

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes 3907566

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.

The state of the s	COMPLETED BY CL	ERKOETHEWAY	UE/ADJUSTME	NT BOARD (\	/AB)
Petition# 20	724-1137	County Lake	T	ax year <b>2024</b>	Date received 10-1-24
	A NAME OF THE OWNER	MREETEDIEM	HEREITIONER		
PART 1. Taxpaye					
	FR JV-2 2023-1 BORROWE	RLLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address or TPP account #	15-22-25-050 9788 Kinmor	
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.com
The standard way t	to receive information is by	US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗌 fax.
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement o	of the reasons I	filed late and any
your evidence to evidence. The	the hearing but would like my o the value adjustment board VAB or special magistrate ru	clerk. Florida law a ling will occur unde	llows the property a r the same statuto	appraiser to cro ry guidelines as	ss examine or object to your sif you were present.)
*·	Res. 1-4 units Industria			- =	listoric, commercial or nonprofit
☐ Commercial L	Res. 5+ units Agricultur	al or classified use	☐ Vacant lots and	acreage L	Business machinery, equipment
PART 2. Reason	for Petition Check	one. If more than	one, file a separ	ate petition.	
Real property v	ralue (check one) <mark>⊡</mark> decreas fication	e 🗌 increase	☐ Denial of exer	mption Select o	r enter type:
Parent/grandpa Property was no Tangible person return required b		t have timely filed a	(Include a date Qualifying impro	e-stamped cop vement (s. 193.1 control (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination  5 Enter the time	this is a joint petition. Attace that they are substantially (in minutes) you think you neted time. For single joint petit	similar. (s. 194.01 need to present you	1(3)(e), (f), and (g r case. Most heari	), F.S.) ngs take 15 min	utes. The VAB is not bound
	or I will not be available to	attend on specific	dates. I have attac	hed a list of da	tes.
evidence directly to	to exchange evidence with the property appraiser at least. Se. At the hearing, you have	east 15 days befor	e the hearing and		
of your property re- information redacte	, regardless of whether you cord card containing inform ed. When the property appr I how to obtain it online.	ation relevant to th	e computation of y	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 a without attaching a completed power of attorney or author Written authorization from the taxpayer is required for accordilector.	ization for representation to this form.	, ,
I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of 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 en representatives.	ntity's 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	ntity).
A Florida Bar licensed attorney (Florida Bar number	).	
A Florida real estate appraiser licensed under Chapter	r 475, Florida Statutes (license number —	RD6182 ).
A Florida real estate broker licensed under Chapter 47	75, Florida Statutes (license number	).
A Florida certified public accountant licensed under Ch	napter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have re-	filing this petition and of becoming an age	nt for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		<del></del>
	at listed in part 4 shave	·
Complete part 5 if you are an authorized representative no	·	
☐ I am a compensated representative not acting as one a AND (check one)	of the licensed representatives or employe	ees listed in part 4 above
$\ \ \square$ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR $\ \square$ the taxpayer's auth		, executed with the
☐ I am an uncompensated representative filing this petition	on AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the tax	payer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	•	2024-1137		Alternate K	ey: <b>3907566</b>	Parcel	ID: <b>15-22-25-05</b>	01-000-23400	
Petitioner Name	Ryan, LL	.C c/o Rober	t Peyton	·			Check if Multiple Parcels		
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property		INMORE DR			
Other, Explain:		_		Address	GRU	VELAND			
Owner Name	SFR JV-2 20	22 1 BOBB	OWERLIC	Value from	Value befo	ra Daard Aatia			
Owner Name	SFR JV-2 20	123-1 BUKK	OWER LLC	TRIM Notice		re Board Actic nted by Prop App	i value aπer	Board Action	
						, , ,,			
1. Just Value, rec				\$ 330,0		330,0			
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 330,0	17 \$	330,0	17		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	*required			\$ 330,0	17 \$	330,0	17		
*All values entered	d should be count	tv taxable va	lues. School and	d other taxing	authority value:	s mav differ.	•		
7 7		.,		<u> </u>	danienty rande	ay a			
Last Sale Date	6/21/2023	Pric	ce: \$1	100	Arm's Length	√ Distressed	Book <u>6175</u>	Page <u>1279</u>	
ITEM	Cubio		Compor	able #4	Compor	abla #2	Compar	able #2	
AK#	Subje 39075		Compara 3907		Compar 3907		Compara 3920		
AN#	9788 KINMO		9233 HAL		9265 HAL		9382 WESTM		
Address	GROVEL		GROVE		GROVE		GROVE		
Proximity	GNOVEL	AND	750 F		520 F		120 F		
Sales Price			\$395,0		\$373,		\$377,		
Cost of Sale			-15		-15		-15		
Time Adjust			0.80		2.80		0.80		
Adjusted Sale			\$338,9		\$327,		\$323,		
\$/SF FLA	\$167.78 p	er SF	\$171.43		\$189.56		\$164.33		
Sale Date	Ψ107.70 β	01	10/10/2		5/31/2	·	10/7/2	·	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Terms or Sale			7 anno zongan	Biotrococc	74mro Eongar (	Biotrococc	7 am a zongar		
Value Adi	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Value Adj. Fla SF	1,967		1,977	-500	Description 1,730	11850	1,971	-200	
Year Built	2018		2018	-300	2018	11000	2020	-200	
Constr. Type	BLK/STUCCO		BLK/STUCCO	,	BLK/STUCCO	,	BLK/STUCCO	<del>,  </del>	
Condition	GOOD		GOOD		GOOD	<del>'   </del>	GOOD		
Baths	2.0		2.0		2.0		2.0	+	
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE	+	
Porches	OPF/OPF		OPF/OPF		OPF/OPF		OPF/OPF	+	
Pool	N		N	0	N N	0	N N	0	
Fireplace	0		0	0	0	0	0	0	
AC	Central		Central	0	Central	0	Central	0	
Other Adds	NONE		NONE	<u> </u>	NONE		NONE	+	
Site Size	.12 AC		.13 AC		0.12		.12 AC	+	
	RESIDENTIAL		RESIDENTIAL		RESIDENTIA		RESIDENTIAL	+	
Location				_					
View	RESIDENTIAL		RESIDENTIAL	-	RESIDENTIA	_	RESIDENTIAL	-	
			-Net Adj. 0.1%	-500	Net Adj. 3.6%	11850	-Net Adj. 0.1%	-200	
			Gross Adj. 0.1%	500	Gross Adj. 3.6%	11850	Gross Adj. 0.1%	200	
	Market Value	\$330,017	Adj Market Value	\$338,410	Adj Market Value	\$339,783	Adj Market Value	\$323,695	
Adj. Sales Price		407.70	,	~~~;··•	,	+,. ••	,	,	

Value per SF

167.78

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 12/4/2024



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	1	3907547	9233 HALSEY DR GROVELAND	750 FEET
2	2	3907555	9265 HALSEY DR GROVELAND	520 FEET
3	SUBJECT	3907566	9788 KINMORE DR GROVELAND	-
4	3	3920287	9382 WESTMORELY ST GROVELAND	120 FEET
5				
6				
7				
8				

### Alternate Key 3907566

Parcel ID 15-22-25-0501-000-23400

Current Owner

SFR JV-2 2023-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100

**TUSTIN** 92780 **LCPA Property Record Card** Roll Year 2024 Status: A

### subject

2024-1137 Subject 12/4/2024 By bboone PRC Run:

Card# of

**Property Location** 

Site Address 9788 KINMORE DR

GROVELAND FL 34736

00GR **NBHD** Mill Group 0532

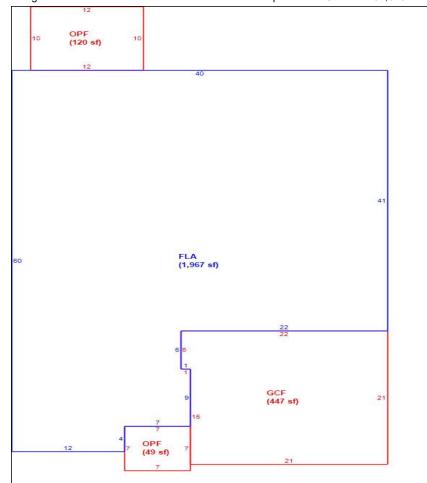
Property Use Last Inspection 00100 SINGLE FAMILY DLS 10-23-201

Legal Description

CYPRESS OAKS PHASE II A REPLAT PB 69 PG 7-10 LOT 234 ORB 6175 PG 1279

Lan	Land Lines														
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land			
#	Code	1 10111	Борин	Adj	- Onito	Price	Factor	Factor	Factor	Factor	Oldoo vai	Value			
1	0100	0	0		1.00 LT	35,000.0	0.0000	2.00	1.000	1.000	0	70,000			
		Total A	cres	0.00	JV/Mkt				ıl Adj JV/MI			70,000			
	Classified Acres 0 Class			Classified JV/Mkt	70,000		Classifie	d Adj JV/MI	kt		0				

Sketch Bldg 1 1 of 1 262,643 Multi Story 0 Sec Replacement Cost Deprec Bldg Value 260,017



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,967	1,967	1967	Effective Area	1967			- " - "	
-	GARAGE FINISH	0	447	0	Base Rate	111.69	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	169	0	Building RCN	262,643	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	99.00	VVali Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,967	2,583	1,967	Building RCNLD	260,017	Roof Cover	3	Type AC	03

Alternate Key 3907566 Parcel ID 15-22-25-0501-000-23400

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

2024-1137 Subject PRC Run: 12/4/2024 By bboone

Parcel ID	15-22-	-25-050	1-000-2	23400		Ro	II Yea	r 202	24 Sta	itus: A			Card #	1	of 1
						*Only			laneous F records a	eatures re reflected l	below				
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	i /	Apr Value
								Bui	ilding Peri	mits					
Roll Year	Permi		Issue Da	ate	Comp [	Date	An	nount	Туре		Descrip		Review [	Date	CO Date
2019	1805-012		05-25-20		10-23-2			259,58	0001	SFR 9788 KI			10-23-2		
					Inform								emptions		
202308 202117 201812 201805	34124 7671 25785	800k 6175 5864 5189 5107	1279 0180 2083 1023	06-21 12-16 10-23	Date -2023 3-2021 3-2018 5-2018	WD WD WD WD	Q/U U Q Q U	Code 11 01 Q M	Vac/Imp I I V	Sale Price 100 353,500 248,600 440,900	)	Description		Year	
						<u></u>							Total		0.0
								Va	lue Summ	nary					
Land Valu	e Bldg	g Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pr	evious Valu

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	260,017	0	330,017	0	330017	0.00	330017	330017	321,646

<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.\*\*\*\*

Alternate Key 3907547 Parcel ID 15-22-25-0501-000-21500

Current Owner

DUTTA MRINAL K

9233 HALSEY DR

GROVELAND FL 34736

LCPA Property Record Card
Roll Year 2024 Status: A

comp 1

2024-1137 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

DLS 10-18-201

Property Location

Site Address 9233 HALSEY DR

00100

GROVELAND FL 34736

Mill Group 00GR NBHD 0532

Property Use Last Inspection

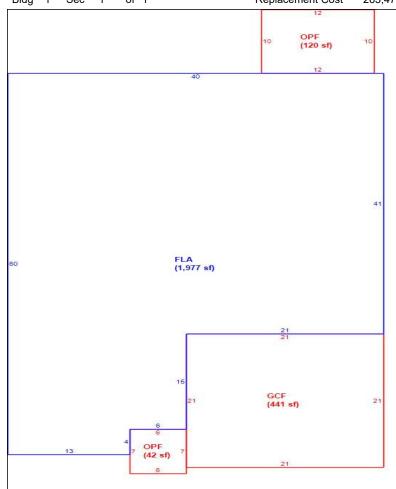
SINGLE FAMILY

Legal Description

CYPRESS OAKS PHASE II A REPLAT PB 69 PG 7-10 LOT 215 ORB 6229 PG 1809

Lan	and 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	2.00	1.000	1.000	0	70,000			
		Total A	cres	0.00	JV/Mkt 0			Tota	d Adj JV/MI	kt		70,000			
Classified Acres 0 Classified JV					Classified JV/Mkt 70	000		Classifie	M/VI. ibA b	ct		0			

SketchBldg 1 Sec 1 of 1Replacement Cost 263,476Deprec Bldg Value 260,841Multi Story 0



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	1,977	1,977	1977	Effective Area	1977			- " - "	
-	GARAGE FINISH	0	441	0	Base Rate	111.66	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	162	0	Building RCN	263,476	Quality Grade	675	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	99.00	Wan Type	03	ricat Type	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,977	2,580	1,977	Building RCNLD	260,841	Roof Cover	3	Type AC	03

Alternate Key 3907547 Parcel ID 15-22-25-0501-000-21500

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

2024-1137 Comp 1 PRC Run: 12/4/2024 By

Card # 1 of 1

Total

50,000.00

Miscellaneous Features																
							*Only				re reflected b	elow				
	Code		Descrip	tion		Uni	ts	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	· Value
									Dui	Iding Per	mito					
	Roll Year	r Permit	ID	Issue Da	ate Co	omp D	ate	Am	ount	Type	mis	Descri	ption	Review D	ate C	O Date
	2019	1804-011	<del>_</del>	05-11-20		-18-2		7	259,58		SFR 9233 HA			10-22-20		
	2010								·							
			•		Sales In	form	ation			•	•		Evo	nptions	•	
	Instru	ment No	Book	/Page	Sale Da	- :	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Year	Amount		
		129108	6229	1809	10-10-2		WD	Q	01	1	395,000	039	Description HOMESTEA		2024	
		023739	5243	1513	02-26-2		WD	Q	Q	i	277,200	059	ADDITIONAL HOM		2024	
	2018	039025	5090	1130	04-02-2	018	WD	U	М	V	341,500					
						- 1		l								

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	260,841	0	330,841	0	330841	50,000.00	280841	305841	322,429

Value Summary

<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.\*\*\*

### Alternate Key 3907555

Parcel ID 15-22-25-0501-000-22300

Current Owner GRIFFIN JAMES T JR & JOSELYN R

9265 HALSEY DR

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

comp 2

2024-1137 Comp 2 PRC Run: 12/4/2024 By

Card # of 1

**Property Location** 

Site Address 9265 HALSEY DR

GROVELAND FL 34736

Mill Group 00GR **NBHD** 0532

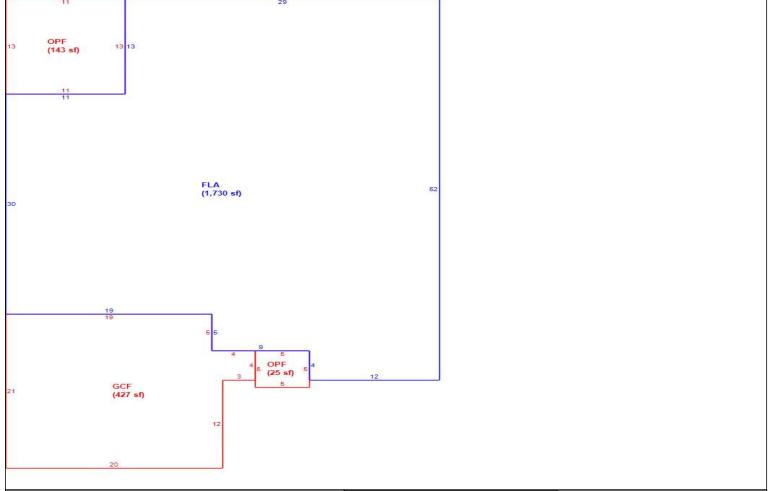
Property Use Last Inspection 00100 SINGLE FAMILY DLS 10-18-201

Legal Description

CYPRESS OAKS PHASE II A REPLAT PB 69 PG 7-10 LOT 223 ORB 6154 PG 1232

Lan	and 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	2.00	1.000	1.000	0	70,000			
		Total A		0.00	JV/Mkt 0		<u> </u>		l Adj JV/Mk			70,000			
	Cla	assified A	cres	01	Classified JV/Mkt 70	000		Classified Adi JV/Mkt				0			

Sketch Bldg of 1 Replacement Cost 236,244 Multi Story 1 Sec 1 Deprec Bldg Value 233,882



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2018	Imp Type	R1	Bedrooms	4	
FLA FINISHED LIVING AREA 1,730			,	1730	Effective Area	1730			- " - "		
GAR GARAGE FINISH		0	427	0	Base Rate	112.35	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	168	0	Building RCN	236,244	Quality Grade	675	Half Baths	0	
				Condition	EX	Wall Type	03	Heat Type	6		
					% Good	99.00	VVali Type	03	ricat Type	١	
				Functional Obsol	0	Foundation	3	Fireplaces	0		
	TOTALS	1,730	2,325	1,730	Building RCNLD	233,882	Roof Cover	3	Type AC	03	

Alternate Key 3907555

## **LCPA Property Record Card**

2024-1137 Comp 2 PRC Run: 12/4/2024 By

Parcel ID	15-22-	25-050	1-000-2	22300		Ro	II Yea	r 202	24 Sta	atus: A			Card #	1	0	f 1
						*Only			laneous F records a	eatures are reflected b	pelow					
Code		Descrip	otion		Ur	nits	Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	П	Apr	Value
Roll Year	Permit	· ID	Janua D	oto I	Compi	Data	Λ ν		ilding Per	mits	Deserie	ntian	L Doview F	) oto		O Date
2019	1805-012	<del>_</del>	Issue D 05-25-20		Comp I 10-18-2		Amount 228,898		Type 98 0001	Description SFR 9265 HALSEY DR			Review I		U	O Date
				Sales	Inform	ation						Exe	mptions			
Instrume	ent No	Book	k/Page	Sale	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Ye	ar	Amount
202306 201812 201805	21895 5185		1232 1371 1023	32 05-31-2 71 10-11-2		-2023 WD -2018 WD		01 Q M	I I V	373,500 233,200 440,900	)					
													Total			0.00
							<u>'</u>	Va	lue Summ	nary						
Land Value	e Blda	r Value	Misc	· Value	Mark	cet Valu	e D		Amt A		Cnty Ex A	mt Co Tax Val	Sch Tay	\/al	Previ	ous Valu

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
70,000	233,882	0	303,882	0	303882	0.00	303882	303882	296,496

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Alternate Key 3920287 Parcel ID 15-22-25-0502-000-28600

Current Owner SILVA NORBERTO G & DAWN L

255 RIVER RD

EAST HANOVER 07936 NJ

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

comp 3

2024-1137 Comp 3 PRC Run: 12/4/2024 By

Card # 1 of 1

**Property Location** 

Site Address 9382 WESTMORELY ST

GROVELAND FL 34736 0532 00GR NBHD

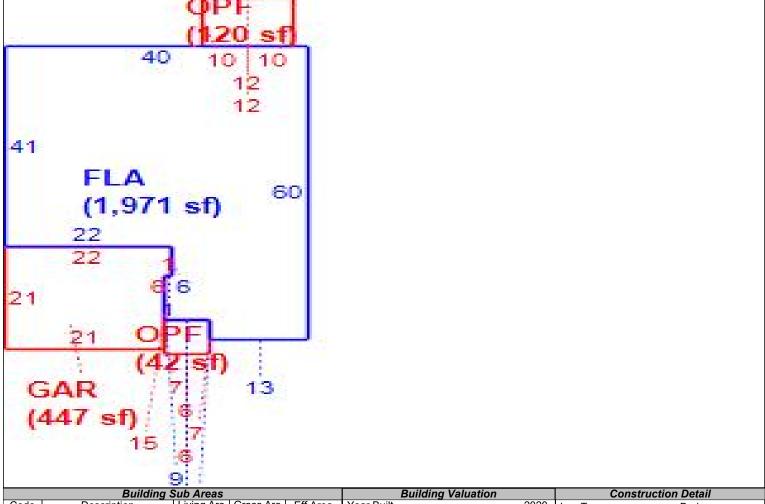
Mill Group Property Use Last Inspection 00100 SINGLE FAMILY HH 02-01-202

Legal Description

CYPRESS OAKS PHASE III A REPLAT PB 72 PG 76-77 LOT 286 ORB 6225 PG 1138

Lan	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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000			
		Total A		0.00	JV/Mkt 0				ı ıl Adj JV/Mk			70,000			
	Cla	assified A	cres	0	Classified JV/Mkt 70	,000		Classified	d Adj JV/Mk	0					

Sketch Bldg 1 of 1 Replacement Cost 262,982 Deprec Bldg Value 262,982 Multi Story Sec 1



	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 1,971			1,971	1971	Effective Area	1971			- " - "	
GAR GARAGE FINISH 0		447	0	i base kale	111.68	No Stories	1.00	Full Baths	2	
OPF	PF OPEN PORCH FINISHE 0 162		0	Building RCN	262,982	Quality Grade	675	Half Baths	0	
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	Wan Type	03	riout Typo	١
				Functional Obsol	0	Foundation	3	Fireplaces	0	
TOTALS		1,971	2,580	1,971	Building RCNLD	262,982	Roof Cover	3	Type AC	03

Alternate Key 3920287 Parcel ID 15-22-25-0502-000-28600

70,000

262,982

332,982

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

2024-1137 Comp 3 PRC Run: 12/4/2024 By

Parcel I	ID 15	-22-25	-050	2-000-2	28600	0	Rol	II Yea	r 202	24 Sta	atus: A				Card #	1	of	1
							*Only			laneous F	eatures are reflected l	below						
Code		D	escrip	otion		Un		Туре		nit Price	Year Blt	Effect Y	r F	RCN	%Good	<u> </u>	Apr \	/alue
																	•	
									Bu	ildina Bor	mite							
Roll Yea	Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Re															Date	CC	) Date
2021		7-0213		08-04-20		02-01-2		279,208			SFR 9382 W	SFR 9382 WESTMORELY ST			02-02-20			Buto
						s Inform									nptions			
Instru	ıment N			k/Page	1	e Date	Instr	Q/U		Vac/Imp	†	Code		Description	1	Yea	r [	Amount
2023125566 2020139557 2020069033			5225 5599 5494	1138 0166 1003	12-0	07-2023 01-2020 26-2020	WD WD WD	Q Q U	01 01 30	I I V	377,500 291,900 441,400	)						
															Total			0.00
		•							Va	lue Sumn	nary							
Land Va	alue	Bldg V	alue	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co	Tax Val	Sch Tax	Val P	revio	us Valu

332982

0.00

332982

332982

324,538

<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.\*\*\*