

JAN 14 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-014
County Clark Date received 1/14/26

DTE 1
Rev. 12/22

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	MELANIE MARADE	1112 W. MAIN ST - 5TH FL, CLARK, NV 89504
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
937-206-1504 MELANIE.MARADES79@LVAVS.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
340-04-0005-2700	1112 W. MAIN ST

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
340-04-0005-2700	30,448	33,430	13,190

9. The requested change in value is justified for the following reasons:
I HAVEN'T DONE ANY WORK ON THE PROPERTY AT ALL & NO SIGNAGES INSIDE OR OUTSIDE OF THE PROPERTY. I DO NOT FEEL THIS PROPERTY VALUE SHOULD BE AS HIGH AS THE

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 1-14-2024 Complainant or agent (printed) MARLANE MOORE Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1112 W MAIN ST

Map ID: 340-06-00005-329-006

LUC: 430-RESTURANT, CAFETERIA, AND/

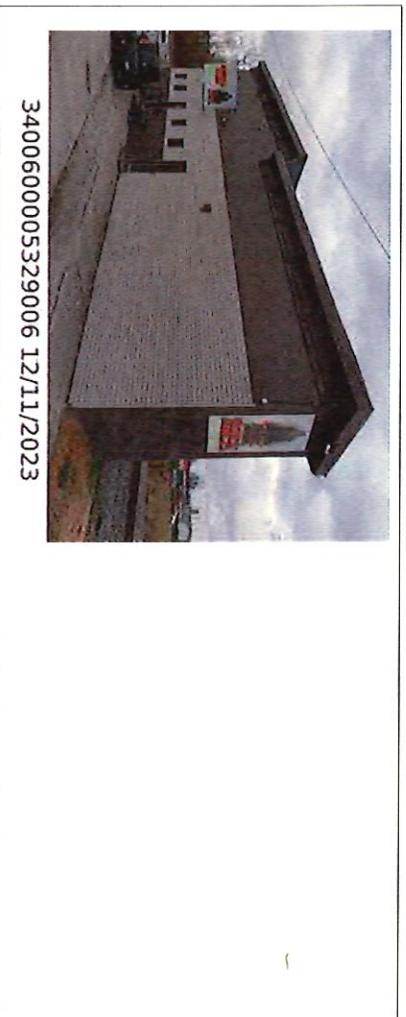
Card: 1 of 1

Tax Year: 2025

Printed: 01/14/26

CURRENT OWNER	GENERAL INFORMATION
MEADE MELANIE JO	Routing No. 0005-02 603-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	3.5	2.730 4-Shape Or S	-35	6,210
Total Acres: .0627 Legal Acres: 0					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	2,170	6,210	6,210	0	0
Building	9,600	27,420	27,420	0	0
Total	11,770	33,630	33,630	0	0

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

Date	ID	Entry Code	Source
03/17/25	STP	10-Adv	3-Other
11/01/17	KAR	5-Occupant Not Home	3-Other
05/21/12	MJR	5-Occupant Not Home	3-Other
01/26/06	GS		

Date Issued	Number	Price Purpose	Note	Status

Transfer Date	Price	Type	Validity	Sales/Ownership History	Deed Reference	Deed Type	Grantor
12/01/98	40,000						
04/01/81	37,500				340/5916		BRICKER ROBERT

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location: 5-Secondary Strip
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: - -
Legal Descriptions:
TURNERS S PT TRIANGLE & VACATED ST WEST
646 Addl.TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1112 W MAIN ST

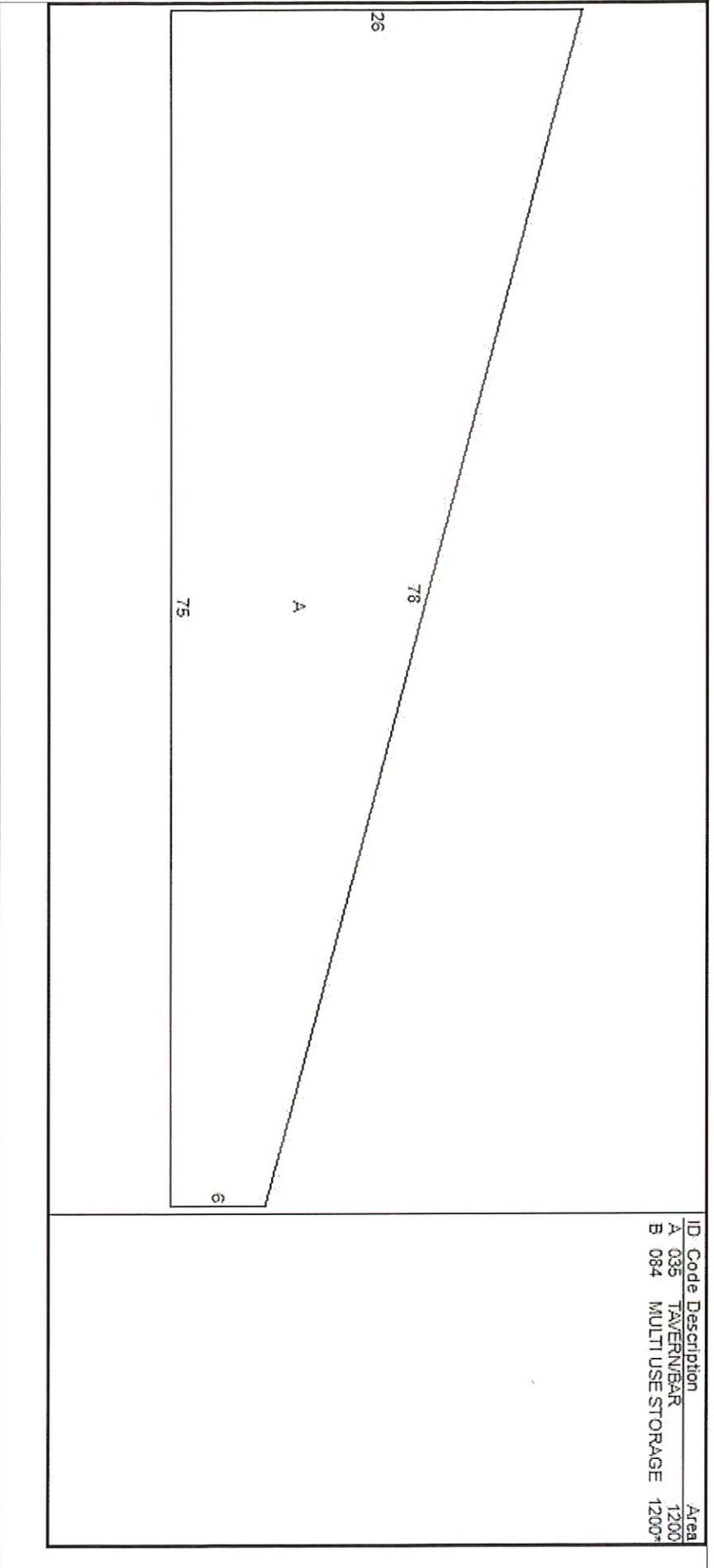
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ID	Code	Description	Area
A	035	TAVERN/BAR	1200
B	084	MULTI USE STORAGE	1200*

Additional Property Photos



3400600005329006 05/26/2017



3400600005329006 12/11/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1112 W MAIN ST

Parcel Id: 340-06-00005-329-006

LUC: 430-RESTURANT, CAFETERIA, AND/

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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	2,400	0.00					0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	2,400
Replace, Cost New Less Depr	27,420
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	27,420
NBHD Fact	1,0000
Value per SF	11.43

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Income Summary (Includes all Building on Parcel)	
Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	2,400
Total Gross Building Area	2,400