

JAN - 9 2026

Tax year 2025 BOR no. 2025-009

DTE 1
Rev. 12/22

County CLARK Date received 1/9/2026

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		CYNTHIA VAZQUEZ / PHILIP BROWN	3300 BAKER RD, SPRINGFIELD OH 45504
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 399-7867 (landline) vzq20810@gmail.com			
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	
050 02 00008 301 061		3300 BAKER RD, SPRINGFIELD, OH 45504	
7. Principal use of property <u>RESIDENTIAL</u>			
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
050 02 00008 301 061 ↓	\$100,000	\$208,630	-108,630
9. The requested change in value is justified for the following reasons: <u>Manufactured home taxed as Real Property.</u> <u>see attached 5 Exhibits</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 and total cost \$.

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 01/07/2025 Complainant or agent (printed) CYNTHIA VAZQUEZ Title (if agent) _____

Complainant or agent (signature) *Cynthia Vazquez*

Sworn to and signed in my presence, this 7th day of January 2026
(Date) (Month) (Year)

Notary *[Signature]*



Valuation of a Manufactured Home Taxed like Real Property

3300 Baker Rd, Springfield, OH 45504, Parcel # 0500200008301061

OWNERS: Cynthia Vazquez and Phillip Brown, husband and wife

1. Exhibit 1 shows the manufacturer of the home and date of manufacture. One neighbor complained that our trailer home brings down her home's value. It is the only manufactured home on this stretch of Baker Road and Wildflower Lane.
2. Exhibit 2 is the assessment of Solomon .com on a CMA.
3. Exhibit 3: The home is located in a flood zone. Coldwell Banker said the home would be difficult to sell because banks tend **not** to loan on homes in Flood Zones. A buyer would need cash for the sale.
4. Exhibit 4: If we try to sell the property, we have to disclose the sewage that runs onto our property from a neighbor's improperly installed septic tank.
5. Exhibit 5: Property value is diminished due to portions of the property dedicated to Sunoco gas line and equipment.

This unfair tax re-evaluation may force us from our home. I am an 84 year old diabetic with stage 3B kidney disease; my husband, Phillip Brown, is 79 years old and is a 100% disabled Vietnam veteran. We are no longer employable.

Our manufactured home: I planted arbor vitas to give privacy to the handicap ramp and bushes to improve the appearance of the front of the house. The log cabin look is siding not real logs. It is NOT a ranch style home as listed by the auditor.





PROPERTY REAPPRAISAL NOTIFICATION



13275-26557-1
 VAZQUEZ CYNTHIA & PHILLIP C BROWN T30 P1
 3300 BAKER RD
 SPRINGFIELD OH 45504-4432

Dear Property Owner,

You are receiving this notice because a tentative new value has been set for your property as part of Clark County's 2025 reappraisal. This update is required by Ohio law (ORC 5713) to ensure property values reflect the current real estate market and that property taxes are distributed fairly among all owners.

Every six years, the Auditor's Office reviews all property values in the county. This process includes studying recent sales, analyzing market trends, and reviewing property characteristics using both on-site (exterior) inspections along with aerial and street-level imagery.

What does this mean for you:

- Your new value will be used to calculate your 2025 property taxes, payable in 2026.
- An increase in value can result in higher taxes — but not by the same percentage as the value increase. Final tax amounts depend on rates set in December and voter-approved levies in your taxing district.
- If you have questions or believe your value is incorrect, you can schedule a one-on-one appointment to review it.

Important Note: This value is tentative and subject to change. If there are adjustments to your property for tax year 2025 — such as new construction, demolition, lot split/combination, or other changes — your value is subject to change.

To learn more about how values are determined, use our tax estimator, schedule an appointment, and access other helpful resources, visit: <https://clarkcountyauditorreappraisal.dcpromosite.com>, or scan the QR code included with this notice. You can also call our office at (937) 521-1878.

We are here to help you understand your new value and guide you through the next steps.

Sincerely,

Hillary Hamilton

Hillary Hamilton
 Clark County Auditor

PROPOSED PROPERTY REAPPRAISAL VALUES		
PARCEL NUMBER	PROPERTY LOCATION	2025 PROPOSED VALUE
0500200008301061	3300 BAKER RD	\$ 208,630



EXHIBIT 1

Complaint against valuation of a manufactured or mobile home taxed like real property. This is the only manufactured home on this portion of Baker Road. It was trucked into Springfield in 1989 and set on a concrete slab.

Manufacturer Address

FAIRMONT HOMES, INC.
P. O. BOX 27
NAPPANEE, INDIANA 46550

FRIENDSHIP I Plant Number

Date of Manufacture <i>05-89</i>	HUD No. RAD495768 495769
-------------------------------------	-----------------------------

Manufacturer's Serial Number and Model Unit Designation

MY89 21328ABF 6428 3B 2BA DECK LOG CABIN

Design Approval by (D.A.P.I.A.)
RADCO

This mobile home is designed to comply with the federal mobile home construction and safety standards in force at time of manufacture.
(For additional information, consult owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
For heating	<i>Coleman</i>	<i>MSA856</i>
For air cooling	<i>Magic Chef</i>	<i>31FA-7</i>
For cooking	<i>GE</i>	<i>EX-2022</i>
Refrigerator	<i>Rheem</i>	<i>71-305</i>
Water heater		

COMPLIANCE CERTIFICATE

EXHIBIT 2

Per attached CMA, Solomon.com: "I had the chance to assess the value of 3300 Baker Rd, Springfield Oh 45504 aka subject property. Based on other mobile homes that have sold in the immediate area, they are selling for around \$50 a sq ft x 1470 sq ft = \$73,500 for the home. There is also a 2 story garage with power which is unfinished and unheated. The condition of the home is original with minimal upgrades. The property with all of the improvements is worth \$100,000 in today's market due to the needed upgrades.

This property cannot be compared with a residential single family home as it was built in a factory and brought in and set on a foundation."

Please see attached CMA.

EXHIBIT 3

Coldwell Banker realtor, Arthur Solomon, noted that this property is in a Flood Zone and banks rarely will handle mortgages for properties in flood zones thus making the property difficult to sell unless the buyer has cash. In 2013, I cashed in my IRA CD to buy the property at \$75,000.

1 (833) US - Flood
www.FloodSol.com
INDICATION SUMMARY

11/19/2020

McGlothlin Insurance & Financial
6059 Frantz Rd., Ste 106 Dublin, OH 43017 ,
Attention: Laine Elliott

Re: Cynthia Vazquez

Dear Laine Elliott,

Thank you for your submission and the opportunity to provide you with our flood insurance indication. We are very pleased to offer terms to Cynthia Vazquez for McGlothlin Insurance & Financial. This indication is offered by Certain Underwriters at Lloyd's of London, with an AM Best Co. rating of A XV. We would also like to point out that higher excess limits may be available for this insured. Please let us know if you would like to receive additional terms for consideration. Outlined in the pages that follow is a summary of the indication provided for the above mentioned Insured. As the broker with the direct relationship with the Insured, it is your responsibility to carefully review with the Insured all of the terms, conditions, and limitations in the indication, and to specifically reconcile with the Insured any differences between those quoted and those you requested. Flood Risk Solutions, Inc expressly disclaims any responsibility for any failure on your part to review or reconcile any such differences with the Insured.

We look forward to answering any questions you may have.

Sincerely,
Brendan Moeller, CPCU
Managing Director

Exhibit 3

DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
 Expires: 10/31/18

SECTION I - LOAN INFORMATION			
1. LENDER/SERVICER NAME AND ADDRESS The Huntington National Bank, ISAOA ATIMA ATTN: FLOOD GW3215 PO BOX 5072 Troy, MI 48007- 5072		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 3300 BAKER RD SPRINGFIELD, OH 45504 Borrower: BROWN, PHIL	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER 00007219959	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name CLARK COUNTY	2. County(ies) UNINCORPORATED AREAS	3. State OH	4. NFIP Community Number 390732
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 39023C 0180E	2. NFIP Map Panel Effective/Revised Date 02/17/10	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below)	
4. Flood Zone A	5. No NFIP Map	Date	Case No.
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP			
2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP)			
3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date:			
D. DETERMINATION			
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V") ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed			
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.			
E. COMMENTS (Optional)			
THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE. CENSUS DATA: St: 39 Co: 023 MSA: 44220 Tract: 0025.02 Alt-Tract: 39023002502			
F. PREPARER'S INFORMATION			
NAME ADDRESS TELEPHONE NUMBER (if other than Lender)		DATE OF DETERMINATION	



24.618

CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772	CoreLogic	09/19/20 at 08:57 AM CDT Floodcard #: 2009A45365 Floodcard #: 2009A45365
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EXHIBIT 4

The neighbors improperly installed a septic tank near the road with no leach bed. It continually overflows, crossing the road onto our property. The county attempted to correct the problem but stopped their work before coming to the offending property. This photo shows the sewage spilling across the road onto our property. The rest of the road is bare and dry as there was no rain that day or for several days prior. We have never been able to allow our grandchildren to play in the yard and have warned walkers and joggers to avoid the filth.

Our realtor says that we would have to disclose that problem and that would reduce the value and saleability of our property. See page 4 of the CMA report: "Furthermore, there is an issue with the neighbors septic tank across the street which releases sewage water onto the subject property. The health department has been notified for years and they have done anything as far as testing and require this issue be remedied."

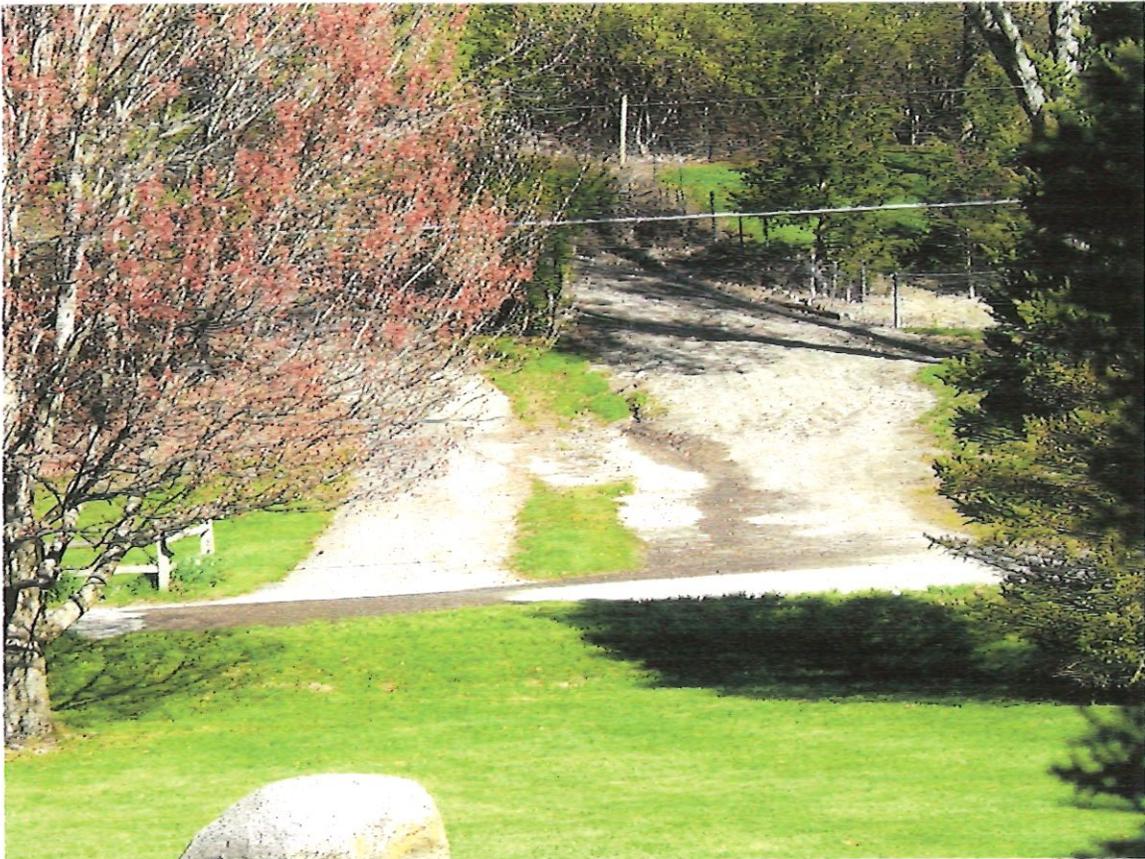


EXHIBIT 5: The only value to this property is the land which is in the shape of a triangle. However, the 1.8 acres is compromised by the Sunoco gas line running through the northeast section of the property. In addition to the line, one area is taken by two above-ground gas valve boxes that are each 8 foot by 8 foot.



1:50 pm

INFORMAL HEARING REVIEW

Clark County Auditor's Office 2025 reappraisal Review

Property Owner

Auditor's Office Representative

Please complete the following:

Today's Date: 09/23/2025

Phone#: (937) 349-7867

Email Address: vzgz0810@gmail.com

Name that appears on the Value Change Notice:

WALTER CYNTIA & PHILLIP C BROWN

Property Address: 3300 Baker Rd

Parcel Number(s) as it appears on the Value Change Notice: 0500 20000 8301051

Briefly explain your reason for this visit:

Valuation of manufactured home as real property

**** We will NOT know the 'Real Estate Tax' amounts until we receive the rates from the Dept. of Taxation later in December.**

Any new levies that are voted on can also effect the tax rates in each Taxing District.

Reviewer: USL

Discussion Topic(s)

- Land
- Buildings
- Total Value
- General Discussion Only

Important details of this meeting (use back if needed):

*FP Inexpedite
- add original windows, kitchen, cabinets

- Revalue CMH = 100K

ACTION:

- None Required
- Data Entry Change (detail) extra fixtures FP Inexpedite
- Field Check For (detail) #
- Review (detail) FVC = 104,400

COMPLETION: (this section MUST be completed)

- All Review Complete per Appraiser
- Data Entered in System

As this is an "informal" process we can NOT guarantee any changes will be made. We CAN guarantee, however, that we will hear and take into full consideration any and all issues you present. If a change in your favor is warranted it will reflect on our website by the end of November and reflect on your next tax bill in January 2025. Due to time constraints we will NOT be contacting you individually. Thank you in advance for your understanding of this tedious process.

RESIDENTIAL PROPERTY RECORD CARD

1:50pm

CLARK COUNTY

Situs : 3300 BAKER RD Map ID: 050-02-00005-301-061

LUC: 510-SINGLE FAMILY, PLATTED Card: 1 of 1 Tax Year: 2025 Printed: 09/23/25

CURRENT OWNER	GENERAL INFORMATION
VAZQUEZ CYNTHIA & PHILLIP C BROWN	Routing No. GSEA-00 094-00 Class Residential Living Units 1 Neighborhood 050R0000 District
CAUV	Zoning Alternate Id Tax District German Township Nw1sd
Field Review Flag:	

Property Notes
Note Codes:
F3-Fema Flood Zone 76%-100%



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Undeveloped	AC .4700			4,190
A-Right Of Way	AC .3700			
Total Acres: 1.84		Legal Acres: 1.8400	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,930	45,500	45,500	0	45,500
Building	57,100	163,130	163,130	0	116,010
Total	73,030	208,630	208,630	0	161,510

Value Flag 1-COST APPROACH
Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
02/27/14	MS	7-Quality Check	
11/18/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/31/13	COUNTY	FD CK	Nvc		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/12/13	75,000	2-Land & Building	
08/13/96	110,000		

Deed Reference

Deed Reference	Deed Type	Grantor
SV-Survivorship		ALDREDGE WILMA J CUMMINS KARL E & DARLA L

Property Factors

Topo: 1-Level
Utilities: 4-Gas
Street/Road: 1-Paved
Traffic: 1-Light

5-Well

Legal Description

Parcel Tieback:
Range - Township - Section: 10 - 04 - 08
Legal Descriptions:
W MID PT S W QR

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3300 BAKER RD

Parcel Id: 050-02-00008-301-061

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 09/23/25

Dwelling Information

Story height 1
 Exterior Walls 1-Frame
 Style 03-Ranch
 Year Built 1989
 Eff Year Built
 Year Remodeled
 Kitchen Remod
 Bath Remod
 Basement 1-None

Total Rooms 7
 Bedrooms 3
 Family Rooms 0
 Full Baths 2
 Half Baths 0
 Addl. Fixtures 4
 Total Fixtures 10-8

Heat Type 3-Central Heat W/ Ac
 Fuel Type 2-Gas
 System Type 1-Hot Air
 Attic 1-None
 Phys. Condition A-Average Condition
 Int vs Ext 2-Same

Masonry Trim
 Unfinished Area
 Rec Rm Size
 FB/LA Size

Stacks 1
 Pre-Fab
 # Car Bsmt Gar

Misc Qly
 Grade D+
 CDU AV-AVERAGE
 Market Adj
 % Complete
 Cost & Design 0

Functional Economic
 % Good Ovr
 NBHD Fact 1

Dwelling Computations

Base Price 170,090
 Plumbing 6,500
 Basement -11,060
 Heating 6,050
 Other Features 0
 Attic
 Subtotal 177,840

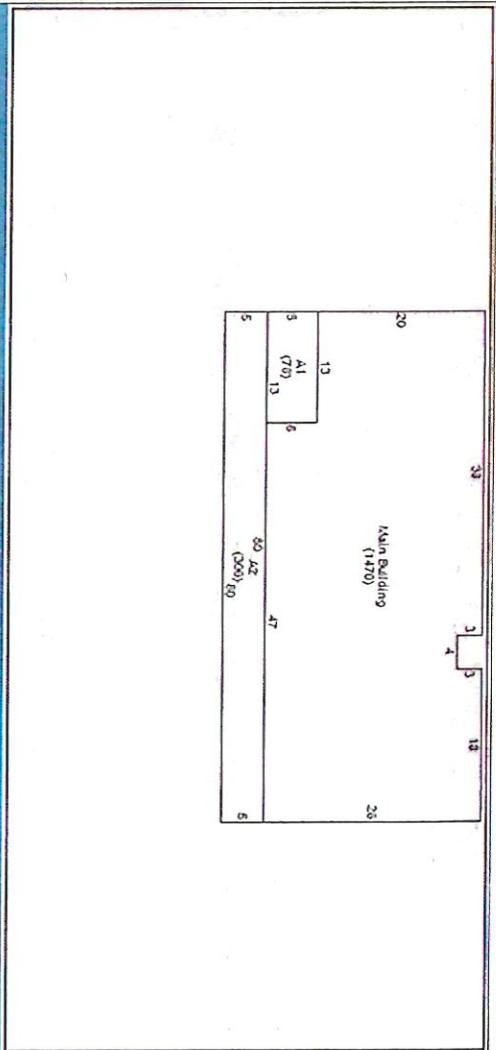
% Good 83
 Market Adj
 Functional
 Economic
 % Complete
 C&D Factor
 Adj Factor 1
 Additions 6,900

Ground Floor Area 1,470
 Total Living Area 1,470
 Dwelling Value 154,510

Building Notes

Misc & Gross Building Values

Misc Building No
 Gross Building:
 Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,470						3,100
1		1			78						5,200
2		25			300						5,200

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1989		24x24	576	D	1		A	A			5,720
AB2-Flat Barn	1989		24x24	576	D	1		A	A			2,900

Condominium / Mobile Home Information

Complex Name
 Condo Model
 Unit Number
 Unit Level
 Number
 Unit Type
 Unit View
 Model (MH)
 Model Make (MH)

Fw: Unfair Real Estate Taxation

From Hamilton, Hillary <hhamilton@clarkcountyohio.gov>
Date Tue 1/13/2026 9:36 AM
To Draper, Bethany N. <bndraper@clarkcountyohio.gov>

Sounds like we are going to be receiving a BOR complaint on this. Will you be sure to put this in the file when we get please & thanks!

Hillary Hamilton
Clark County Auditor
hhamilton@clarkcountyohio.gov
(937) 521-1890



CLARK COUNTY
OHIO

From: Cynthia Vazquez <vzqz0810@gmail.com>
Sent: Saturday, January 10, 2026 2:26 PM
To: Hamilton, Hillary <hhamilton@clarkcountyohio.gov>; ProUnit@tax.ohio.gov <ProUnit@tax.ohio.gov>
Subject: Re: Unfair Real Estate Taxation

The completed BOR form is notarized along with 5 exhibits and mailed it to your attention by certified mail on 01/12/2026. In your 01/06/2026 email, you stated the "value of your property was 200,700"; however, your letter titled Property Reappraisal Notification (no date) stated the value was \$208,630. We received no notice that the value was reduced to \$164,460. When you review the 5 exhibits, you will see why how property has a much lesser value and will be very difficult to sell but this manufactured home is just perfect for this senior couple.

On Tue, Jan 6, 2026 at 4:44 PM Hamilton, Hillary <hhamilton@clarkcountyohio.gov> wrote:

Good afternoon Ms. Vazquez,

Thank you for taking the time to reach out and for sharing your concerns. I am very sorry for the frustration this situation has caused, and I want to be clear from the outset that I am in no way an advocate for elderly residents being pushed out of their homes. That is absolutely not my intent or my mission. I was able to look at your record and I see prior to your initial meeting the value of your property was 200,700. After that meeting with the appraiser the value of your parcel was reduced to 164,460. The next step to appeal this would be through the Board of Revision.

I have attached the Board of Revision (BOR) complaint form for you to fill out. While my office oversees the valuation process, once values are finalized and approved for the year, the Board of Revision is the appropriate and independent avenue for any further appeal of a property's value. This is the "second step" that was referenced during your prior meeting.

I encourage you to complete the attached form and submit via mail or in person to my office. The completed, signed original complaint must be received no later than March 31, 2026 for the board to be able to hear and make a decision.

If you would like assistance with completing the form, or have questions about the process, please do not hesitate to contact my office. We are more than willing to help guide you through the filing requirements. You may contact me directly (phone number is below) or Bethany Draper at (937) 521-1862.

Thank you again for bringing your concerns forward. We understand how stressful property valuation matters can be, we are here to help ensure you have access to the appropriate process.

Please let us know if you need assistance.

Thanks,

Hillary Hamilton
Clark County Auditor
hhamilton@clarkcountyohio.gov
(937) 521-1890



CLARK COUNTY
OHIO

From: Cynthia Vazquez <vzqz0810@gmail.com>
Sent: Tuesday, January 6, 2026 1:03 PM
To: ProUnit@tax.ohio.gov <ProUnit@tax.ohio.gov>
Cc: Auditor <auditor@clarkcountyohio.gov>
Subject: Unfair Real Estate Taxation

You don't often get email from vzqz0810@gmail.com. [Learn why this is important](#)

Date: 01/06-2025

From: Cynthia Vazquez, 3300 Baker Road, Springfield, OH 45504

RE: Unfair Real Estate Taxation

The Clark County Auditor's Office has nearly doubled our real estate taxes and apparently are trying to run us out of our home. I am 84 years old and the sole caregiver for my 79-year-old husband who is a 100% disabled VietNam veteran.

In November 2025, I met with a representative of the Clark County Auditor's office and presented the following complaint along with photographic evidence as the Auditor's office listed and taxed our manufactured home as a ranch style home. He said that my complaint would be reviewed and if rejected I would have a second chance to appeal it. However, that "second chance" has not been offered. It appears that the Clark County Auditor's office does not want the elderly to retain their homes. Below is my Complaint to the Auditor's office as was presented.

Complaint Against the Valuation of a Manufactured /Mobile Home Taxed like Real Property.

1. This is the only manufactured home on this stretch of Baker Road and Wildflower Lane. Exhibit 1 shows the manufacturer of the home and date of manufacture. One neighbor

complained that our trailer home was bringing down the values of the neighborhood.

2. Exhibit 2 shows the assessment of Solomon .com on the CMA.

3. The home is located in a flood zone, see Exhibit 3. A realtor from Coldwell Banker told us the home would be very difficult to sell since banks tend not to loan on homes in Flood Zones. A buyer would need cash for the sale.

4. The realtor says that if we tried to sell the property we would have to disclose the sewage that runs onto our property from a neighbor's improperly installed septic tank. Please see Exhibit 4.

Thank you for reviewing this letter. If you would like copies of the photos, please let me know.

Cynthia Vazquez

eMail: vzqz0810@gmail.com

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 3300 BAKER RD

Map ID: 050-02-00008-301-061

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/14/26

CURRENT OWNER

VAZQUEZ CYNTHIA & PHILLIP C BROWN

GENERAL INFORMATION

Routing No. GSE4-00 094-00
 Class Residential
 Living Units 1
 Neighborhood 050R0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



0500200008301061 12/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Undeveloped	AC .4700	3-Topography	-10	3,780
A-Right Of Way	AC .3700			
Total Acres: 1.84		Legal Acres: 1.8400	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,780	45,090	45,090	0	45,090
Building	41,780	119,370	119,370	0	94,210
Total	57,560	164,460	164,460	0	139,300

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
02/27/14	MS	7-Quality Check	
11/18/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/31/13	COUNTY	FD CK	Nvc		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/12/13	75,000	2-Land & Building		SV-Survivorship Deed		ALDREDGE WILMA J
08/13/96	110,000					CUMMINS KARL E & DARLA L

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 08
 Legal Descriptions:
 W MID PT S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3300 BAKER RD

Parcel Id: 050-02-00008-301-061

LUC: 510-SINGLE FAMILY, PLATTED L

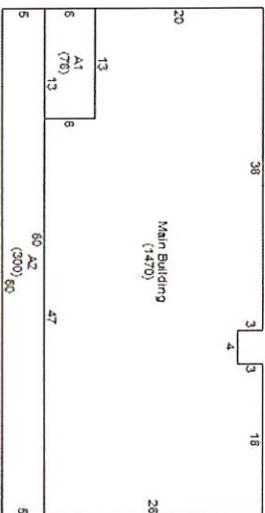
Card: 1 of 1

Tax Year: 2025

Printed: 01/14/26

Dwelling Information

Story height	1	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1989	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Ply. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D	Functional	90
CDU	FR-FAIR	Economic	90
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		



Dwelling Computations

Base Price	160,640	% Good	74
Plumbing	3,700	Market Adj	
Basement	-10,440	Functional	
Heating	5,720	Economic	90
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	159,620	Adj Factor	1
		Additions	5,300
Ground Floor Area	1,470		
Total Living Area	1,470	Dwelling Value	111,610
Building Notes			

Outbuilding Data

Type	Yr Bt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1989		24x24	576	D	1		F	F			5,150
AB2-Flat Barn	1989		24x24	576	D	1		F	F			2,610

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bt	Eff Yr	Grade	CDU	%Comp	Value
0					1,470						3,000
1		1			78						5,000
2		25			300						

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			

Condominium / Mobile Home Information

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)