

FEB 17 2026

Tax year 2025 BOR no. 2025-075

DTE 1  
Rev. 12/22

County Clark Date received 2/17/2026

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		<u>WildCat Rentals LLC</u>		<u>2214 Lexington Ave</u>	
2. Complainant if not owner				<u>Springfield, OH 45505</u>	
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937-561-1621</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>Please See Attached</u>					
7. Principal use of property <u>Rental properties</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		
<u>See Attached</u>					
9. The requested change in value is justified for the following reasons: <u>Values have increased with little to no work being done. I do not have as much money invested into the properties as the new stated value.</u>					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale See Attached and sale price \$ See attached; 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 See attached and total cost \$ \_\_\_\_\_.

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

Parcle numbers from tax bill

Address of property

3400700022115007 ✓  
3400700022124009 ✓  
3400700022201005 ✓  
3400700023119016 ✓  
3400700024309008 ✓  
3400700028211010 ✓  
3400700028310039 ✓  
3400700028314009 ✓  
3400700033312011 ✓  
3400600005418018 ✓

2214-2216 Lexington Ave ✓  
2325 Lexington Ave ✓  
148 S Fostoria Ave ✓  
2214 Woodside Ave ✓  
2505 Lagonda Ave ✓  
1727-1729 Mound St ✓  
1005-1007 Pine St ✓  
1164 Selma Rd ✓  
2137 Brennan Ln ✓  
722-724 W North St ✓

#6

Parcel Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
3400700022115007	50,000 ✓	98,370	48,370
3400700022124009	60,000 ✓	92,530	32,530
3400700022201005	60,000 ✓	122,920	62,920
3400700023119016	70,000 ✓	110,480	40,480
3400700024309008	20,000 ✓	41,060	21,060
3400700028211010	60,000 ✓	93,790	33,790
3400700028310039	70,000 ✓	119,010	49,010
3400700028314009	50,000 ✓	94,890	44,890
3400700033312011	75,000 ✓	128,920	53,920
3400600005418018	70,000 ✓	103,660	33,660

#8

Address	Sold within the last three years	If yes date sold / Price
722-724 W North St	Yes	2/10/2026 \$70,000
2214-2216 Lexington Ave	Yes	7/30/2024 \$18,000
2325 Lexington Ave	Yes	11/18/2024 \$46,000
148 S Fostoria Ave	No	N/A
2214 Woodside Ave	No	N/A
2505 Lagonda Ave	Yes	12/7/2023 \$42,500
1727-1729 Mound St	No	N/A
1005-1007 Pine St	Yes	5/24/2023 \$55,00
1164 Selma Rd	Yes	10/19/2023 \$18,000
2137 Brennan Ln	No	N/A

# 10

<u>Address</u>	<u>Date</u>	<u>Cost</u>
722-724 W. North St.	N/A	\$0
2214-2210 Lexington Ave.	7/2024	\$15,000
2325 Lexington Ave	12/2024	\$7,400
148 S. Fostoria Ave.	N/A	\$0
2214 Woodside Ave.	N/A	\$0
2505 Lagonda Ave.	3/2025	\$1,500
1727-1729 Mound St.	N/A	\$0
1005-1007 Pine St.	10/2025	\$835
1144 Selma Rd.	11/2023	\$15,000
2137 Brennan Ln.	N/A	\$0

#12

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 2-17-26 Complainant or agent (printed) Mario Troutman Title (if agent) Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 17<sup>th</sup> day of February 2026

Notary 



Jeremy R Sigler  
Notary Public - State of Ohio  
My Commission Expires 2-21-2029

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2214 LEXINGTON AVE

Map ID: 340-07-00022-115-007

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 2

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0022-03 007-00  
 Class Residential  
 Living Units 340R0110  
 Neighborhood District  
 Zoning Springfield Corp. Sess  
 Alternate Id  
 Tax District

**Property Notes**

TY25 CONV TO DUPLEX 100% COMPLETE  
 TY24 ADDED 2216 ADDRESS PER OWNER

Note Codes:



**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 70 50			13,170
Total Acres: .0803		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	4,610	13,170	13,170	0	13,170
Building	29,820	85,200	85,200	0	76,420
<b>Total</b>	<b>34,430</b>	<b>98,370</b>	<b>98,370</b>	<b>0</b>	<b>89,590</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
05/28/25	JW	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other
12/06/17	PRC	6-Prop Unoccupied At Listing	3-Other
05/31/12	DWP	2-Information At Door	2-Tenant
05/25/06	GS		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
11/25/24	24-01678S		COM ALTER		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
07/30/24	18,000	2-Land & Building	0-Valid Sale
12/11/17			
07/17/12			
04/17/01			

**Deed Reference**

Deed Reference	Deed Type	Grantor
AF-Affidavit		ALLEN DONNA JEAN
QC-Quit Claim Deed		ALLEN JAMES N & DONNA JEAN
		ALLEN JAMES N & DONNA JEAN TRUSTE
		ALLEN JAMES N

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 2-Medium

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 BRAINS S E PT  
 4765 & 4766

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2214 LEXINGTON AVE

Parcel Id: 340-07-00022-115-007

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 2

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks  
Pre-Fab

Misc

Qty

Grade C  
CDU AV-AVERAGE  
Market Adj  
% Complete  
Cost & Design 0

Functional  
Economic  
% Good Ovr  
NBHD Fact

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions

Ground Floor Area  
Total Living Area  
Building Notes

Dwelling Value

**Misc & Gross Building Values**

Misc Building No  
Gross Building:

Misc Adjusted Value

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

**Additions**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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**Outbuilding Data**

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 2214 LEXINGTON AVE

Map ID: 340-07-00022-115-007

LUC: 520-TWO FAMILY, PLATTED LC

Card: 2 of 2

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0022-03 007-00  
 Class Residential  
 Living Units 340R0110  
 Neighborhood District  
 Zoning Springfield Corp. Scsd  
 Alternate Id  
 Tax District

CAUV

Field Review Flag:

**Property Notes**

TY25 CONV TO DUPLEX 100% COMPLETE  
 TY24 ADDED 2216 ADDRESS PER OWNER

Note Codes:



3400700022115007 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 70 50			13,170

Total Acres: .0803

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	4,610	13,170	13,170	0	13,170
Building	29,820	85,200	85,200	0	76,420
<b>Total</b>	<b>34,430</b>	<b>98,370</b>	<b>98,370</b>	<b>0</b>	<b>89,590</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
05/28/25	JW	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other
12/06/17	PRC	6-Prop Unoccupied At Listing	3-Other
05/31/12	DWP	2-Information At Door	2-Tenant
05/25/06	GS		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
07/30/24	18,000	2-Land & Building	0-Valid Sale
12/11/17			
07/17/12			
04/17/01			

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
11/25/24	24-01678S		COM ALTER		Closed Permit

**Deed Reference**

Deed Reference	Deed Type	Grantor
AF-Affidavit		ALLEN DONNA JEAN
QC-Quit Claim Deed		ALLEN JAMES N & DONNA JEAN
		ALLEN JAMES N & DONNA JEAN TRUSTE
		ALLEN JAMES N

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 2-Medium  
 2-Semi Improved

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 BRAINS S E PT  
 4765 & 4766  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2214 LEXINGTON AVE

Parcel Id: 340-07-00022-115-007

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 2 of 2

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	3
Style	14-Duplex	Family Rooms	2
Year Built	1935	Full Baths	2
Eff Year Built	2024	Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	6-.5 Bsm/5 Crawl		

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	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

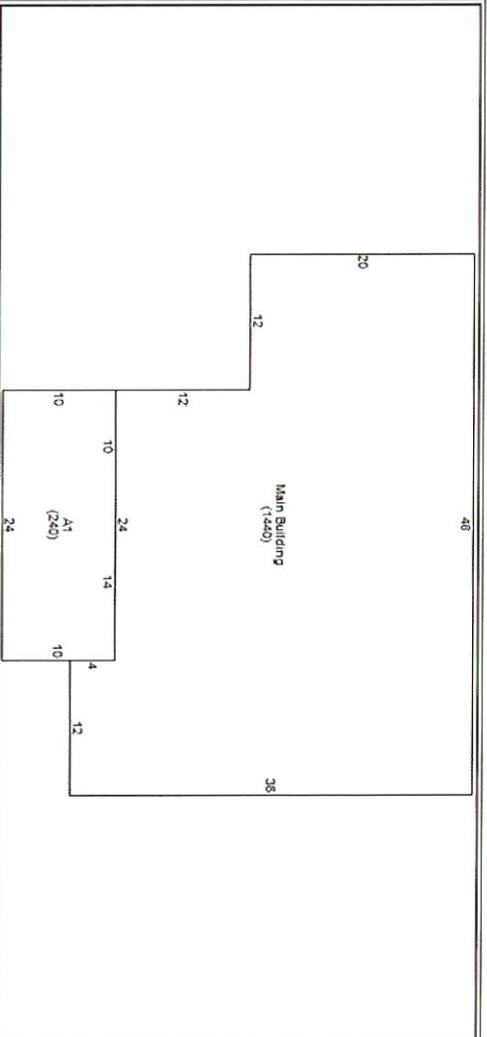
Misc	Qty	Functional Economic % Good Ovr	NBHD Fact
Grade	D		1
CDU	AV-AVERAGE		
Market Adj			
% Complete			
Cost & Design	0		

**Dwelling Computations**

Base Price	158,140	% Good	49
Plumbing	3,700	Market Adj	
Basement	-2,770	Functional Economic	
Heating	5,630	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	164,700	Additions	4,500
Ground Floor Area	1,440		
Total Living Area	1,440	Dwelling Value	85,200

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,440						9,100
1		1			240						

**Additions**

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2325 LEXINGTON AVE

Map ID: 340-07-00022-124-009

LUC: 510-SINGLE FAMILY, PLATTED

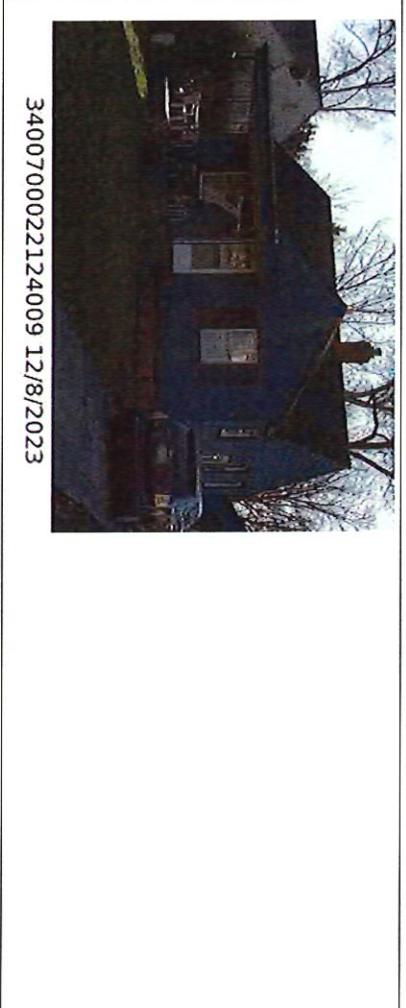
Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER	GENERAL INFORMATION
WILDCAT RENTALS LLC	Routing No. 0022-02 009-00 Class Residential
CAUV	Living Units 1 Neighborhood 340R0107 District
Field Review Flag:	Zoning Alternate Id Tax District Springfield Corp. Scsd

**Property Notes**  
Note Codes:



**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	47 158		16,880
Total Acres: .1705		Legal Acres: 0.0000		NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,910	16,880	16,880	0	16,880
Building	26,480	75,650	75,650	0	84,100
<b>Total</b>	<b>32,390</b>	<b>92,530</b>	<b>92,530</b>	<b>0</b>	<b>100,980</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
06/17/24	LB	10-Adv	3-Other
05/11/18	GSK	R-Review	3-Other
11/20/17	AGS	10-Adv	3-Other
09/15/11	RVT	6-Prop Unoccupied At Listing	3-Other
09/06/11	JPH	6-Prop Unoccupied At Listing	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/18/24						BANK HARVEY L EXECUTIVE TRUSTEE
04/13/99						

**Property Factors**

Topo: 2-Above Street  
Utilities: 1-All Public  
Street/Road: 1-Paved  
Traffic: 2-Medium  
5-Sidewalk

**Legal Description**

Parcel Tieback:  
Range - Township - Section: - - -  
Legal Descriptions:  
CLAIRMONT ADD ALL  
12667  
Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2325 LEXINGTON AVE Parcel Id: 340-07-00022-124-009

LUC: 510-SINGLE FAMILY, PLATTED L1 Card: 1 of 1 Tax Year: 2025 Printed: 02/18/26

**Dwelling Information**

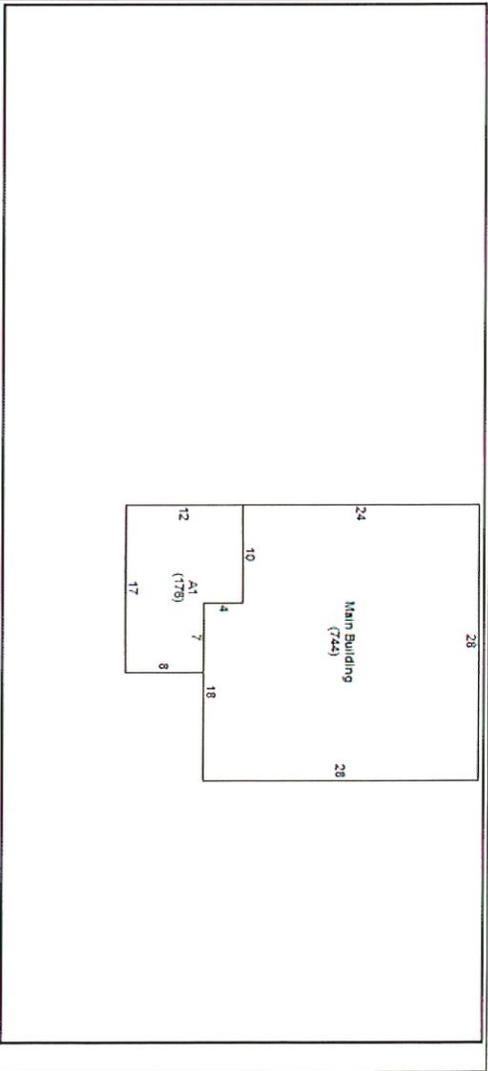
Story height	1	Total Rooms	4
Exterior Walls	6-Alt/Vinyl	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1942	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	672
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	113,800	% Good	54
Plumbing		Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	14,700	C&D Factor	
Subtotal	128,500	Adj Factor	1
		Additions	4,100
Ground Floor Area	744		
Total Living Area	744	Dwelling Value	73,490
Building Notes			

**Misc & Gross Building Values**

Misc Building No Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					744						
1		1			176						7,500

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1942		20X12	240	D	1		F	F			2,160

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 148 S FOSTORIA AVE

Map ID: 340-07-00022-201-005

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0023-02 005-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0118  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700022201005 12/9/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 200		14,600

Total Acres: .2066

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,110	14,600	14,600	0	14,600
Building	37,910	108,320	108,320	0	98,680
<b>Total</b>	<b>43,020</b>	<b>122,920</b>	<b>122,920</b>	<b>0</b>	<b>113,280</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
04/01/24	STP	10-Adv	3-Other
08/24/18	LA	7-Quality Check	3-Other
05/07/18	JHR	R-Review	3-Other
11/13/17	GSK	10-Adv	3-Other
07/25/11	DWP	7-Quality Check	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
06/22/18	35,500	2-Land & Building	2-Not Open Market
12/27/17	23,400	2-Land & Building	S-Sheriff
03/22/12	62,300	2-Land & Building	0-Valid Sale
11/06/06			0-Valid Sale

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 5-Sidewalk

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
07/24/18	COUNTY	FD CK			Closed Permit

**Deed Reference**

Deed Type: SD-Sheriff's Deed  
 Grantor: WILLMINGTON SAVINGS FUND SOCIETY F STEWART QUENTIN D GRAY JAMES SECRETARY OF HOUSING & URBAN DEV

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 MAPLEWOOD N 1/2 172 S SI 173  
 172 & 173  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 148 S FOSTORIA AVE

Parcel Id: 340-07-00022-201-005

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

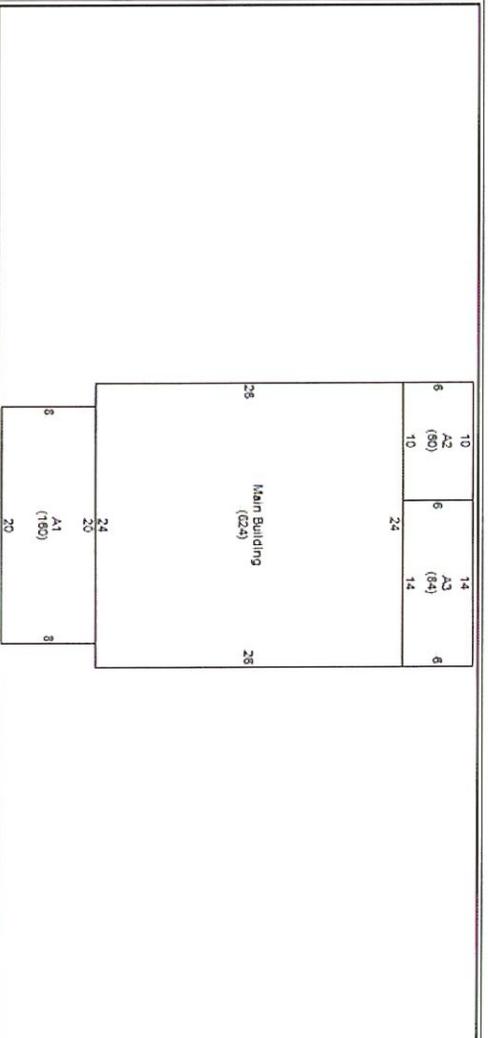
Story height	2	Total Rooms	6
Exterior Walls	6-AllVinyl	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1926	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	154,410	% Good	60
Plumbing		Market Adj	
Basement	0	Functional	
Heating	5,500	Economic	
Attic	7,950	% Complete	
Other Features	0	C&D Factor	
Subtotal	167,860	Adj Factor	1
		Additions	7,600
Ground Floor Area	624		
Total Living Area	1,308	Dwelling Value	108,320
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					624						6,800
1		1			160						4,200
2	58	35			60						1,600
3		25			84						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2214 WOODSIDE AVE

Map ID: 340-07-00023-119-016

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0023-03 016-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0064  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700023119016 12/9/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	46 140		17,420

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	6,100	17,420	17,420	0	17,420
Building	32,570	93,060	93,060	0	84,320
<b>Total</b>	<b>38,670</b>	<b>110,480</b>	<b>110,480</b>	<b>0</b>	<b>101,740</b>

Total Acres: .1478

Legal Acres: 0.0000

NBHD Fact: 1.0000

Value Flag 1-COST APPROACH

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied N

**Entrance Information**

Date	ID	Entry Code	Source
05/01/24	KQ	10-Adv	3-Other
05/25/18	GBL	R-Review	3-Other
11/30/17	CHM	10-Adv	3-Other
09/20/11	JPH	2-Information At Door	1-Owner
03/15/06	N1		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/09/22	61,600	2-Land & Building	S-Sheriff	SD-Sheriff's Deed		RILEY HAZEL V
09/04/03	77,500					GREENE RICKY A II & AMY
02/19/02	31,200					

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 1-Light

5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 WARDER PARK ADD ALL  
 9777

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2214 WOODSIDE AVE

Parcel Id: 340-07-00023-119-016

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

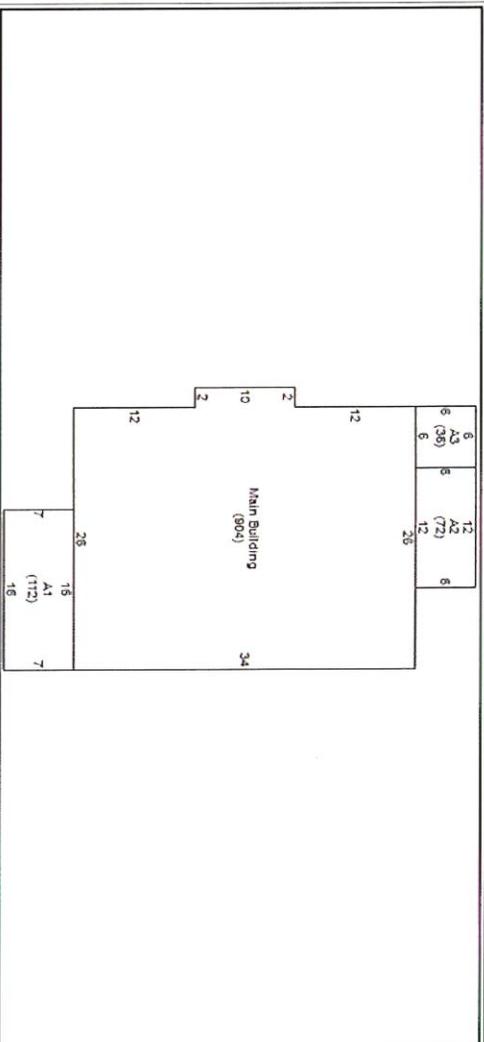
Story height	1	Total Rooms	4
Exterior Walls	6-All/Imyl	Bedrooms	2
Style	05-Bungalow	Family Rooms	0
Year Built	1928	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int Vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	128,220	% Good	61
Plumbing		Market Adj	
Basement	0	Economic	
Heating	4,560	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	132,780	Additions	6,200
Ground Floor Area	904		
Total Living Area	904	Dwelling Value	87,200
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr-Bit	Eff Yr	Grade	CDU	%Comp	Value
0					904						4,700
1		1			112						4,800
2		3			72						700
3		25			36						

**Outbuilding Data**

Type	Yr-Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1953		24X30	720	D	1		A	A			5,860

**Condominium / Mobile Home Information**

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

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2505 LAGONDA AVE

Map ID: 340-07-00024-309-008

LUC: 420-SMALL (< 10,000SF) DETACH RE

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0024-01 010-00  
 Class C-Commercial  
 Living Units 1  
 Neighborhood 340CC3000  
 Alternate Id  
 District  
 Zoning  
 CAUV

Field Review Flag:

**Property Notes**

TY25 UNOCCUPIED-NO CHANGE-RECHECK TY26 Note Codes:



**Land Information**

Type	Rate	Size	Influence Factors	Infl %	Value
1-Regular Lot	F	441	31 123		16,270

Total Acres: .0875

Legal Acres: 0

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,690	16,270	16,270	0	0
Building	8,680	24,790	24,790	0	0
<b>Total</b>	<b>14,370</b>	<b>41,060</b>	<b>41,060</b>	<b>0</b>	<b>0</b>

Value Flag 1-COST APPROACH

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

**Entrance Information**

Date	ID	Entry Code	Source
07/22/25	STP	6-Prop Unoccupied At Listing	3-Other
09/06/24	STP	10-Adv	3-Other
12/08/17	PRC	6-Prop Unoccupied At Listing	3-Other
06/11/12	DWP	6-Prop Unoccupied At Listing	3-Other
12/09/11	MJT	5-Occupant Not Home	3-Other

Date Issued	Number	Price Purpose	Note	Status
02/21/24	24-00239S	COM ALTER		Recheck Next

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
12/07/23	42,500	2-Land & Building	0-Valid Sale
01/30/98	9,000		
09/16/97	18,000		

**Deed Reference**

Deed Type: Grantor  
 PESHAK TY & LORI MC FARLAND PESHAK  
 KOEHLER CARL L JR 1/2 INT & LORI

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 2-Medium  
 Location: 5-Secondary Strip  
 Spot Loc:

**Legal Description**

Parcel TieBack:  
 Range - Township - Section: 09 - 05 - 24  
 Legal Descriptions:  
 GRAHAM PT  
 4

Addl TieBack:



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2505 LAGONDA AVE

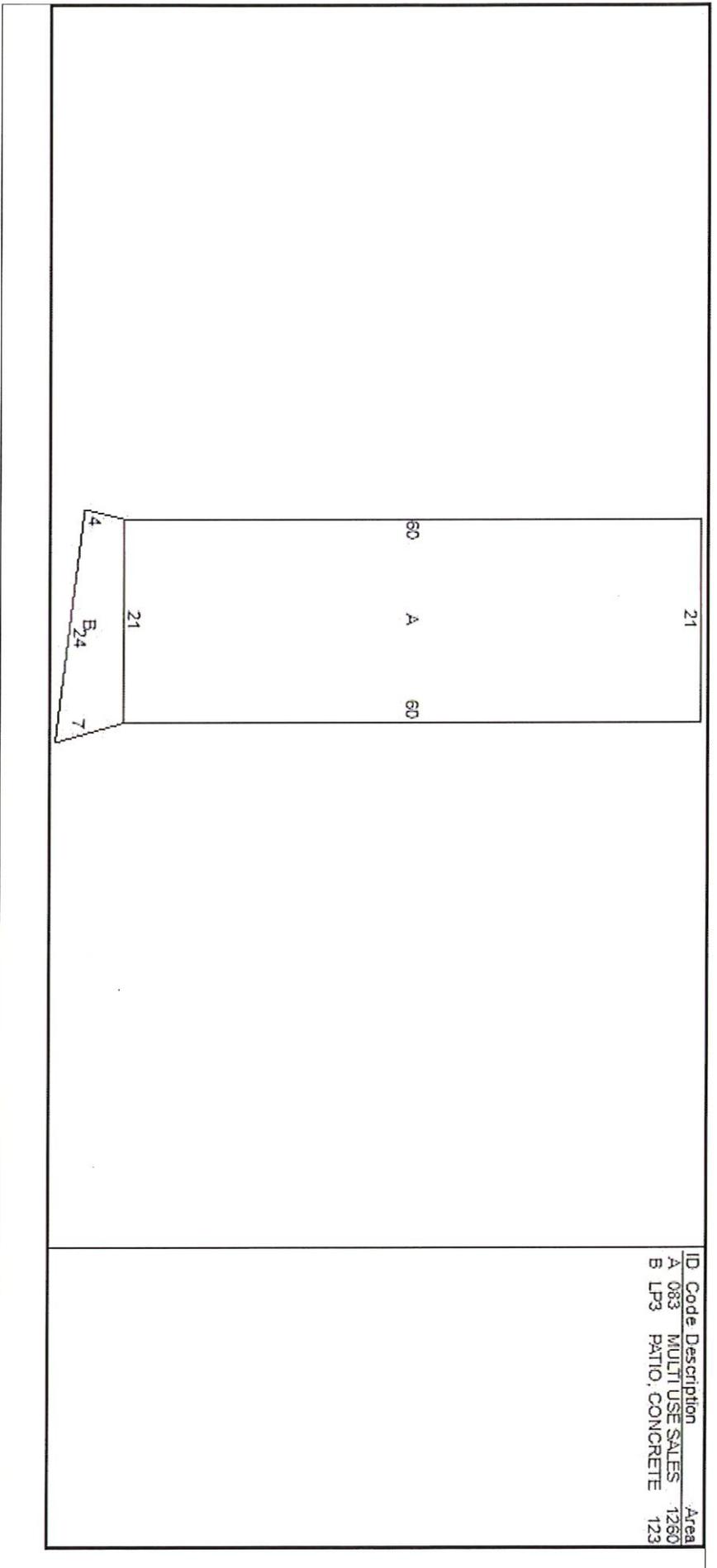
Parcel Id: 340-07-00024-309-008

LUC: 420-SMALL (< 10,000SF) DETACH RE

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26



Additional Property Photos



3400700024309008 12/28/2023



3400700024309008 06/16/2017

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2505 LAGONDA AVE

Parcel Id: 340-07-00024-309-008

LUC: 420-SMALL (< 10,000SF) DETACH RE

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Income Detail (Includes all Buildings on Parcel)**

Use Mod	Inc	Model	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	1,260	0.00				0							

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	1,260
Replace, Cost New Less Depr	24,790
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	24,790
NBHD Fact	1,0000
Value per SF	19.67

**Notes - Building 1 of 1**

**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	1,260
Total Gross Building Area	1,260

**Misc & Gross Building Values**

Misc Building No  
Gross Building:  
Misc Adjusted Value



**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 1727 -1729 MOUND ST

Parcel Id: 340-07-00028-211-010

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

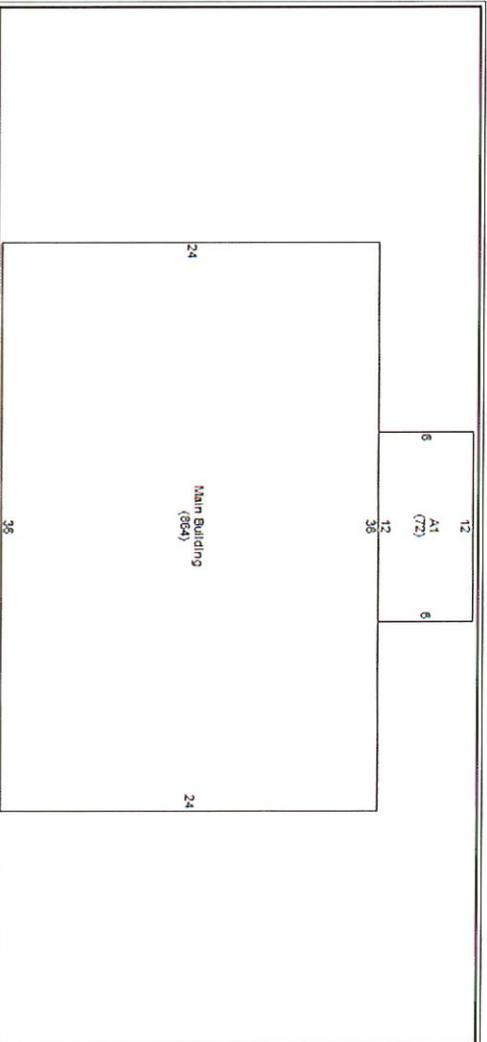
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1942	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	186,980	% Good	35
Plumbing	6,800	Market Adj	
Basement	0	Functional Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	193,780	Additions	1,100
Ground Floor Area	864		
Total Living Area	1,728	Dwelling Value	68,920

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					864						
1		1			72						3,100

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1005 -1007 PINE ST

Map ID: 340-07-00028-310-039

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0028-03 217-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0093  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700028310039 12/9/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 138		8,540

Total Acres: .1426

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,990	8,540	8,540	0	8,540
Building	38,660	110,470	110,470	0	42,460
<b>Total</b>	<b>41,650</b>	<b>119,010</b>	<b>119,010</b>	<b>0</b>	<b>51,000</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
06/20/24	KQ	10-Adv	3-Other
05/15/18	JHR	R-Review	3-Other
11/28/17	KRT	10-Adv	3-Other
08/08/11	JCW	5-Occupant Not Home	3-Other
04/03/06	AC		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
05/24/23	55,000	2-Land & Building	0-Valid Sale
06/12/07			
11/02/06			
11/02/06	81,100		B-Bank Sale

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 JOHNSON & SCOTT N PT  
 3314  
 Addl. Tieback:

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		BROWN ARTHUR LEE II & STACI LYNN SECRETARY OF HOUSING & URBAN DEV UNION PLANTERS BANK
SD-Sheriff's Deed		LANUM PHYLLIS

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1005 -1007 PINE ST

Parcel Id: 340-07-00028-310-039

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

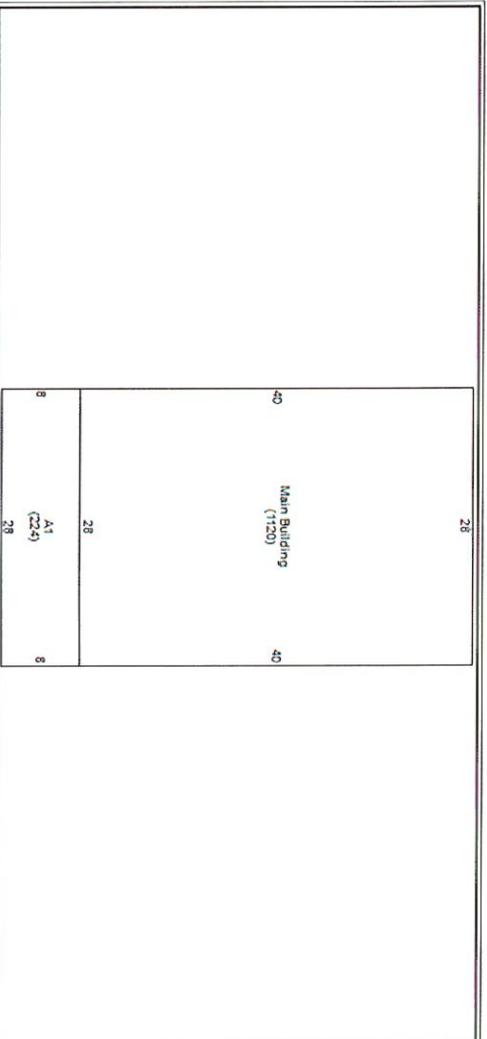
Story height	2	Total Rooms	12
Exterior Walls	6-All/Vinyl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1927	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	209,970	% Good	49
Plumbing	6,500	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	216,470	Adj Factor	4,400
Ground Floor Area	1,120		
Total Living Area	2,240	Dwelling Value	110,470

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,120						
1		1			224						9,000

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1164 SELMA RD

Map ID: 340-07-00028-314-009

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0028-03 258-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0093  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700028314009 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	46 150		8,950
F-Minus Lot	F	6 30		-2,350

Total Acres: .1543

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,310	6,600	6,600	0	6,600
Building	30,900	88,290	88,290	0	68,890
<b>Total</b>	<b>33,210</b>	<b>94,890</b>	<b>94,890</b>	<b>0</b>	<b>75,490</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
06/20/24	KQ	10-Adv	3-Other
08/02/23	ZF	7-Quality Check	3-Other
05/16/18	JHR	R-Review	3-Other
11/28/17	KRT	10-Adv	3-Other
08/08/11	MJT	5-Occupant Not Home	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
10/19/23		2-Land & Building	2-Not Open Market
04/13/99			

Deed Reference	Deed Type	Grantor
SD-Sheriff's Deed		BANK HARVEY L EXECUTIVE TRUSTEE

**Property Factors**

Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 2-Medium

5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 JOHNSON & SCOTT ALL BUT N W COR  
 3357  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1164 SELMA RD

Parcel Id: 340-07-00028-314-009

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

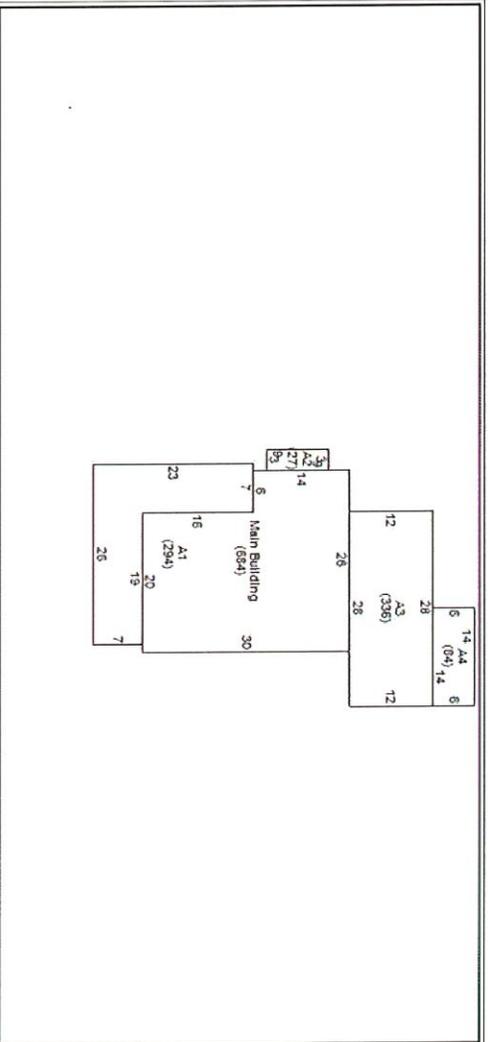
Story height	2	Total Rooms	8
Exterior Walls	1-Frame	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1902	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled	1976	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod	3-Part Bsmt		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	154,010	% Good	44
Plumbing		Market Adj	
Basement	-2,930	Functional	
Heating	5,480	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	156,560	Adj Factor	1
		Additions	16,200
Ground Floor Area	684		
Total Living Area	1,731	Dwelling Value	85,090
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					684						11,800
1		1			294						2,400
2		55	35		27						22,100
3		58	35		336						500
4			26		84						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1902		22x24	528	D	1		P	P			3,200

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2137 BRENNAN LN

Map ID: 340-07-00033-312-011

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WILDCAT RENTALS LLC

**GENERAL INFORMATION**

Routing No. 0033-01 050-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0073  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700033312011 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	91 115		16,570

Total Acres: .2402

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,800	16,570	16,570	0	16,570
Building	39,320	112,350	112,350	0	107,690
<b>Total</b>	<b>45,120</b>	<b>128,920</b>	<b>128,920</b>	<b>0</b>	<b>124,260</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
05/17/24	LB	10-Adv	3-Other
04/10/18	GBL	R-Review	3-Other
11/22/17	GSK	10-Adv	3-Other
08/18/11	JPH	2-Information At Door	1-Owner
05/17/06	DS		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
11/01/19	COUNTY-11	FD CK			Closed Permit

**Sales/Ownership History**

Deed Reference	Deed Type	Grantor
340/6079	SD-Sheriff's Deed	OAKES JOHN D JONES LULA M & JOHN W

Transfer Date	Price	Type	Validity
06/18/19	37,000	2-Land & Building	S-Sheriff
12/04/03	69,900		
08/21/03	47,500		

**Property Factors**

Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 1-Light

5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 SOUTHGATE ADD NO 6  
 16495

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2137 BRENNAN LN

Parcel Id: 340-07-00033-312-011

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

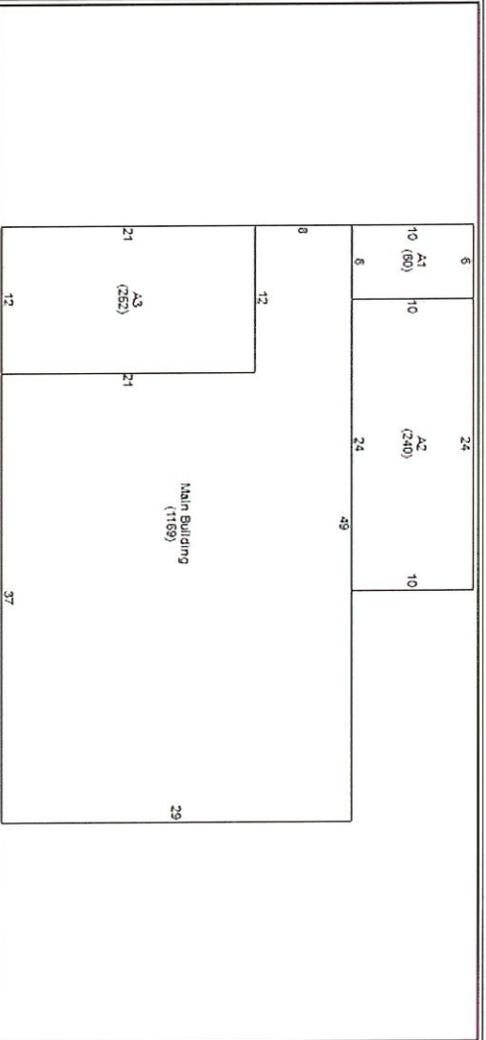
Story height	1	Total Rooms	7
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1965	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt	Masonry Trim	
Heat Type	3-Central Heat W/ Ac	Unfinished Area	
Fuel Type	2-Gas	Rec Rm Size	
System Type	1-Hot Air	FBLA Size	
Attic	1-None	Openings	
Phy. Condition	A-Average Condition	# Car Bsmt Gar	
Int vs Ext	2-Same		
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	161,380	% Good	61
Plumbing	4,100	Market Adj	
Basement	0	Functional	
Heating	5,420	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	170,900	Adj Factor	1
		Additions	8,100
Ground Floor Area	1,169		
Total Living Area	1,169	Dwelling Value	112,350
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,169						400
1		26			60						1,400
2		26			240						1,400
3		59M			252						11,400

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
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**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 722 -724 W NORTH ST

Map ID: 340-06-00005-418-018

LUC: 520-TWO FAMILY, PLATTED LC

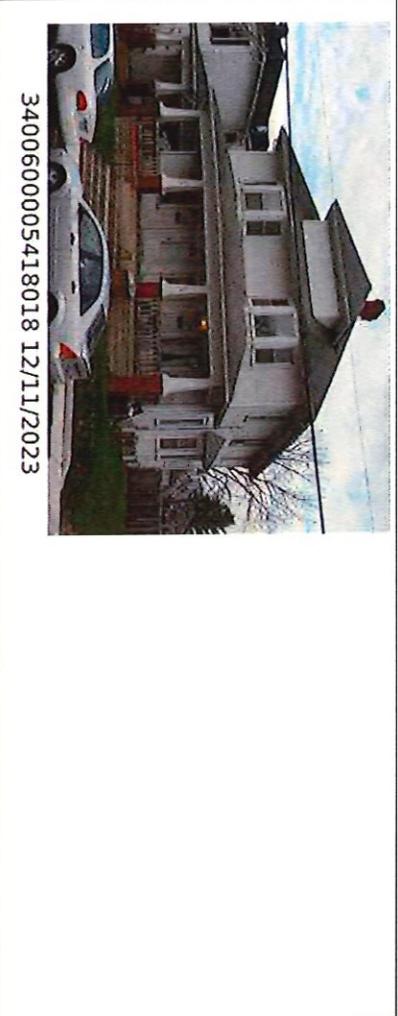
Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER	GENERAL INFORMATION
K & K PROPERTIES LLC	Routing No. 0005-02 410-00 Class Residential Living Units 2 Neighborhood 340R00006 District
CAUV	Zoning Alternate Id Tax District
Field Review Flag:	Springfield Corp. Scsd

Property Notes
BOR 07-469
Note Codes: B7-Bor 2007



Land Information				
Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 152		7,450
Total Acres: .157		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	2,610	7,450	7,450	0	7,450
Building	33,670	96,210	96,210	0	89,080
Total	36,280	103,660	103,660	0	96,530
Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied					
Value Flag 1-COST APPROACH					

Entrance Information			
Date	ID	Entry Code	Source
05/29/18	GSK	R-Review	3-Other
08/29/17	AGS	10-Adv	3-Other
09/15/11	ABC	5-Occupant Not Home	3-Other
01/31/06	RG		

Permit Information				
Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History			
Transfer Date	Price	Type	Validity
02/12/26	70,000		
08/16/07	45,500		
05/12/99	25,000		
10/30/91			

Deed Reference			
Deed Reference	Deed Type	Grantor	
WD-General Warranty Deed		K & K PROPERTIES LLC	
QC-Quit Claim Deed		KURTZ STEVEN A	
		ELLIOTT ROBERT H	

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	5-Sidewalk
Traffic: 3-Heavy	

Legal Description	
Parcel Tieback:	Addl. Tieback:
Range - Township - Section: - - -	
Legal Descriptions: DEMINTS E PT 270	

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 722 -724 W NORTH ST

Parcel Id: 340-06-00005-418-018

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

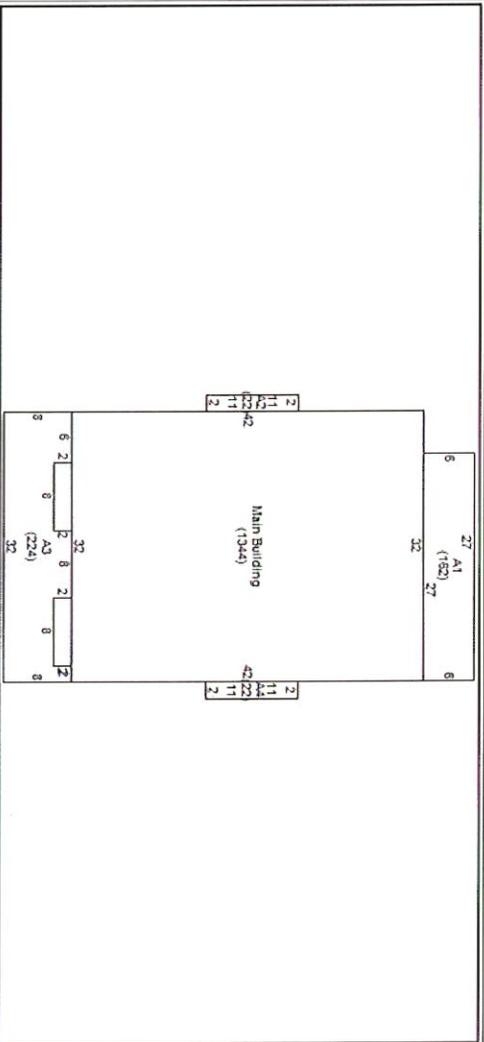
Story height	2	Total Rooms	12
Exterior Walls	1-Frame	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1900	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	225,560	% Good	35
Plumbing	6,100	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	11,610	% Complete	
Other Features	0	C&D Factor	
Subtotal	243,270	Adj Factor	1
Ground Floor Area	1,344	Additions	8,500
Total Living Area	2,732	Dwelling Value	93,640
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					1,344						12,300
1		3	25		162					.22	1,600
2			52		.22					1	8,500
3			1		224						1,600
4			52		22						

**Outbuilding Data**

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1920		20x20	400	D	1		P	P			2,570

**Condominium / Mobile Home Information**

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