

JAN - 6 2026

Tax year 2025 BOR no. 2025-004
County Clark Date received 1/6/2026

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>mohammed Al Daghestani</u>		
2. Complainant if not owner			
3. Complainant's agent		<u>1232 donald ave dayton</u>	
4. Telephone number and email address of contact person		<u>OH, 45420</u>	
<u>(937) 701 4581</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>340-06-20005-418-034</u>	<u>740 W north st</u>		
	<u>sappingfield 45403</u>		
<u>mechanic shop</u>			
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>340-06-20005</u>	<u>115,000</u>	<u>154,360</u>	<u>39,360</u>
<u>418-034</u>			
9. The requested change in value is justified for the following reasons:			
<u>is worth 115,000</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____
and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date 2022 and total cost \$ 42000.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

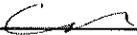
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/06/26 Complainant or agent (printed) mohammed Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____, 20____.

(Date) (Month) (Year)

Notary _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 740 W NORTH ST

Map ID: 340-06-00005-418-034

LUC: 455-COMMERCIAL GARAGES

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

CURRENT OWNER	GENERAL INFORMATION
ALDAGHESTANI MOHAMMED	Routing No. 0005-02 405-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CALVY
Field Review Flag:	

Property Notes	Note Codes:
TY24 COMB 004, 013, 014, 015 & 016 TO BE 034	



Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	5.6	32,256 4-Shape Or S	-25	135,480
Total Acres: .7405					
Legal Acres: 0					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	47,420	135,480	135,480	0	0
Building	6,610	18,880	18,880	0	0
Total	54,030	154,360	154,360	0	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag					

Entrance Information			
Date	ID	Entry Code	Source
10/03/17	KAR	1-Entrance (Inspection)	Gained
06/01/12	MJR	5-Occupant Not Home	1-Owner
07/15/09	LA		3-Other
06/06/06	GS		

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/03/09	09-0255		DEMO		Closed Permit
04/25/07	07-827		DEMO	This Demo Permit Is For The HoIClosed Permit	

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Grantor

Property Factors	
Topo:	
Utilities:	
Street/Road:	
Traffic:	
Location:	4-Major Strip
Spot Loc:	

Legal Description	
Parcel TieBack:	
Range - Township - Section:	- - -
Legal Descriptions:	DEMINTS PTS EA & PT VAC ALLEY E 269 TO 271
Addl. TieBack:	

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CLARK COUNTY

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Parcel Id: 340-06-00005-418-034

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Building Information

Year Built/EF Year 1931 /
 Building # 1
 Structure Type 332-Auto Service G:
 Identical Units
 Total Units C
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA B & R AUTO AND
 NORTH ST. AUTO

Building Other Features

Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU
1		CP5-Canopy Only	15	16	1						

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	985	140	047-Auto Parts/Se	12	08-Metal, S:	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	985	047-Auto Parts/Service	30		17,700

Outbuilding Data

Line	Type	Yr-Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1931			2,350	C	1	P	P		1,180

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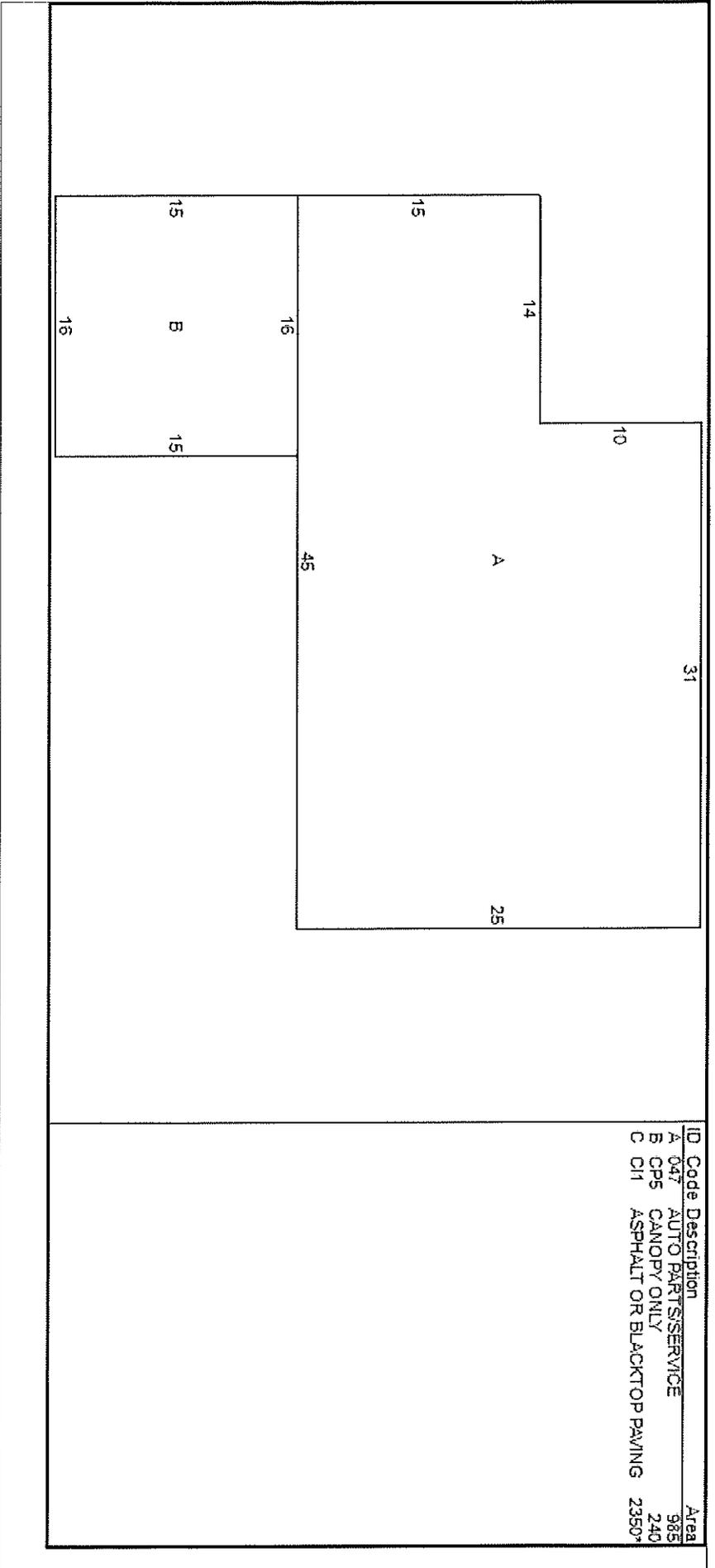
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Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 740 W NORTH ST Parcel Id: 340-06-00005-418-034 LUC: 455-COMMERCIAL GARAGES Card: 1 of 1 Tax Year: 2025 Printed: 01/08/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 S	000 00-None	0	985	0.00					0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	985
Replace, Cost New Less Depr	17,700
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	17,700
NBHD Fact	1,0000
Value per SF	17.97

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	985
Total Gross Building Area	