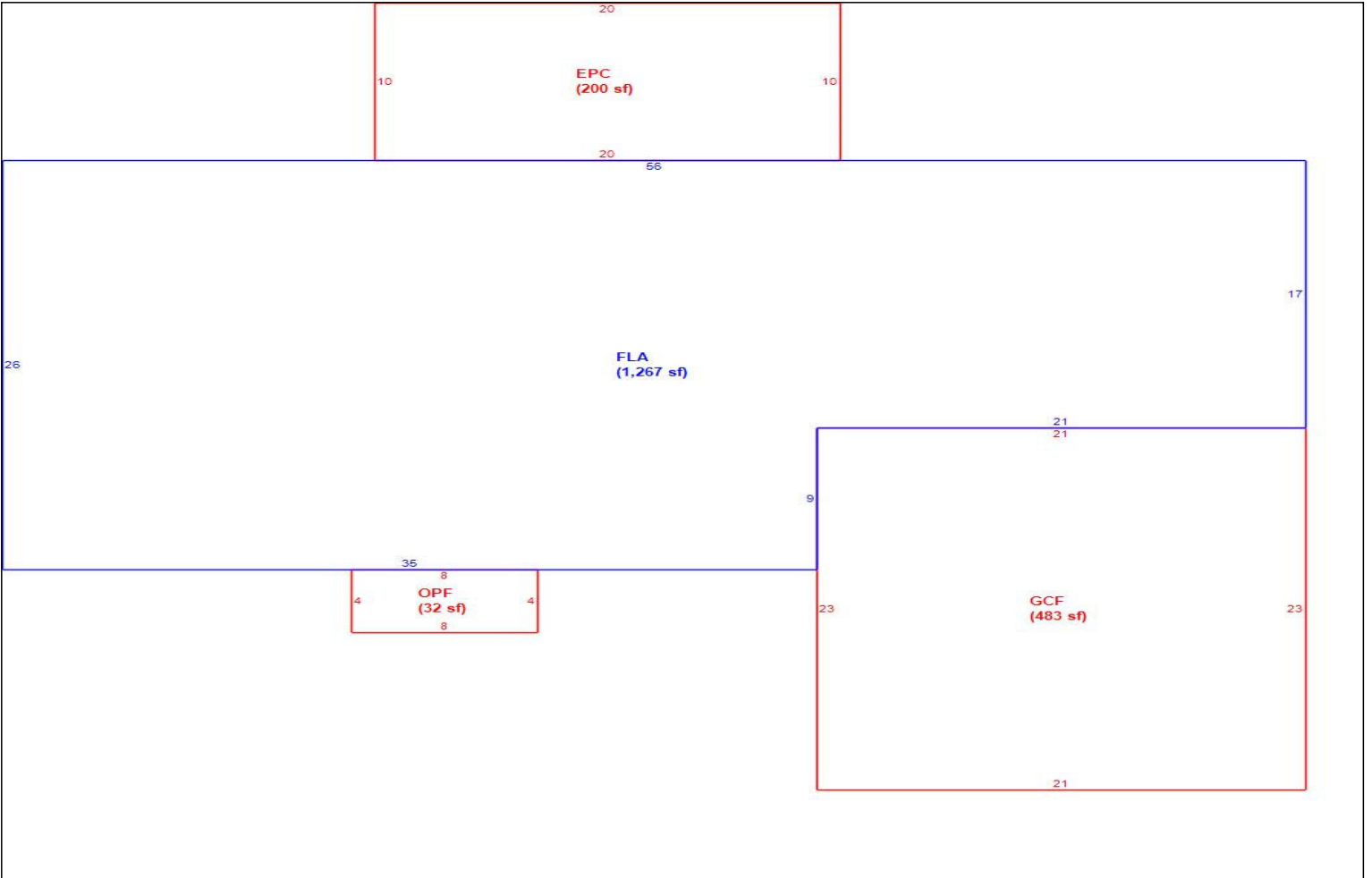
subject

Property Location			
Site Address	1440 13TH ST	CLERMONT	FL 34711
Mill Group	000C	NBHD	0585
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
CLERMONT, HAZELWOOD SUB LOT 15 PB 27 PG 46 ORB 6347 PG 241

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	55,000.00	0.0000	2.00	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 189,415
		Deprec Bldg Value 183,733	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	200	0	1986	1267	113.23	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,267	1,267	1,267	189,415	189,415	EX	Quality Grade	670	Half Baths	0
GAR	GARAGE FINISH	0	483	0	97.00	97.00	0	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	32	0	0	0	0	Foundation	3	Fireplaces	1
TOTALS		1,267	1,982	1,267	183,733	183,733		Roof Cover	3	Type AC	03

Alternate Key 2807202
 Parcel ID 26-22-25-0250-000-01500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0900 Subject By bboone
 PRC Run: 12/6/2024
 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
1988	41013	04-01-1987	12-01-1987	3,200	0000	ADD SCRNM RM TO SFR		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Exemptions				
								Code	Description	Year	Amount	
2024067824	6347	0241	05-20-2024	WD	U	11	I	100				
2023147741	6252	0248	11-20-2023	WD	U	11	I	100				
2023037155	6117	1735	03-29-2023	WD	Q	01	I	307,000				
	4276	1913	01-31-2013	WD	Q	Q	I	105,000				
	1884	0699	11-07-2000	WD	Q	Q	I	100,000				
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
110,000	183,733	0	293,733	0	293733	0.00	293733	293733	288,384

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 3450817
Parcel ID 24-22-25-0100-103-00500

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0900 Comp 1
PRC Run: 12/6/2024 By
Card # 1 of 1

Current Owner		
BADOUR TIMOTHY M & MICHELLE P MONTI		
975 SEMINOLE ST		
CLERMONT	FL	34711

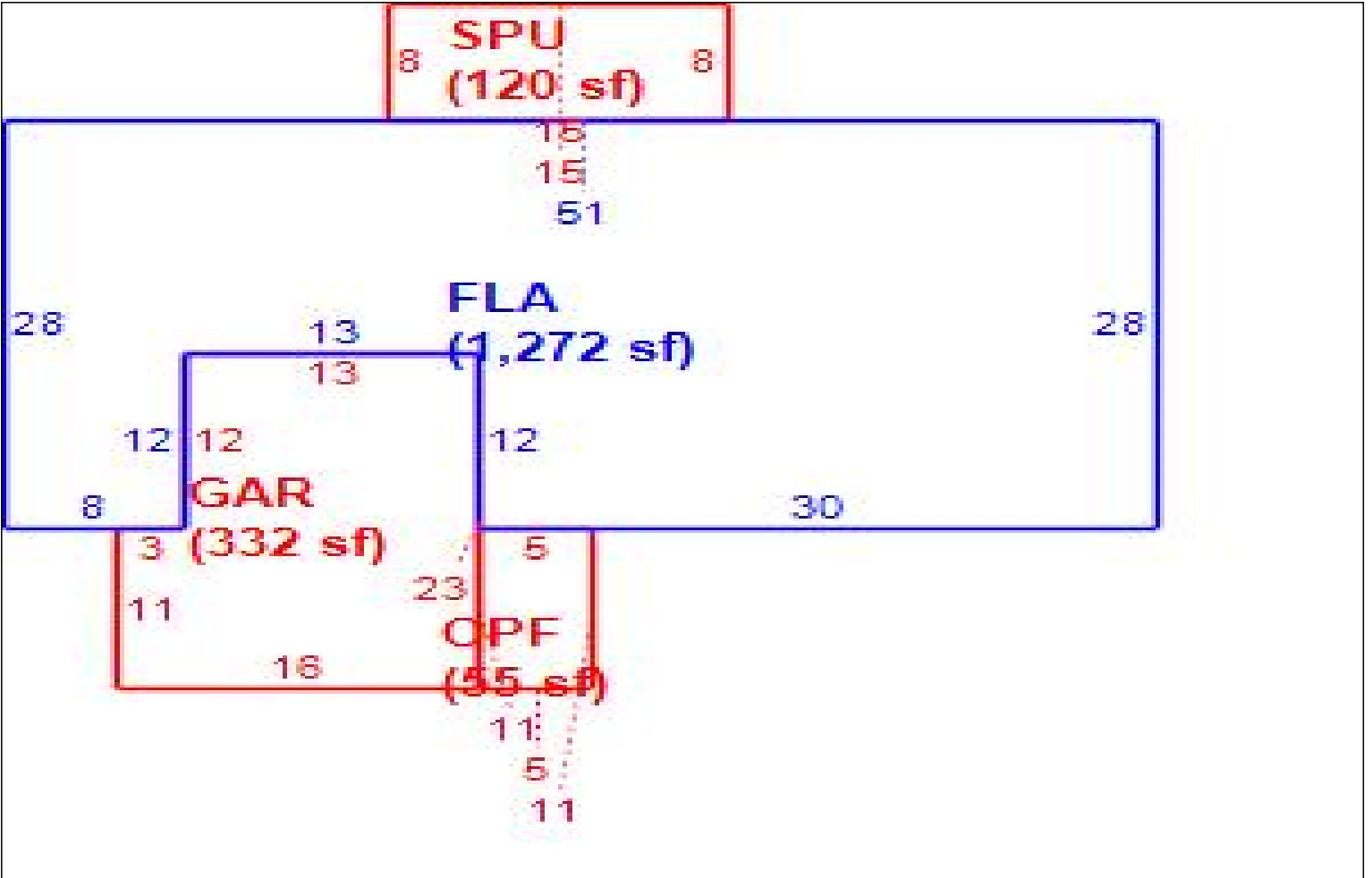
comp 1

Property Location			
Site Address	975 SEMINOLE ST		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0580
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
CLERMONT INDIAN HILLS BLK N 124.90 FT OF E 80 FT OF W 180 FT OF BLK 103, BEING IN 25-22-25 PB 8 PG 17 ORB 6136 PG 1469

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	30,000.00	0.0000	3.00	1.250	1.000	0	112,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		112,500		
Classified Acres		0		Classified JV/Mkt		112,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 186,364
Deprec Bldg Value 180,773		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	2
FLA	FINISHED LIVING AREA	1,272	1,272	1272	1993	1272	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	332	0		116.55	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	55	0		186,364	Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	120	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,272	1,779	1,272		97.00	Roof Cover	3	Type AC	03
						0	Building RCNLD	180,773		

Alternate Key 3450817
 Parcel ID 24-22-25-0100-103-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0900 Comp 1
 PRC Run: 12/6/2024 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	

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023052315	6136	1469	05-03-2023	WD	Q	01	I	340,000				
2018057803	5111	1503	05-04-2018	WD	U	M	I	100				
2018057802	5111	1501	05-04-2018	WD	U	M	I	100				
	4617	1350	04-20-2015	WD	U	M	I	100				
	1504	2144	03-01-1997	WD	U	M	I	84,000				
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	
112,500	180,773	0	293,273	0	293273	0.00	293273	293273	240,195	

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 1621968
Parcel ID 26-22-25-0300-106-01400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0900 Comp 2
PRC Run: 12/6/2024 By
Card # 1 of 1

Current Owner		
SHOMPER THOMAS J & STEFANIE E		
1072 W MAGNOLIA ST		
CLERMONT	FL	34711

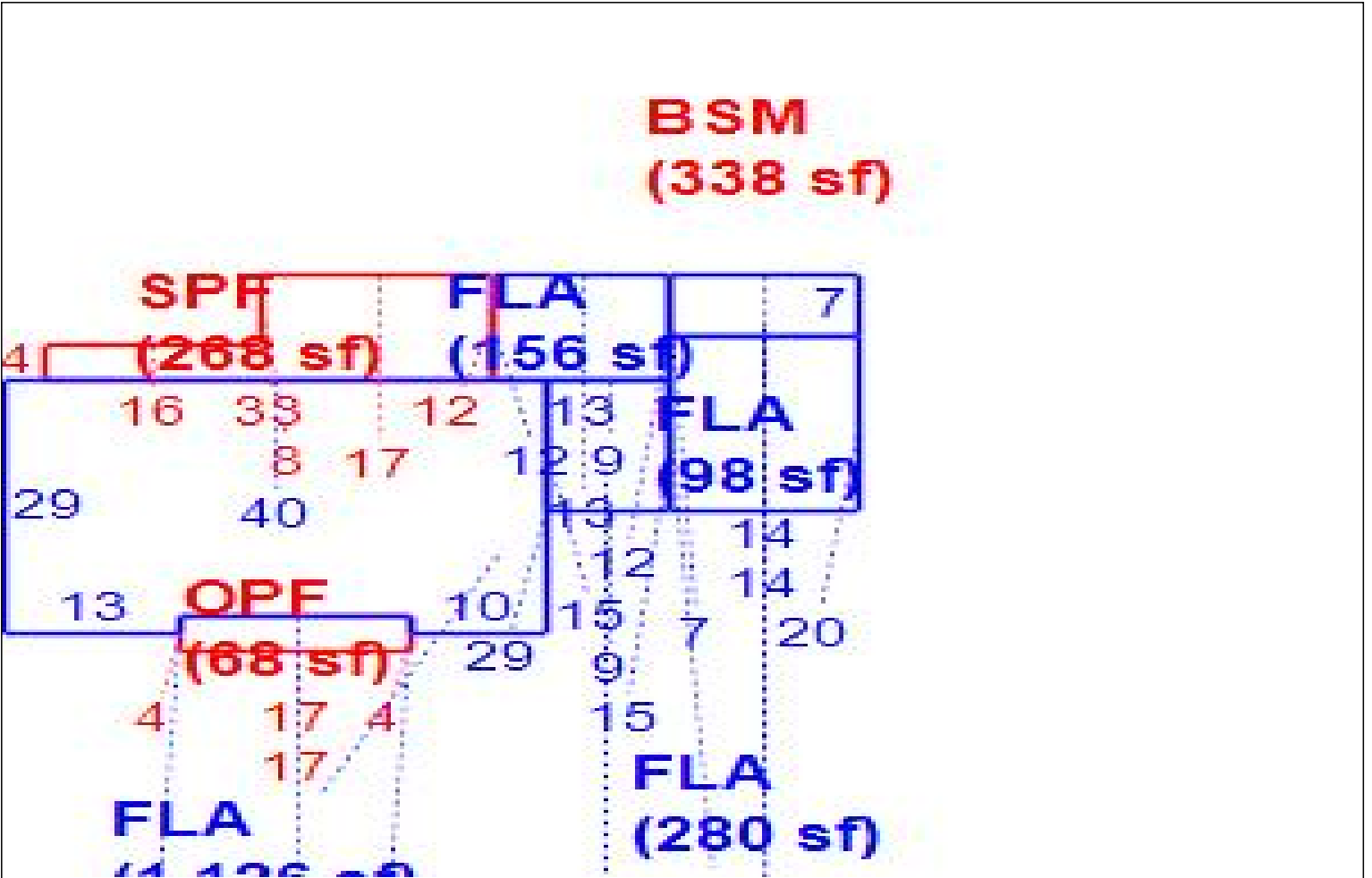
comp 2

Property Location			
Site Address	1072 W MAGNOLIA ST		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0580
Property Use		Last Inspection	
00100	SINGLE FAMILY	DLS	01-21-202

Legal Description
CLERMONT, INDIAN HILLS LOTS 14, 16 BLK 106 PB 8 PG 86 ORB 6096 PG 1036

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	30,000.00	0.0000	3.00	1.500	1.000	0	135,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		135,000		
Classified Acres		0		Classified JV/Mkt		135,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 239,828
Deprec Bldg Value 232,633		Multi Story 0	



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built			Imp Type	R1	Bedrooms	4
BSM	BASEMENT	0	338	0	Effective Area	1795		No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,795	1,795	1795	Base Rate	112.17		Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	68	0	Building RCN	239,828		Wall Type	02	Heat Type	6
SPF	SCREEN PORCH FINIS	0	268	0	Condition	EX		Foundation	2	Fireplaces	0
					% Good	97.00		Roof Cover	3	Type AC	03
					Functional Obsol	0					
TOTALS		1,795	2,469	1,795	Building RCNLD	232,633					

Alternate Key 1621968
 Parcel ID 26-22-25-0300-106-01400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0900 Comp 2
 PRC Run: 12/6/2024 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
UBF3	UTILITY BLDG FINISHED	336.00	SF	10.50	2005	2005	3528.00	60.00	2,117

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	24-1607	04-10-2024		19,088	0002	REPL WINDOWS 14			
2010	SALE	01-01-2009	03-18-2010	1	0000	CHECK VALUE	03-18-2010		
2006	SALE	01-01-2005	03-29-2006	1	0000	CHECK VALUE			
1990	00001	01-01-1989	12-01-1989	1	0000	CHECK IN 90			
1989	53035	06-01-1988	12-01-1991	23,000	0000	ADD A/C,BDRM, & REMODEL			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023020189	6096	1036	02-17-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000
2022134833	6036	2187	10-10-2022	WD	U	37	I	371,800	059	ADDITIONAL HOMESTEAD	2024	25000
2019143755	5392	1172	12-16-2019	WD	Q	Q	I	260,000				
2018127214	5191	0558	10-29-2018	WD	U	U	I	200,000				
2018127208	5191	0542	10-22-2018	WD	U	U	I	0				
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	
135,000	232,633	2,117	369,750	0	169430	50,000.00	119430	144430	312,946	

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Alternate Key 3439422
Parcel ID 26-22-25-0700-000-00300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0900 Comp 3
PRC Run: 12/6/2024 By
Card # 1 of 1

Current Owner		
PREMSOOK KRISHENDAT & DAWN		
1423 15TH ST		
CLERMONT	FL	34711

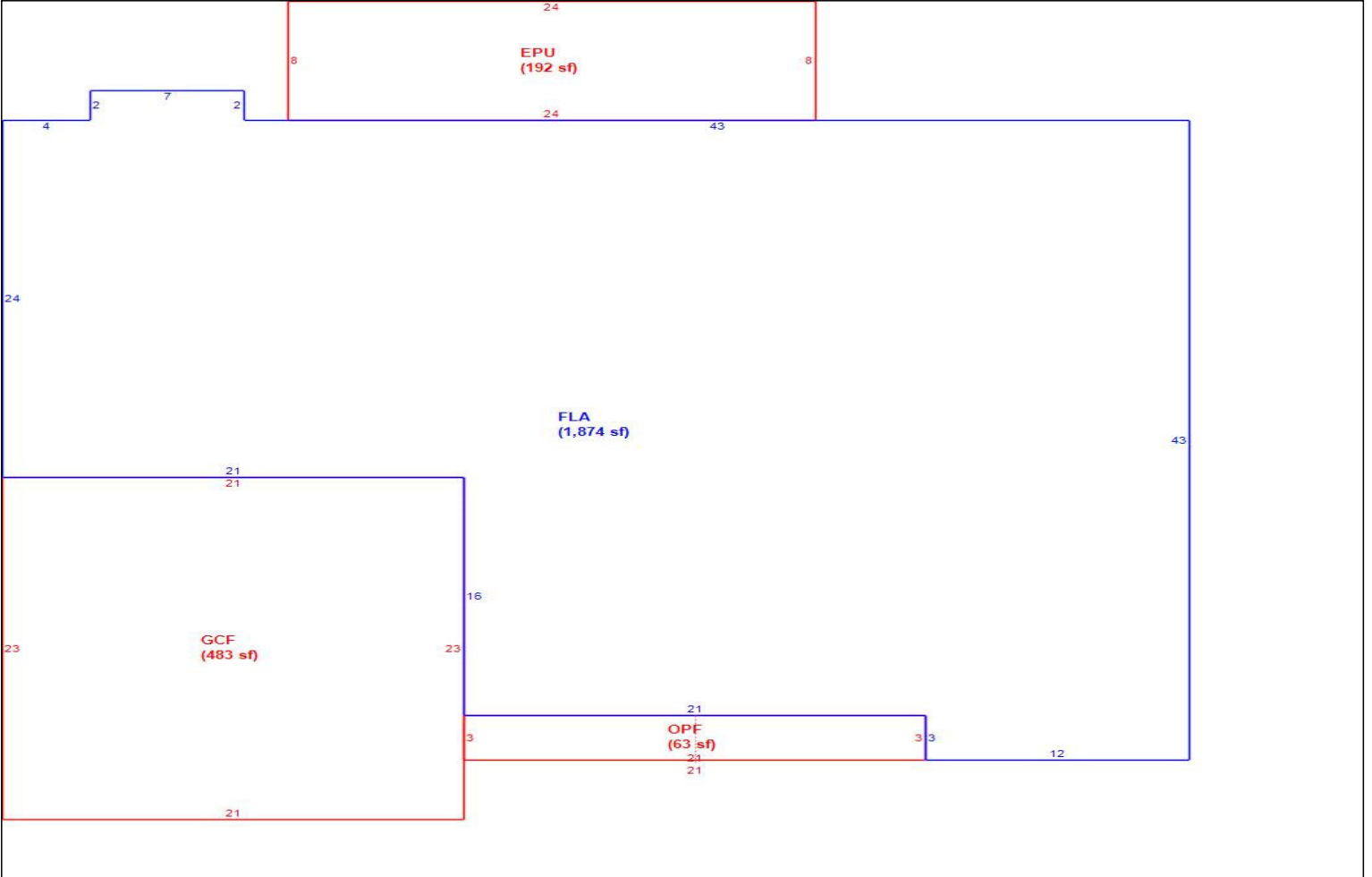
comp 3

Property Location			
Site Address	1423 15TH ST	CLERMONT	FL 34711
Mill Group	000C	NBHD	0585
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
CLERMONT, PARK PLACE LOT 3 PB 31 PGS 1-2 ORB 6131 PG 2231

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	55,000.00	0.0000	2.00	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 229,196	Deprec Bldg Value 208,568	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1993	Imp Type	R1	Bedrooms	3
EPF	ENCLOSED PORCH FIN	0	192	0	Effective Area	1874	No Stories	1.00	Full Baths	2
FLA	FINISHED LIVING AREA	1,874	1,874	1874	Base Rate	99.16	Quality Grade	655	Half Baths	0
GAR	GARAGE FINISH	0	483	0	Building RCN	229,196	Condition	G	Wall Type	03
OPF	OPEN PORCH FINISHE	0	63	0	% Good	91.00	Foundation	3	Fireplaces	1
TOTALS		1,874	2,612	1,874	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	208,568				

Alternate Key 3439422
Parcel ID 26-22-25-0700-000-00300

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0900 Comp 3
PRC Run: 12/6/2024 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	22-4681	11-01-2022	04-04-2024	8,842	0002	REPL WINDOWS 7	04-04-2024		
2002	0130559	03-16-2001	04-09-2002	4,956	0000	8X24 VINYL ROOM			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023048716	6131	2231	04-20-2023	WD	Q	01	I	350,000				
2022095430	5990	2009	07-12-2022	WD	U	11	I	100				
	1208	2211	01-01-1993	WD	Q	Q	V	19,900				
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	
110,000	208,568	0	318,568	0	318568	0.00	318568	318568	310,939	

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