

FEB 25 2026

Tax year 2025 BOR no. 2025-098  
County CLARK Date received 2/25/2026

DTE 1  
Rev. 12/22

①  
Orig

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	ARLO INVESTMENTS LLC	299 W. Harding Rd
2. Complainant if not owner		Spfld, OH 45504
3. Complainant's agent		OHIO REALTOR 40 years
4. Telephone number and email address of contact person	937 536-9408 genebarnett45@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
3400700035116011	25-27 E. WARD ST. Spfld OH 45504

7. Principal use of property Rental since 1987.

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
3400700035116011	\$89,750 <sup>00</sup> (WGB)	\$127,010 125,000	-37,260 (WGB) 35,250

9. The requested change in value is justified for the following reasons: 130 years old - Roof is 10 years old. - only one furnace replaced since 1987 when I bought the home. Hot water tanks since 1987 - only painted twice in 39 years. Exterior. Both Bathrooms & Kitchens NOT updated since 1987. NO CARPET IN ANY ROOMS. Foundation problem on west side

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_ and sale price \$ N/A ; 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  
I am a licensed REALTOR in OHIO since 3 Jan 1986.

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 Feb 25, 2026 Complainant or agent (printed) Warren E. Barnett Jr. Title (if agent) ARLD Investments LLC

Complainant or agent (signature) Warren E. Barnett Jr.

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

Realtor FORONIO  
SINCE 3 JAN 1986  
40 YEARS OF SERVICE

614 Sherman Avenue, Springfield, OH 45503  
1038488 - Closed

List 100,000 Sold 85,000 Lost

WRIST Detail - Private  
List Price: \$100,000  
Sold Price: \$85,000



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035228031  
Township: Inside City Limits  
Subdivision: Rodgers  
Tax Year: 2024  
Semi Annual Tax: \$295.39  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Lost  
15%

Total Seller Concessions Upon Closing:  
Area: 012 N OF MAIN / E OF LIMESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Land Info: Residential Lot  
Acres: 0.13  
Lot Size: 50x110  
Year Built: 1891  
Total SqFt: 1,610

15,000

3

Directions: E McCreight to S on Murray St to Sherman. Turn right on Sherman and house is on the right.

Property Description

Level Style: Two  
Exterior: Aluminum Siding  
Structure Type: Duplex  
Basement: Block  
Garage: No Garage/ Garage Spaces: 0  
Heating System: Natural Gas  
Cooling: Window Unit(s)  
Inside Features: Attic  
Occupancy: Close Of Escrow

Outside Features: Porch  
Special Features: Bath 1st Floor; Bed 1st Floor  
Manufactured Home: No  
Utilities: Natural Gas Connected; Sewer Connected  
Water Source: Supplied Water  
Sewer: Public Sewer

Unit Features

Total Units: 2  
1 Bedroom: 2  
2 Bedrooms: 0  
3 Bedrooms: 0

\$494 \$715

Gross Monthly Rent: \$1,209  
Total Security Deposit: \$1,265  
Oven/Range Total: 0  
Refrigerator Total: 0

Unit 1  
Occupied: Yes  
Square Feet: 805  
# of Bedrooms: 1  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$494  
Security Deposit: \$550

Unit 2  
Occupied: Yes  
Square Feet: 805  
# of Bedrooms: 1  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$715  
Security Deposit: \$715

Unit 3

Unit 4

Unit 5  
Unit 6  
Unit 7  
Unit 8

Public Remarks: Attention Investors! Great investment property is secured with tenants and ready to add to your portfolio. This unit has one bedroom (possibly two) and one bathroom in the upper and one bedroom and bath in the lower unit. All utilities are paid for by the owner. One gas meter and two electric meters are available. Long term tenant in lower units pays \$494 plus \$20 monthly pet fees. Upper unit rents for \$715. Both units are currently on a month to month lease. Curb side offers only until May 15th and then 24 hour notice to view.

Virtual Tour

Showing Phone #: 937-605-0185

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 05/06/2025  
Pending Date: 06/10/2025  
Sold Date: 06/13/2025

Special Listing Conditions:  
Sold Price/SqFt: \$53  
Sold Terms: Conventional  
Type of Contract: Exclusive Right To Sell

Name  
LA: Tina Bleything (bleytin108)  
SA: Priscilla McNamee (BOWMAPR1108)

Office  
Roost Real Estate Co. (0231) 2014000032  
Roost Real Estate Co. (0231) 2014000032

Primary  
937-605-0185  
937-605-1094

Office  
937-390-3715  
937-390-3715

E-mail  
tina@roostrealestateco.com  
priscilla@roostrealestateco.com

Listing Date: 05/06/2025

Status Change Date: 06/16/2025

DOM: 38 / CDOM: 38

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820 Olive Street, Springfield, OH 45503 - 27  
1009998 - Closed

25WARD \$ 75,000

- 7% Below list price

WRIST Detail - Private  
List Price: \$79,900  
Sold Price: \$75,000



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035217013  
Township: Inside City Limits  
Subdivision: Rogers  
Tax Year: 2020  
Semi Annual Tax: \$448  
New Financing: Cash; Conventional

Total Seller Concessions Upon Closing:  
Area:  
School District:  
Property Type:  
Land Info:  
Acres:  
Lot Size:  
Year Built:  
Total SqFt:

012 N OF MAIN / E OF LIMESTONE  
1206 Springfield CSD  
Multi-Family Residential Lot  
0.21  
45x200  
1945  
3,888

4

Directions: turn left on Mc creight from Belmont then turn left on Olive 5 blocks down on the left

Property Description

Level Style: Two and One Half  
Exterior: Vinyl Siding  
Basement: Full  
Garage: No Garage/ Garage Spaces:0  
Heating System: Natural Gas  
Ownership: Non-Occupant  
Occupancy: Subject To Tenant Rights

Manufactured Home: No  
Utilities: Natural Gas Connected  
Water Source: Supplied Water  
Sewer: Public Sewer

Unit Features

Total Units: 2

Gross Monthly Rent: \$1,300

Unit 1	Unit 2	Unit 3	Unit 4
# of Bedrooms: 5	# of Bedrooms: 5		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 1	# of Half Baths: 1		
Garage Attached: No	Garage Attached: No		
Unit 5	Unit 6	Unit 7	Unit 8

Public Remarks: NO SHOWINGS UNTIL MONDAY MAY 10. A great investment property. Each side rents for \$650. Off street parking. Newer pex plumbing. Each side has 1.5 baths with 3 b, possibly 5 bedrooms with 2 more rooms on third floor. Agent owned. Property being sold in AS IS Condition. Tenant occupied 24 hour notice to show.

Virtual Tour

Showing Phone #: 937-346-7449

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 05/01/2021  
Pending Date: 06/01/2021  
Sold Date: 06/22/2021

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

Seller is Broker/Agt.  
\$19  
Cash  
Exclusive Right To Sell

\$19 SQUARE FOOT

Name  
LA: Ryan Rigel (rigelrya108)  
SA: Tom L. Tropp (TROPPTOM108)

Office  
Stegall and Associates Realty (0219) 2007005115  
Howard Hanna Real Estate Services (0114) 2017004849

Primary Office E-mail  
937-322-7878  
937-324-5756

Listing Date: 05/01/2021

Status Change Date: 06/22/2021

DOM: 52 / CDOM: 49

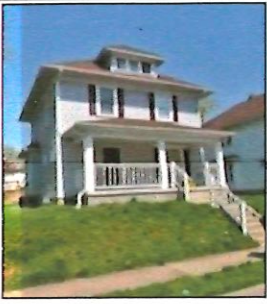
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75,000 x 50% = 37,500 - 5 years -  
37,500  
2021 25  
\$ 112,500

472 Stanton Avenue, Springfield, OH 45503  
1036632 - Closed

**\$ 107,100**

WRIST Detail - Private  
List Price: \$105,000  
Sold Price: \$107,100



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035222018  
Alt Link  
Township: Inside City Limits  
Subdivision: Robert Rodgers Add 06  
Tax Year: 2023  
Semi Annual Tax: \$563  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing: 2,100  
Area: 012 N OF MAIN / E OF LIMESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Land Info: Residential Lot  
Acres: 0.17  
Lot Size: 50x150  
Year Built: 1913  
Total SqFt: 1,471

5

**\$73 per square**

Directions: N. Limestone St to Stanton Ave

**Property Description**

Level Style: Two; Upper/Lower  
Exterior: Wood Siding  
Structure Type: Duplex  
Basement: Full  
Garage: No Garage/ Garage Spaces:0  
Heating System: Forced Air; Natural Gas  
Ownership: Non-Occupant  
Occupancy: Subject To Tenant Rights

25/27  
WARD

**\$33<sup>00</sup> - sq foot**

Special Features: Bath 1st Floor; Bed 1st Floor  
Manufactured Home: No  
Water Source: Supplied Water  
Sewer: Public Sewer  
Appliances: Gas Water Heater

3/27/2025

**Unit Features**

Total Units: 2  
2 Bedrooms: 2

Gross Monthly Rent: \$1,250

Unit 1  
Occupied: Yes  
# of Bedrooms: 2  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$650

Unit 2  
Occupied: Yes  
# of Bedrooms: 2  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$600

Unit 3

Unit 4

**\$91,300**

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: 2-2 bedroom duplex fully rented. \$1250 total rents. \$600 & \$650. Being sold "as is" Curb offers only. Please don't bother tenants.

Broker Remarks: Curb offers only. Showings/inspections set up after accepted offer so as not to bother tenants.

Virtual Tour

Showing Phone #: 937-450-0523

Showing Instructions: Tenant Occupied

Listing Date: 01/30/2025

Pending Date: 01/30/2025

Sold Date: 03/24/2025

Special Listing Conditions:

Sold Price/SqFt:

Sold Terms:

Type of Contract:

**\$73**

Conventional

Exclusive Right To Sell

Name: LA: Anna Catanzaro (MCFADANN108) Office: Glasshouse Realty Group (0258) 2023005865 Primary Office: 937-450-0523 937-949-0006 E-mail: OhioHomeGirls@gmail.com 11111@11.com  
SA: JOHN DOE (NON-WRIST MEMBER) (DOEJOHN108) WR (1111)

Listing Date: 01/30/2025

Status Change Date: 03/27/2025

DOM: 53 / CDOM: 53

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Handwritten calculations:  
75  
92  
107,100  
-----  
294,100  
91,300  
3 | 274  
27  
-----  
4  
3  
-----  
11

472 Stanton Avenue, Springfield, OH 45503  
1016241 - Expired

*# 95,000 - 8/15/22*

WRIST Detail - Private  
List Price: \$95,000



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035222018  
Alt Link  
Township: Inside City Limits  
Subdivision: Robert Rodgers Add 06  
Tax Year: 2021  
Semi Annual Tax: \$464  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing: *\$ 12,100*  
Area: *IN 17 MONTHS*  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Land Info: Residential Lot  
Acres: 0.17  
Lot Size: 50\*150  
Year Built: 1913  
Total SqFt: 1,471

Directions: North on N Limestone, right on Stanton. Property is on the left side.

**Property Description**

Level Style: Two  
Exterior: Other  
Structure Type: Duplex  
Basement: Unfinished  
Garage: No Garage/ Garage Spaces: 0  
Heating System: Natural Gas  
Ownership: Occupant  
Occupancy: Subject To Tenant Rights

Manufactured Home: No  
Water Source: Supplied Water  
Sewer: Public Sewer

**Unit Features**

Total Units: 2		Gross Monthly Rent: \$945	
Unit 1	Unit 2	Unit 3	Unit 4
# of Bedrooms: 2	# of Bedrooms: 1		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 0		
Garage Attached: No	Garage Attached: No		
Unit 5	Unit 6	Unit 7	Unit 8

**Public Remarks:** Chance to add to your investment portfolio! This duplex offers 2 bedrooms, 1 bathroom downstairs with open concept kitchen and living room. Upstairs features 1 bedroom and 1 bathroom. Both units are occupied and rents total \$945 per month. Currently professionally managed. Curb offers only. Please do not disturb tenants.

**Broker Remarks:** Curb offers only until accepted contract. Please do not disturb tenants.

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: Curb offers only until accepted contract.

Showing Instructions: Tenant Occupied

Listing Date: 02/15/2022  
Expiration Date: 08/15/2022  
Name: Josh Hufford (huffojos108)  
Office: Roost Real Estate Co. (0231) 2014000032  
Primary: 937-581-6622  
Office: 937-390-3715  
E-mail: josh@roostrealestateco.com  
Status Change Date: 08/15/2022  
DOM: 181 / CDOM: 181

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*AUG 15 2022 - 95,000*  
*MAR 24 - 107,100*

*12 month - AUG 22*  
*5 months - MAR 25*

*÷ 17 ↓ \$12,100*

*\$712 a month appreciated*

*\$8,544 a year*

*35% ÷ 6 per 8% per year*

*5.9% 8*

411 Stanton Avenue, Springfield, OH 45503  
1034251 - Closed

\$105,418 \$92,000 Sold - Lost 13,000

WRIST Detail - Private  
List Price: \$105,000  
Sold Price: \$92,000



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035226011  
Township: Inside City Limits  
Subdivision: Rodgers  
Tax Year: 2023  
Semi Annual Tax: \$725  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing: 0  
Area: 012 N OF MAIN / E OF LIMESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Acres: 0.22  
Lot Size: 50x194  
Year Built: 1901  
Total SqFt: 2,128

1/02/2025

School District: -15%  
LOST

7

Directions: Corner of Stanton and Elm

Property Description

Level Style: Two  
Exterior: Aluminum Siding  
Basement: Block; Full; Unfinished  
Foundation: Block  
Garage: Detached/ Garage Spaces:3  
Heating System: Forced Air; Natural Gas  
Fireplace: Decorative  
Occupancy: Subject To Tenant Rights

Manufactured Home: No  
Utilities: Natural Gas Connected  
Water Source: Supplied Water  
Sewer: Public Sewer

25/27 - E. WARD.

Unit Features

Gross Monthly Rent: \$1,000

Total Units: 2  
2 Bedrooms: 1  
3 Bedrooms: 1

Unit 1  
# of Bedrooms: 3  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$525

Unit 2  
# of Bedrooms: 2  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$400

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: 3 car garage duplex with good rental history. Stanton \$525, Elm \$400. Garage \$75. Both units rents for \$1000. Downstairs 3 bed, 1 bath. Upstairs 2 bed, 1 bath. New roof 2021, one new hot water heater 2024.

Broker Remarks: Leases Unit 411 Stanton-April 30, 2025 Garage-No lease month to month 629 Elm -April 30, 2025

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: 1-800-746-9464

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 09/09/2024  
Pending Date: 11/23/2024  
Sold Date: 12/31/2024

Special Listing Conditions:  
Sold Price/SqFt: \$43  
Sold Terms: Conventional  
Type of Contract: Exclusive Right To Sell

Name  
LA: Al & Lori Fulk/ Fulkhombase Team Al RE2 (FULKBOTH108)  
CLA: Lori and Al Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)  
SA: The Kristin Howard Group (HARRIKRI108)

Office  
Real Estate II, Inc. (0146) 0000271773  
Real Estate II, Inc. (0146) 0000271773  
Coldwell Banker Heritage (0237) 2001013092

Primary  
937-360-6862 9373606862  
937-360-3053  
937-765-0094

Office  
937-390-3119  
937-390-3119  
937-322-0352

E-mail  
fulkbth@hotmail.com  
fulkbth@fulkhombase.com  
kristin.ehoward@yahoo.com

Listing Date: 09/09/2024

Status Change Date: 01/02/2025

DOM: 113 / CDOM: 113

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75

1425/1427 N.  
Limestone

1  
ORIGINAL

FEB 25 2026

Tax year 2025 BOR no. 2025-098  
County CLARK Date received 2/25/2026

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	ARLO INVESTMENTS LLC	299 W. Harding Rd
2. Complainant if not owner		Spfld, OH 45504
3. Complainant's agent	WARREN E. BARNETT JR.	same as above - 40 years
4. Telephone number and email address of contact person	937 536-9408 genebarnett45@gmail.com	SALES OF REAL ESTATE - LIST &
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
3400700035103001	1136 N. Fountain Ave Spfld, OH
	45504

7. Principal use of property Rental - since 1995

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
3400700035103001	120,975	170,700	-49,725
		179,250	-76,275

9. The requested change in value is justified for the following reasons: Built in 1905 - Roof is 2009 + OSB Bored was not replaced in some areas - No parking for #B+C - only 2 park spaces in back - with shared driveway - Furnaces put in 1956 - 70 years old in 2026 - All five boxes - Electric need upgrades - 3 are fuse box Home needs painted could cost \$15,000 to \$20,000 EXTERIOR ONLY

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale N/A and sale price \$ N/A; 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 9/18/2022 - New Spouting 5,985.00 - New Shower 5,500 #B and total cost \$ 12,400  
7/1/2023 - one chimney rebuilt 3500 10/12/2023 2nd story - Deck in back

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

\* I am a REALTOR SINCE 3 JAN 1986. 40 years.

114% INCREASE NO WAY.

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 Feb 25, 2026 Complainant or agent (printed) Warren E. Barnett Jr. Title (if agent) ARLO Investments LLC  
 Complainant or agent (signature) Warren E. Barnett Jr. Licensed Realtor of Ohio, 3 JAN 1986

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

Notary \_\_\_\_\_

701 E Cassilly Street, Springfield, OH 45503  
1028959 - Closed

**#136,900** 3 unit

WRIST Detail - Private  
List Price: \$134,900  
Sold Price: \$136,900



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035218001  
Alt Link  
Township: Inside City Limits  
Subdivision: Rodgers  
Tax Year: 2023  
Semi Annual Tax: \$923  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing:  
Area:  
School District:  
Property Type:  
Land Info:  
Acres:  
Lot Size:  
Year Built:  
Total SqFt:

012 N OF MAIN / E OF  
LIMESTONE  
1206 Springfield CSD  
Multi-Family  
Residential Lot  
0.14  
40x150  
1913  
2,312

Directions: N Limestone to E on Cassilly to address

**Property Description**

Level Style: Two  
Exterior: Vinyl Siding  
Structure Type: Triplex; Other  
Basement: Block; Full; Unfinished  
Foundation: Block  
Garage: Attached; Carport/ Garage Spaces:3  
Heating System: Baseboard; Electric  
Inside Features: Attic; Ceiling Fan(s); No Window Coverings  
Flooring: Wood  
Ownership: Non-Occupant  
Occupancy: Negotiable; Subject To Tenant Rights

Outside Features: Deck; Fenced; Porch  
Special Features: Bath 1st Floor; Bed 1st Floor; Smoke Detector(s)  
Manufactured Home: No  
Utilities: Separate Meters; Sewer Connected  
Water Source: Supplied Water  
Sewer: Public Sewer  
Appliances: Range; Refrigerator

Total Units: 3		Unit Features	
1 Bedroom: 2		Gross Monthly Rent: \$1,590	
2 Bedrooms: 2			
<b>Unit 1</b>	<b>Unit 2</b>	<b>Unit 3</b>	<b>Unit 4</b>
Occupied: Yes	Occupied: Yes	Occupied: Yes	
# of Bedrooms: 2	# of Bedrooms: 1	# of Bedrooms: 1	
# of Full Baths: 1	# of Full Baths: 1	# of Full Baths: 1	
# of Half Baths: 0	# of Half Baths: 0	# of Half Baths: 0	
Garage Attached: Yes	Garage Attached: No	Garage Attached: No	
Monthly Rent: \$550	Monthly Rent: \$480	Monthly Rent: \$480	
Security Deposit: \$450	Security Deposit: \$450	Security Deposit: \$480	
<b>Unit 5</b>	<b>Unit 6</b>	<b>Unit 7</b>	<b>Unit 8</b>

Public Remarks: Being sold in "As Is" condition. Sellers will make no repairs. Tenant occupied in all 3 units - newer siding & windows, roof 2018, painted the upstairs apt 2020, newer flooring & ceiling tiles in 2018. Downstairs apt one unit down faces Murray St sellers pay water, sewage & trash for each unit. Laundry hookups in the basement for the 2 units downstairs. 2-1 car attached garage & workshop is rented for \$80 a month off alley behind property 1 car attached garage belongs to the tenant of the 2 bedroom unit - downstairs (left unit) - no garage. Rents for each: 2 bedroom is section 8 - pays \$550, the other 2 units rent for \$480 each. Tenants would like to stay. They've been there at least 2-3 years, some longer.

Broker Remarks: Seller paid \$4107. in closing costs.

Virtual Tour Click to View Virtual Tour

Showing Phone #: 24 hours is a must. Call Showing Time 1-(866)479-0001

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 11/14/2023  
Pending Date: 01/06/2024  
Sold Date: 02/28/2024

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

\$59  
EHA  
Exclusive Right To Sell

Name  
LA: Lynn Schrader (SCHRALYN105)  
SA: James A. Burton (BURTOJAM163)  
Listing Date: 11/14/2023

Office  
Real Estate II, Inc. (0146) 0000271773  
Burton-Minnick, Inc. (0162) 00000341949  
Status Change Date: 02/29/2024

Primary  
937-206-4491  
937-631-3409  
Office  
937-390-3119  
937-399-0522  
DOM: 106 / CDOM: 103

E-mail  
lschrader2000@aol.com  
w.burton@ameritech.net

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Average Four  
# Sales  
120,975

411 Stanton Avenue, Springfield, OH 45503  
1034251 - Closed

List 105,000 Sold 92,000 Lost \$13,000

WRIST Detail - Private  
List Price: \$105,000  
Sold Price: \$92,000



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035226011  
Township: Alt Link  
Subdivision: Inside City Limits  
Tax Year: Rodgers  
Semi Annual Tax: 2023  
New Financing: \$725  
Condo/Lot: Cash; Conventional  
HOA/COA: No

Total Seller Concessions Upon Closing: 0  
Area: 012 N OF MAIN / E OF LIMESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Acres: 0.22  
Lot Size: 50x194  
Year Built: 1901  
Total SqFt: 2,128

Over 14.29  
Lost \$13,000  
14.290

4

Directions: Corner of Stanton and Elm

Property Description

Level Style: Two  
Exterior: Aluminum Siding  
Basement: Block; Full; Unfinished  
Foundation: Block  
Garage: Detached/ Garage Spaces:3  
Heating System: Forced Air; Natural Gas  
Fireplace: Decorative  
Occupancy: Subject To Tenant Rights

Manufactured Home: No  
Utilities: Natural Gas Connected  
Water Source: Supplied Water  
Sewer: Public Sewer

3 Beds

2 Beds

Total Units: 2  
2 Bedrooms: 1  
3 Bedrooms: 1

Unit Features  
Gross Monthly Rent: \$1,000

Unit 1  
# of Bedrooms: 3  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$525

Unit 2  
# of Bedrooms: 2  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$400

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: 3 car garage duplex with good rental history. Stanton \$525, Elm \$400. Garage \$75. Both units rents for \$1000. Downstairs 3 bed, 1 bath. Upstairs 2 bed, 1 bath. New roof 2021, one new hot water heater 2024.

Broker Remarks: Leases Unit 411 Stanton-April 30, 2025 Garage-No lease month to month 629 Elm -April 30, 2025

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: 1-800-746-9464

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 09/09/2024  
Pending Date: 11/23/2024  
Sold Date: 12/31/2024

Special Listing Conditions:  
Sold Price/SqFt: \$43  
Sold Terms: Conventional  
Type of Contract: Exclusive Right To Sell

Name  
LA: AJ & Lori Fulk/ Fulkhombase Team AJ RE2 (FULKBOTH108)  
CLA: Lori and AJ Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)  
SA: The Kristin Howard Group (HARRIKR1108)

Office  
Real Estate II, Inc. (0146) 0000271773  
Real Estate II, Inc (0146) 0000271773  
Coldwell Banker Heritage (0237)2001013092

Primary  
937-360-6862 9373606862  
937-360-3053  
937-765-0094

Office E-mail  
937-390-3119 fulkboth@hotmail.com  
937-390-3119 fulkboth@fulkhombase.com  
937-322-0352 kristin.ehoward@yahoo.com

Listing Date: 09/09/2024

Status Change Date: 01/02/2025

DOM: 113 / CDOM: 113

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NET RENT  
A- 570  
B- 530  
C- ~~570~~ 570  
D- 570  
2300  
- 212 util  
2088  
NET

\$120,000  
AVERAGE

WGB

122-124 E Cecil Street, Springfield, OH 45503  
1038549 - Closed

\$ 120,000

\$ 9,900 -7.6%

WRIST Detail - Private  
List Price: \$129,900  
Sold Price: \$120,000



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035200028  
Township: Both  
Tax Year: 2024  
Semi Annual Tax: \$843  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing: 0  
Area: 011 N O MAIN / W OF LIMESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Acres: 0.17  
Lot Size: 50 x 150  
Year Built: 1092  
Total SqFt: 2,432

3 Beds  
Both

493 square

Below List Price

5

Directions: North Limestone St to W on East Cecil St.

Property Description

Level Style: Two  
Exterior: Vinyl Siding  
Structure Type: Duplex  
Basement: Full; Unfinished  
Garage: Detached/ Garage Spaces:2  
Heating System: Forced Air; Natural Gas  
Fireplace: Decorative  
Inside Features: Attic  
Flooring: Wood  
Ownership: Non-Occupant  
Occupancy: Subject To Tenant Rights

Outside Features: Porch  
Manufactured Home: No  
Utilities: Natural Gas Connected; Separate Meters  
Water Source: Supplied Water  
Sewer: Public Sewer  
Appliances: Gas Water Heater

5/21/2025

Unit Features

Total Units: 2  
3 Bedrooms: 2

Gross Monthly Rent: \$1,000  
Oven/Range Total: 0  
Refrigerator Total: 0

Unit 1  
Occupied: Yes  
Square Feet: 1,216  
# of Bedrooms: 3  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$1,000

Unit 2  
Square Feet: 1,216  
# of Bedrooms: 3  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Nice Vinyl Sided 6/6 Double ( Side by Side) on North Side of City. Great Rental History. Natural Wood Trim & Doors along with Wood Floors on both levels. Both Fireplaces are Decorative only.

Virtual Tour

Showing Phone #: ShowingTime App/Online

Showing Instructions: Tenant Occupied

Listing Date: 05/08/2025  
Pending Date: 05/09/2025  
Sold Date: 05/21/2025

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

\$49

49.00

Cash  
Exclusive Right To Sell

Name  
LA: Team HORNE-BOWEN / COLDWELL BANKER HERITAGE (HORNEJEF108)  
CLA: Brock Bowen (bowenbro108)  
SA: Team HORNE-BOWEN / COLDWELL BANKER HERITAGE (HORNEJEF108)  
Listing Date: 05/08/2025

Office  
Coldwell Banker Heritage (0237) 2001013092  
Coldwell Banker Heritage (0237) 2001013092  
Coldwell Banker Heritage (0237) 2001013092

Primary  
937-605-4645  
937-605-6361  
937-605-4645

Office  
937-322-0352  
937-322-0352  
937-322-0352

E-mail  
home@yourhomesold.com  
brockbowen@rocketmail.com  
home@yourhomesold.com

Status Change Date: 05/21/2025

DOM: 13 / CDOM: 12

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19  
54  
49  
122.43 = \$41.00

No updates \$ 101,680 High End  
Kitchen \$ 83,000 True  
Bath-Anything PRICE

1024 Garfield Avenue, Springfield, OH 45504  
1037007 - Closed



City: Springfield  
Zip: 45504  
County: Clark  
Parcel ID #: 3400700035200010  
Township: Alt Link  
Subdivision: Inside City Limits  
Tax Year: McCreight Heirs Add  
Semi Annual Tax: 2024  
New Financing: \$1,806.7  
Condo/Lot: Cash; Conventional  
HOA/COA: No

Total Seller Concessions Upon Closing:  
Area:  
School District:  
Property Type:  
Land Info:  
Acres:  
Lot Size:  
Year Built:  
Total SqFt:

011 N O MAIN / W OF LIMESTONE  
1206 Springfield CSD  
Multi-Family Residential Lot  
0.17  
50x150  
1890  
2,508

Directions: McCreight Ave. to south on Garfield Ave.

Property Description  
Level Style: Two  
Exterior: Vinyl Siding  
Structure Type: Duplex  
Basement: Unfinished  
Garage: Detached/ Garage Spaces: 1  
Heating System: Forced Air; Natural Gas  
Cooling: Central Air  
Occupancy: Subject To Tenant Rights

Manufactured Home: No  
Water Source: Supplied Water  
Sewer: Public Sewer

*Handwritten:* \$135,000 (2 spaces to) \$54 a square  
PART  
NO PARKING BEHIND 1136 FT 2 SPACES FOR FOUR UNIT.  
\$133,000 ÷ 3400 = \$39 a square  
1136  
475<sup>00</sup> EACH

Total Units: 2 2 Bedrooms: 2		Unit Features Gross Monthly Rent: \$950	
Unit 1	Unit 2	Unit 3	Unit 4
Occupied: Yes	Occupied: Yes		
# of Bedrooms: 2	# of Bedrooms: 2		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 0		
Garage Attached: No	Garage Attached: No		
Unit 5	Unit 6	Unit 7	Unit 8

Public Remarks: Tenants are long time renters always been month to month. There is a 2 car detached garage in the back, roof installed May of 2024, basement is dry. Upstairs pays 400.00 lower level pays 550.00. This is being sold to settle an estate, the current owners will not raise their rents or give them notice to leave. Please do not disturb the tenants. Curb side offers only at this time, listing agent will need to be present for showings.

Broker Remarks: Tenants have never signed a lease, this closing is to settle an estate, they request it to close with CAHD Title Services, the current owners will not raise their rents or give them notice to leave.

Virtual Tour  
Showing Phone #: 937-215-1035

Listing Date: 02/21/2025  
Pending Date: 06/17/2025  
Sold Date: 07/18/2025

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

Exclusive Right To Sell

*Handwritten:* \$54 SQUARE FOOT

LA: Tammy L. Collins (COLLITAM108)  
CLA: Jason Hodge (HODGEJAS108)  
SA: Linda K. Harper (HARPELIN108)

Office  
Coldwell Banker Heritage (5113) 2023000111  
Coldwell Banker Heritage (5113) 2023000111  
Howard Hanna Real Estate Services (0240) 2016004656

Primary  
937-215-1035  
937-974-7007  
937-206-8360

Office  
937-426-6060  
937-426-6060  
937-652-2000

E-mail  
tc06221@gmail.com  
jason1638@gmail.com  
lindakharper@howardhanna.com

Listing Date: 02/21/2025

Status Change Date: 08/05/2025

DOM: 147 / CDOM: 147

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*Handwritten calculations and notes:*  
~~25/27 WARD~~  
5 months TO SELL  
1899 x 2 = 2480 x 41 = 101,680  
2518 - 83,000 REAL SALE PRICE  
Net \$515 UNIT  
1895 year Built \$85,000 to \$89,000 SALE PRICE  
56,000 - 116,000  
RANGE 25/27 WARD ST  
83,000  
60 WATCH TRASH MOW 38  
4/238  
135  
36  
67  
238  
A- 570  
B- 530  
C- 630  
D- 570  
2300  
\$60 per UNIT

Tax year 2025 BOR no. 2025098  
County CLARK Date received 2/25/2026

①  
0219

FEB 25 2026

**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	ARLO INVESTMENTS LLC	299 W. Harding Rd. Springfield OH 45504
2. Complainant if not owner		
3. Complainant's agent	WARREN E. BARNETT JR.	SAME - 40 yr. Realtor in Ohio
4. Telephone number and email address of contact person	937 536-9408	genebarnett45@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
3400700036411021	1425-1427 N. Limestone St. Springfield, OH 45503

7. Principal use of property Rental since 1999

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
3400700036411021	128,807	196,840	-68,033
No carpet 1st floor 1425 & 1427 - Living or Dining Rooms Both Basements leak - garage is gone - Both furnaces need replaced			

9. The requested change in value is justified for the following reasons: 8 years - 18% INCREASE IN VALUE NOT POSSIBLE!  
1425 & 1427 DO NOT HAVE UPDATED KITCHENS OR BATHROOMS - ROOF WAS INSTALLED 23 YEARS AGO - 2003 - OLD FURNACE IN 1425 - SAME ONE WHEN I BOUGHT THE DOUBLE IN 1999. - HOT WATER TANK IN 1427 - SAME AS 1999. ORIGINAL WINDOWS & DOORS FROM 1917 - EXCEPT KITCHEN 1425 & 1427 NEW STORM WIN.

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale N/A  
and sale price \$ N/A ; and attach information explained in "Instructions for Line 10" on back. 181.5% INCREASE IN 2 YEARS - NO

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 none and total cost \$ N/A

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown  
I have been a Realtor of Ohio since 3 JANUARY 1986 - 40 years

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 Feb 25, 2026 Complainant or agent (printed) Warren E. Barnett Jr. Title (if agent) owner  
ARLO Investments LLC

Complainant or agent (signature) Warren E. Barnett Jr.

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

Notary \_\_\_\_\_

701 E Cassilly Street, Springfield, OH 45503  
1028959 - Closed

# 136,900

WRIST Detail - Private  
List Price: \$134,900  
Sold Price: \$136,900



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035218001  
Alt Link  
Township: Inside City Limits  
Subdivision: Rodgers  
Tax Year: 2023  
Semi Annual Tax: \$923  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing:  
Area:  
School District:  
Property Type:  
Land Info:  
Acres:  
Lot Size:  
Year Built:  
Total SqFt:

012 N OF MAIN / E OF 3  
LIMESTONE  
1206 Springfield CSD  
Multi-Family  
Residential Lot  
0.14  
40x150  
1913  
2,312

Directions: N Limestone to E on Cassilly to address

Property Description

Level Style: Two  
Exterior: Vinyl Siding  
Structure Type: Triplex; Other  
Basement: Block; Full; Unfinished  
Foundation: Block  
Garage: Attached; Carport/ Garage Spaces:3  
Heating System: Baseboard; Electric  
Inside Features: Attic; Ceiling Fan(s); No Window Coverings  
Flooring: Wood  
Ownership: Non-Occupant  
Occupancy: Negotiable; Subject To Tenant Rights

Outside Features: Deck; Fenced; Porch  
Special Features: Bath 1st Floor; Bed 1st Floor; Smoke Detector(s)  
Manufactured Home: No  
Utilities: Separate Meters; Sewer Connected  
Water Source: Supplied Water  
Sewer: Public Sewer  
Appliances: Range; Refrigerator

Unit Features

Gross Monthly Rent: \$1,590

Total Units: 3  
1 Bedroom: 2  
2 Bedrooms: 2

Unit 1  
Occupied: Yes  
# of Bedrooms: 2  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: Yes  
Monthly Rent: \$550  
Security Deposit: \$450

Unit 2  
Occupied: Yes  
# of Bedrooms: 1  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$480  
Security Deposit: \$450

Unit 3  
Occupied: Yes  
# of Bedrooms: 1  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$480  
Security Deposit: \$480

Unit 4

& 2018 ROOF mine 2003  
NEWER SIDING WINDOWS

Public Remarks: Being sold in "As Is" condition. Sellers will make no repairs. Tenant occupied in all 3 units - newer siding & windows, roof 2018, painted the upstairs apt 2020, newer flooring & ceiling tiles in 2018. Downstairs apt one unit down faces Murray St sellers pay water, sewage & trash for each unit. Laundry hookups in the basement for the 2 units downstairs. 2-1 car attached garage & workshop is rented for \$80 a month off alley behind property 1 car attached garage belongs to the tenant of the 2 bedroom unit-downstairs (left unit)-no garage. Rents for each: 2 bedroom is section 8-pays \$550, the other 2 units rent for \$480 each. Tenants would like to stay. They've been there at least 2-3 years, some longer.

Broker Remarks: Seller paid \$4107. in closing costs.

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: 24 hours is a must. Call Showing Time 1-(866)479-0001

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 11/14/2023  
Pending Date: 01/06/2024  
Sold Date: 02/28/2024

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

\$59  
FHA

Exclusive Right To Sell

Name  
LA: Lynn Schrader (SCHRALYN108)  
SA: James A. Burton (BURTOJAM108)

Office  
Real Estate II, Inc. (0146) 0000271773  
Burton-Minnick, Inc. (0162) 0000341949

Primary  
937-206-4491  
937-631-3409

Office  
937-390-3119  
937-399-0522

E-mail  
lschrader2000@aol.com  
wburton@ameritech.net

Listing Date: 11/14/2023

Status Change Date: 02/29/2024

DOM: 106 / CDOM: 103

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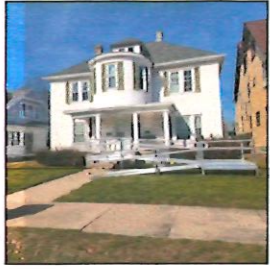
Average Four  
Sales

# 128,807

234-236 E Madison Avenue, Springfield, OH 45503  
1030014 - Closed

OUT OF TOWNER 124,999 List  
Sold 113,750

WRIST Detail - Private  
List Price: \$124,999  
Sold Price: \$113,750



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035274008  
Alt Link  
Township: Inside City Limits  
Subdivision: Warders Add  
Tax Year: 2022  
Semi Annual Tax: \$1,622  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing:  
Area:  
School District:  
Property Type:  
Land Info:  
Acres:  
Lot Size:  
Year Built:  
Total SqFt:

012 N OF MAIN / E OF LIMESTONE  
1206 Springfield CSD  
Multi-Family Residential Lot  
0.18  
0.176 acres  
1906  
2,534

LOST 1090

4

Directions: Follow US-68 S to OH-72 S in Urbana Township 1 hr (44.5 mi) Follow OH-72 S to E Madison Ave in Springfield

Property Description

Level Style: Upper/Lower  
Exterior: Vinyl Siding  
Structure Type: Duplex  
Architectural Style: A-Frame  
Basement: Block  
Foundation: Block  
Garage: No Garage/ Garage Spaces:0  
Heating System: Natural Gas  
Cooling: Other  
Occupancy: Negotiable

Outside Features: Fenced; Porch; Other  
Other Structures: Storage  
Manufactured Home: No  
Water Source: Other  
Sewer: Public Sewer  
Appliances: Dryer; Microwave; Range; Refrigerator; Washer

Unit Features

Total Units: 2

Gross Monthly Rent: \$1,150

Unit 1	Unit 2	Unit 3	Unit 4
# of Bedrooms: 2	# of Bedrooms: 2		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 0		
Garage Attached: No	Garage Attached: No		
Unit 5	Unit 6	Unit 7	Unit 8

Public Remarks: Multi family duplex with a small storage building outback along the alley and a fenced in yard. Each unit is 2 bed/1 bath. Rent roll is \$1,400 per month. This property is CURBSIDE OFFERS ONLY. Cash or conventional financing. AS IS. Investors -bundle & SAVE!

Broker Remarks: Limited Service Listing. See attachments prior to showing. Agents may negotiate directly with seller. Contact Clay @ (937) 408-8585 or Clay@ppr-ohio.com for showings/offers

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: (937) 408-8585

Listing Date: 02/08/2024  
Pending Date: 06/03/2024  
Sold Date: 06/14/2024

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

\$45  
Cash  
Exclusive Agency  
CASH

Name  
LA: Glen Whitten (whittgle108)  
SA: JOHN DOE (NON-WRIST MEMBER) (DOEJOHN108)

Office  
Ohio Property Group (5077) 2007003291  
WR (1111)

Primary  
419-790-3106  
Office  
419-790-3106

E-mail  
support@ohiomlsflatfee.com  
11111@11.com

Listing Date:02/08/2024

Status Change Date: 06/14/2024

DOM: 127 / CDOM: 127

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Warren Barnett, Gene Barnett on Tuesday, September 23, 2025 5:37 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

\$ 136,509 AVERAGE SOLD  
160,000  
135,777  
113,750  
409,527

220-222 E Cassilly Street, Springfield, OH 45503  
1032642 - Closed

OUT OF TOWNER LIST 125,000  
SOLD 135,777

WRIST Detail - Private  
List Price: \$125,000  
Sold Price: \$135,777



City: Springfield  
Zip: 45503  
County: Clark  
Parcel ID #: 3400700035211035  
Alt Link  
Township: Springfield  
Subdivision: RODGERS PLACE ALL  
Tax Year: 2023  
Semi Annual Tax: \$1,020  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing:  
Area: 012 N OF MAIN / E OF LESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Land Info: Residential Lot  
Acres: 0  
Lot Size: 50 X 125  
Year Built: 1922  
Total SqFt: 2,616

5

Directions: N. LIMESTONE TO E. ON CASSILLY

Property Description

Level Style: Two  
Exterior: Wood Siding  
Structure Type: House; See Remarks  
Architectural Style: Wood Frame  
Basement: Block; Full; Unfinished  
Foundation: Block  
Garage: Detached/ Garage Spaces:2  
Heating System: Forced Air; Natural Gas  
Fireplace: Decorative  
Inside Features: Attic  
Flooring: Wood  
Ownership: Non-Occupant  
Occupancy: Close Plus 30 Days; Subject To Tenant Rights

Outside Features: Patio; Porch  
Manufactured Home: No  
Utilities: Natural Gas Connected  
Water Source: Supplied Water  
Sewer: Public Sewer  
Appliances: Range; Refrigerator

Unit Features

Total Units: 2

Gross Monthly Rent: \$1,200  
Oven/Range Total: 2  
Refrigerator Total: 2

Unit 1  
Occupied: Yes  
Square Feet: 1,308  
# of Bedrooms: 3  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$625

Unit 2  
Occupied: Yes  
Square Feet: 1,308  
# of Bedrooms: 3  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$575

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Good investment opportunity, fantastic location across from beautifully maintained funeral home ON N. LIMESTONE. Offers 3 bedrooms, 1 bath, living room, eat-in kitchen, dining room and full unfinished basement each side. Long time tenants would like to remain at this property. Small back yard and 2 car garage with alley access. Adjacent to Cecil & Lime Restaurant. Owner pays water, trash and lawn care. Tenants pay gas and electric. Appliances on 220 side belong to tenant and do not convey w/property. Appliances on 222 side will convey with property. PROPERTY BEING SOLD 'AS IS'

Broker Remarks: 24 HOUR NOTICE TO SHOW. OCCUPIED Rent 220 Cassilly 575 w/575 deposit - APPLIANCES ARE OWNED BY CURRENT TENANT AND DO NOT CONVEY W/PROPERTY Rent 222 Cassilly 625 w/575 deposit - APPLIANCES ARE OWNED BY SELLER AND CONVEY W/PROPERTY

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: 937 215 6452

Showing Instructions: 24 Hour Notice

Listing Date: 06/20/2024  
Pending Date: 06/28/2024  
Sold Date: 08/09/2024

Special Listing Conditions:  
Sold Price/SqFt: \$52  
Sold Terms: Cash  
Type of Contract: Exclusive Right To Sell

Name  
LA: Nancy Eubanks (EUBANNAN108)  
SA: JOHN DOE (NON-WRIST MEMBER) (DOEJOHN108)

Office  
Coldwell Banker Heritage (0237) 2001013092  
WR (1111)

Primary Office  
937-215-6452 937-322-0352

E-mail  
nancy@nancyeubanks.com  
11111@11.com

Listing Date: 06/20/2024

Status Change Date: 08/13/2024

DOM: 50 / CDOM: 45

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Re: Board of Revision Case 2025-098

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From Draper, Bethany N. <bndraper@clarkcountyohio.gov>

Date Thu 3/12/2026 7:21 AM

To Gene Barnett <genebarnett45@gmail.com>

Gene,

North Limestone was not listed below as I only listed the 2 that need corrected. In order to proceed with scheduling a hearing, I will need these forms adjusted. Please confirm whether you would like me to make the adjustments listed below or if you plan to stop by the office before March 31st and correct them. Once that has been completed, we can move forward. I will withdraw the Boradway case since you have agreed to the updated value.

Thanks,

Bethany

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**From:** Gene Barnett <genebarnett45@gmail.com>

**Sent:** Tuesday, March 10, 2026 5:46 PM

**To:** Draper, Bethany N. <bndraper@clarkcountyohio.gov>

**Subject:** Re: Board of Revision Case 2025-098

Ms. Draper, you do not have 1425-1427 N Limestone St. listed here. That one is the highest increase at 181.5%. I do concur with 1710-1712 Broadway value of \$129,750. PP: 340-06-00011-403-042. \*I would like to personally come in to your office or the recorded session with Ms. Hamilton and a County Commissioner to discuss 25-27 Ward St., 1136 N. Fountain Ave., and 1425-1427 N. Limestone St. These three properties are way too high. I am a 40 year Real Estate veteran. 1986 to 2026. Yesterday (March 9th) in the Spfld News Sun page B8: The housing market is tilting back towards buyers (prices dropping like last years readjustment with lower values). For most of 2025 Realtors dropped listing prices from 5,000 to as much at 34,000. Case in point, the closing Oct 3rd 2025 for Nick and Casey Nevius for 19 Ardmore Rd. Listed in March at 305,000 and SOLD for \$271,000 August 18th, 2025. Wed, Thur and Fri after 1200 noon is best for me. My wife and I watch two grandchildren one year and a 2.5 year old in the morning till noon. Respectfully, Gene Barnett.

On Mon, Mar 9, 2026, 9:16 AM Draper, Bethany N. <[bndraper@clarkcountyohio.gov](mailto:bndraper@clarkcountyohio.gov)> wrote:

Good Morning,

I apologize for missing you on Friday afternoon. I was informed that you would like to withdraw the complaint for 1710-1712 Broadway Avenue. If that is correct, please reply to this email confirming the withdrawal so that I have it in writing.

Additionally, I need your confirmation that I may make the changes listed below to the other complaints. If you would prefer, you are welcome to stop by the office and make the changes in person.

If the updates are made, I can mail you an updated copy reflecting the changes upon request.

340-07-00035-103-001 (1136 North Fountain Avenue).

Opinion Value: \$120,975

Current Value Listed: \$197,250

**Correct Current Value: \$170,700**

Current Change Listed: -\$76,275

**Correct Change: -\$49,725**

340-07-00035-116-011 (25-27 East Ward Street).

Opinion Value: \$89,750

Current Value Listed: \$127,010

**Correct Current Value: \$125,000**

Current Change Listed: -\$37,260

**Correct Change: -\$35,250**

Thank you, and please let me know how you would like to proceed.

Bethany Draper (formerly Bethany Moehn)

Clark County Auditor's Office

[bndraper@clarkcountyohio.gov](mailto:bndraper@clarkcountyohio.gov)

(937) 521-1886



FEB 25 2026

Tax year 2025 BOR no. 2025-098  
County CLARK Date received 2/25/2026

DTE 1  
Rev. 12/22

(1)

HILLARY HAMILTON **Complaint Against the Valuation of Real Property**  
AUDITOR

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	ARLO INVESTMENTS LLC	299 W. Harding Rd Spfld OH 45504
2. Complainant if not owner		
3. Complainant's agent	Warren E. BARNETT Jr	40 year Realtor
4. Telephone number and email address of contact person	937 536-9408 genebarnett45@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
3400600011403042	1710-1712 BROADWAY AVE Spfld OH 45504

7. Principal use of property Rental since 1989

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
3400600011403042	<u>\$1,182,266</u>	146,390	-\$38,124
	<u>WEB</u>		

9. The requested change in value is justified for the following reasons: Both furnaces are 20 years old. Since 1989-1712 Kitchen has not been updated. Roof is over seven years old. -1710-1712 Interior has not been painted in five years. Both Hot water tanks -30 yr+ old. I pay water, trash-

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_ and sale price \$ N/A ; and attach information explained in "Instructions for Line 10" on back. 170 per month total

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 4/10/2024 and total cost \$ 5,100 SNOWOR

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown I am a 40 yr. Realtor

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 Feb 25, 2026 Complainant or agent (printed) Warren E. Barnett Title (if agent) ARLO INVESTMENTS LLC  
 Complainant or agent (signature) Warren E. Barnett Licensed REALTOR  
3 JAN 1986

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

Notary \_\_\_\_\_

1812 W High Street, Springfield, OH 45506  
1035092 - Closed

\$ 87,800

WRIST Detail - Private  
List Price: \$67,500  
Sold Price: \$67,800



City: Springfield  
Zip: 45506  
County: Clark  
Parcel ID #: 3400600010204015  
Alt Link  
Township: Inside City Limits  
Subdivision: Thompson  
Tax Year: 2023  
Semi Annual Tax: \$335.63  
New Financing: Cash, Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing:  
Area:  
School District:  
Property Type:  
Land Info:  
Acres:  
Lot Size:  
Year Built:  
Total SqFt:

014 S OF MAIN / W OF  
LIMESTONE  
1206 Springfield CSD  
Multi-Family  
Residential Lot  
0.16  
40\*140  
1886  
2,072

3

Directions: W High st to property

Property Description

Level Style: Two  
Exterior: Wood Siding  
Structure Type: Mixed Use  
Basement: Partial  
Foundation: Block  
Garage: Detached/ Garage Spaces:2  
Heating System: Forced Air, Natural Gas  
Cooling: Window Unit(s)  
Fireplace: Decorative  
Occupancy: Subject To Tenant Rights

CASH -  
10/29/2024

Outside Features: Porch  
Special Features: Bath 1st Floor; Bed 1st Floor  
Manufactured Home: No  
Utilities: Natural Gas Connected; Separate Meters; Sewer Connected  
Water Source: Supplied Water  
Sewer: Public Sewer

FOR 1710-1712 -  
ONLY \$ + 184 ADDITIONAL INCOME

Total Units: 2

Unit Features

Gross Monthly Rent: \$485  
Total Security Deposit: \$395

my RENT 1154 net.

Unit 1  
Occupied: Yes  
Square Feet: 1,036  
# of Bedrooms: 1  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$485  
Security Deposit: \$395

Unit 2  
Occupied: No  
# of Bedrooms: 2  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No

485 = 970

Unit 3

1400  
246  
1154

Unit 4

130 -  
36 -  
132 - side  
BID GRASS & SPOUTING  
246

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Why rent when you can own this nice duplex, rent one unit and live in the other. This large duplex could also be a great investment for your portfolio. Each unit has a large eat-in kitchen, dining room and a large living area to entertain family and friends. Lower unit is currently occupied with a lease end date of 03/31/2025. Upper unit is vacant and easy to show. It has new carpet, freshly painted for move-in ready. The roof is newer and recently has had new gas lines, vents and water heater installed. Outside has a 2 car garage and nice back yard to enjoy. Don't miss out on this wonderful opportunity.

Broker Remarks: Send all offer to Tina@Roostrealestateco.com Seller is Broker Closing to be held with Ohio Real Estate Title, 1111 N Plum St Springfield OH 45504 Appliances are tenant owned and do not convey. Current rent is \$485.

Virtual Tour [Click to View Virtual Tour](#)

Showing Phone #: 800-746-9464

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 10/17/2024  
Pending Date: 10/19/2024  
Sold Date: 10/29/2024

Special Listing Conditions:  
Sold Price/SqFt: \$33  
Sold Terms: Cash  
Type of Contract: Exclusive Right To Sell

Seller is Broker/Agt.

Name  
LA: Tina Bleything (bleytin108)  
SA: Maurice Carpenter, The Carpenter Group (carpemau108)

Office  
Roost Real Estate Co. (0231) 2014000032  
Gallery Homes Real Estate, LLC (0252) 2019006959

Primary Office  
937-605-0185 937-390-3715  
614-623-8268 937-505-3553

E-mail  
tina@roostrealestateco.com  
mccarpenterrealtor@gmail.com

Listing Date: 10/17/2024

Status Change Date: 10/29/2024

DOM: 12 / CDOM: 22

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146,390 - 2025  
TOO HIGH!  
- 108,266 3 COMPS  
28,124

LOST 2090

LIST 120,000 Sold 100,000

WRIST Detail - Private  
List Price: \$120,000  
Sold Price: \$100,000

1103-1105 Broadway Street, Springfield, OH 45504  
1035386 - Closed



City: Springfield  
Zip: 45504  
County: Clark  
Parcel ID #: 3400600005312006  
Township: Inside City Limits  
Subdivision: Hilker  
Tax Year: 2023  
Semi Annual Tax: \$643  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing: 0  
Area: 011 N O MAIN / W OF LIMESTONE (4)  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Land Info: Plat; Residential Lot  
Acres: 0.15  
Lot Size: 42x151  
Year Built: 1911  
Total SqFt: 2,465

Directions: Bechtle to Broadway

80% ON DOLLAR

Property Description

Level Style: Two  
Exterior: Wood Siding  
Structure Type: House  
Architectural Style: Neoclassical  
Basement: Block; Unfinished  
Foundation: Block  
Garage: No Garage/ Garage Spaces: 0  
Heating System: Forced Air; Natural Gas  
Cooling: Central Air  
Inside Features: Attic  
Ownership: Non-Occupant  
Occupancy: Subject To Tenant Rights

Outside Features: Porch  
Manufactured Home: No  
Utilities: Natural Gas Connected; Sewer Connected  
Water Source: Supplied Water  
Sewer: Public Sewer  
Appliances: Gas Water Heater

1710-1712 Broadway

Unit Features

Gross Monthly Rent: \$1,450

Total Units: 2  
2 Bedrooms: 2

Unit 1	Unit 2	Unit 3	Unit 4
Occupied: Yes	Occupied: Yes		
# of Bedrooms: 2	# of Bedrooms: 2		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 1		
Garage Attached: No	Garage Attached: No		
Unit 5	Unit 6	Unit 7	Unit 8

Public Remarks: This West in-the-City side-by-side double dwelling is a fantastic opportunity for both investors and owner-occupants! This property features a mirrored floor plan across both units. Each unit offers 2 comfortable bedrooms, 1 bath, and a classic layout including a welcoming living room, dining room, and a kitchen on the main level. Enjoy lounging or entertaining on the inviting front porch, or take advantage of the large backyard—ideal for recreation or relaxation. With its easy access to the highway and nearby shopping conveniences, this property offers both comfort and convenience. Whether you're looking to generate rental income or call it home while earning extra, this is an investment opportunity you don't want to miss

Broker Remarks: Tenant in Unit 1103- Lease is up 12/31/24 Pays \$700 monthly. Unit 1105-Lease is up 3/31/25 Pays \$750 monthly Seller Requests no Yard Sign Virtual Tour

Showing Phone #: Showing Time

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 10/30/2024  
Pending Date: 11/07/2024  
Sold Date: 12/12/2024

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

\$41  
Cash  
Exclusive Right To Sell

Name	Office	Primary	Office	E-mail
LA: Al & Lori Fulk/ Fulkhombase Team At RE2 (FULKBOTH108)	Real Estate II, Inc. (0146) 0000271773	937-360-6862 9373606862	937-390-3119	fulkboth@hotmail.com
CLA: Lori and Al Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)	Real Estate II, Inc. (0146) 0000271773	937-360-3053	937-390-3119	fulkboth@fulkhombase.com
SA: Nicole Harris (harrinic108)	Glasshouse Realty Group (0258) 2023005865	937-831-2554	937-949-0006	nikki@glasshouserealty.com

Listing Date: 10/30/2024

Status Change Date: 12/12/2024

DOM: 43 / CDOM: 41

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# 75 - 201 Zischler St

# 41 - 1103-1105 Broadway

1103-1106 Broadway Street, Springfield, OH 45504  
1035386 - Closed

Sold \$20,000 Below List -17%

WRIST Detail - Private  
List Price: \$120,000  
Sold Price: \$100,000



City: Springfield  
Zip: 45504  
County: Clark  
Parcel ID #: 3400600005312006  
Alt Link  
Township: Inside City Limits  
Subdivision: Hilker  
Tax Year: 2023  
Semi Annual Tax: \$643  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Total Seller Concessions Upon Closing: 0  
Area: 011 N O MAIN / W OF LIMESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Land Info: Plat; Residential Lot  
Acres: 0.15  
Lot Size: 42x151  
Year Built: 1911  
Total SqFt: 2,465

5

-20,000

LOST

Directions: Bechtle to Broadway

Property Description

Level Style: Two  
Exterior: Wood Siding  
Structure Type: House  
Architectural Style: Neoclassical  
Basement: Block; Unfinished  
Foundation: Block  
Garage: No Garage/ Garage Spaces:0  
Heating System: Forced Air; Natural Gas  
Cooling: Central Air  
Inside Features: Attic  
Ownership: Non-Occupant  
Occupancy: Subject To Tenant Rights

100,000  
12/12/2024

Outside Features: Porch  
Manufactured Home: No  
Utilities: Natural Gas Connected; Sewer Connected  
Water Source: Supplied Water  
Sewer: Public Sewer  
Appliances: Gas Water Heater

Unit Features

Total Units: 2  
2 Bedrooms: 2  
Gross Monthly Rent: \$1,450

Unit 1	Unit 2	Unit 3	Unit 4
Occupied: Yes	Occupied: Yes		
# of Bedrooms: 2	# of Bedrooms: 2		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 1		
Garage Attached: No	Garage Attached: No		
Unit 5	Unit 6	Unit 7	Unit 8

Public Remarks: This West in-the-City side-by-side double dwelling is a fantastic opportunity for both investors and owner-occupants! This property features a mirrored floor plan across both units. Each unit offers 2 comfortable bedrooms, 1 bath, and a classic layout including a welcoming living room, dining room, and a kitchen on the main level. Enjoy lounging or entertaining on the inviting front porch, or take advantage of the large backyard—ideal for recreation or relaxation. With its easy access to the highway and nearby shopping conveniences, this property offers both comfort and convenience. Whether you're looking to generate rental income or call it home while earning extra, this is an investment opportunity you don't want to miss

Broker Remarks: Tenant in Unit 1103- Lease is up 12/31/24 Pays \$700 monthly. Unit 1105-Lease is up 3/31/25 Pays \$750 monthly Seller Requests no Yard Sign Virtual Tour

Showing Phone #: Showing Time

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 10/30/2024  
Pending Date: 11/07/2024  
Sold Date: 12/12/2024

Special Listing Conditions:  
Sold Price/SqFt: \$41  
Sold Terms: Cash  
Type of Contract: Exclusive Right To Sell

Name	Office	Primary	Office	E-mail
LA: Al & Lori Fulk/ Fulkhomebase Team At RE2 (FULKBOTH108)	Real Estate II, Inc. (0146) 0000271773	937-360-6862 9373606862	937-390-3119	fulkboth@hotmail.com
CLA: Lori and Al Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)	Real Estate II, Inc. (0146) 0000271773	937-360-3053	937-390-3119	fulkboth@fulkhomebase.com
SA: Nicole Harris ( harrinic108 )	Glasshouse Realty Group (0258)2023005865	937-831-2554	937-949-0006	nikki@glasshouse Realty.com
Listing Date: 10/30/2024	Status Change Date: 12/12/2024	DOM: 43 / CDOM: 41		

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201 Zischler Street, Springfield, OH 45504  
1034467 - Closed

\$147,000

\$-18,000 (-11%)

WRIST Detail - Private  
List Price: \$165,000  
Sold Price: \$147,000



City: Springfield  
Zip: 45504  
County: Clark  
Parcel ID #: 3400600011417025  
Alt Link  
Township: Inside City Limits  
Subdivision: Oak Park Add  
Tax Year: 2023  
Semi Annual Tax: \$900  
New Financing: Cash; Conventional  
Condo/Lot: No  
HOA/COA: No

Below list price

Total Seller Concessions Upon Closing: 0  
Area: 011 N O MAIN / W OF LIMESTONE  
School District: 1206 Springfield CSD  
Property Type: Multi-Family  
Land Info: Residential Lot  
Acres: 0.15  
Lot Size: 50x135  
Year Built: 1922  
Total SqFt: 1,958

Directions: Corner or w north st and Zischler

1,958 sq. feet

Property Description

Exterior: Vinyl Siding  
Structure Type: Duplex  
Basement: Full; Unfinished  
Garage: Attached/ Garage Spaces: 1  
Heating System: Forced Air; Natural Gas  
Occupancy: Subject To Tenant Rights

one garage 3 Bed Unit

Manufactured Home: No  
Utilities: Natural Gas Connected; Separate Meters; Sewer Connected  
Water Source: Supplied Water  
Sewer: Public Sewer

850

Total Units: 2  
1 Bedroom: 1  
3 Bedrooms: 1

1 Bed Unit 700

Unit Features

Gross Monthly Rent: \$1,550  
Total Security Deposit: \$1,000

Unit 1  
Occupied: Yes  
# of Bedrooms: 3  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: No  
Monthly Rent: \$850  
Security Deposit: \$500

Unit 2  
Occupied: Yes  
# of Bedrooms: 1  
# of Full Baths: 1  
# of Half Baths: 0  
Garage Attached: Yes  
Monthly Rent: \$700  
Security Deposit: \$500

Unit 3

Unit 4

\$1,550 - mine only \$1,400 (2 Beds. Each)

Unit 5

Unit 6

Unit 7

Unit 8

Public Remarks: Nice double one unit has 3 bed and 1 unit has 1 bed fully occupied. Seller pays all utilities but there are separate gas and electric meters.

Virtual Tour

Showing Phone #: Showingtime

Showing Instructions: 24 Hour Notice; Tenant Occupied

Listing Date: 09/17/2024  
Pending Date: 10/29/2024  
Sold Date: 11/27/2024

Special Listing Conditions:  
Sold Price/SqFt:  
Sold Terms:  
Type of Contract:

\$75  
Conventional  
Exclusive Right To Sell

Name  
LA: Ryan William King (kingrya108)  
SA: Tyler Hicks (hickstyl108)

Office  
Real Estate II, Inc. (0146) 0000271773  
Glasshouse Realty Group (0258) 2023005865

Primary Office  
937-206-2343 937-390-3119  
937-321-0569 937-949-0006

E-mail  
ryankingrealtor@gmail.com  
tyler@hickshomegroup.com

Listing Date: 09/17/2024

Status Change Date: 12/03/2024

DOM: 71 CDOM: 70

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Warren Barnett, Gene Barnett on Saturday, September 20, 2025 8:49 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

\$130,000 @ \$75<sup>00</sup> sq. too high

\$70 a 120,000 Zillow.com \$85 per unit water trash paid by owner  
Realtor.com 615<sup>00</sup> net cost.  
sq ft.

1:20 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: Sept 25, 2025

Phone# 937-536-9408

Email Address: gene.barnett45@gmail.com

Name that appears on the Value Change Notice:

ARLO INVESTMENTS LLC

Property Address: 1710-172 Broadway 1136 N, Fountain

Parcel Number(s) as it appears on the Value Change Notice: 25-27 E WAKRO ST 1425-1427 N

3400600011403042 Broadway 1710-172

3400700035103001-1136 N, Fountain Ave

3400700035116011 25/27 E. WAKRO ST 340070003

Briefly explain your reason for this visit: 1425-1427 & 1102-1

Rentals per parties are

grossly overvalued & addresses are

wrong. Appears properties compared to

\*\* We will NOT know the 'Real Estate Tax' Single Residents

amounts until we receive the rates from the Dept. of Taxation later in December. multiple units

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

Reviewer: JSL

Discussion Topic(s)

- Land
- Buildings
- Total Value
- General Discussion Only

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

- 1710-12 = 700/mo = 1400/mo total = 112,200???

- 1136 N. Fountain = blighted pels all around = 2300/mo total =

- Limestone = lots of blight - heat, air conditioning, wet basins = 1270/mo

- Wood - lots of blight = asbestos shingles, asbestos in basins = 1280/mo total

COMPLETION:

- None Required
- Data Entry Change (detail)
- Field Check For (detail)
- Review (detail)

COMPLETION: (this section MUST be completed)

- All Review Complete per Appraiser
- Data Entered in System

See Price's

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**

1:20pm

CLARK COUNTY

Status : 1710 -1712 BROADWAY AVE

Map ID: 340-06-00011-403-042

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

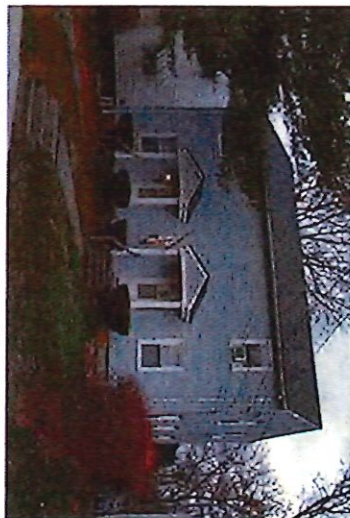
Routing No. 0011-01 496-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0003  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Sssd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400600011403042 12/11/2023

*Handwritten:* \$189,750

*Handwritten:* Comp: 201 Zischle-St 1871/73 Maiden Ln.

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 46 140			17,880

Total Acres: .1478

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	6,260	17,880	17,880	0	17,880
Building	44,980	128,510	128,510	0	88,350
Total	51,240	146,390	146,390	0	106,230

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
04/08/24	NV	10-Adv	3-Other
05/24/18	GSK	R-Review	3-Other
09/07/17	AGS	10-Adv	3-Other
10/03/11	DLY	5-Occupant Not Home	3-Other
04/10/06	RG		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/21/22				QC-Quit Claim Deed	QC-Quit Claim Deed	BARNETT WARREN E JR & MARY L NEVIL
02/19/14				SV-Survivorship	SV-Survivorship	BARNETT W EUGENE JR & MARY L NEVIL
01/22/02						BARNETT WARREN EUGENE JR
01/17/89	45,000					

**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:  
 OAK PARK ADD ALL  
 12079

Addl. Tieback:

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1710 -1712 BROADWAY AVE

Parcel Id: 340-06-00011-403-042

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

Dwelling Information

Story height 2  
 Exterior Walls 6-AV/Minyl  
 Style 14-Duplex  
 Year Built 1942  
 Eff Year Built  
 Year Remodeled  
 Kitchen Remod  
 Bath Remod  
 Basement 4-Full Bsmt  
 Total Rooms 10  
 Bedrooms 4  
 Family Rooms 0  
 Full Baths 2  
 Half Baths 0  
 Addl. Fixtures 4  
 Total Fixtures 10

Heat Type 3-Central Heat/W/A  
 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  
 Openings  
 # Car Bsmt Gar

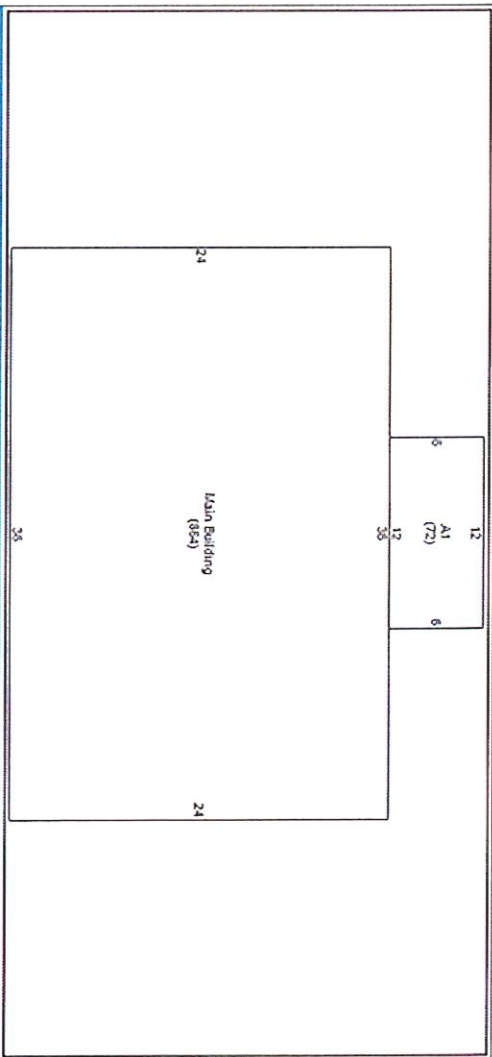
Stacks  
 Pre-Fab  
 Misc  
 Grade C  
 CDU ~~AWKWARD~~   
 Market Adj  
 % Complete  
 Cost & Design 0  
 Functional  
 Economic  
 % Good Ovr  
 NBHD Fact 1

Dwelling Computations

Base Price 196,820  
 Plumbing 7,200  
 Basement 0  
 Heating 7,000  
 Attic 0  
 Other Features 0  
 Subtotal 211,020  
 Ground Floor Area 864  
 Total Living Area 1,728  
 Dwelling Value 128,510  
 Building Notes

Misc & Gross Building Values

Misc Building No  
 Gross Building:  
 Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					864						
1		1			72						3,200

Outbuilding Data

Type	Yr Bld	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

Stilus : 25 -27 E WARD ST

Map ID: 340-07-00035-116-011

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

*Handwritten:* \$1080/mo

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

Routing No. 0035-03 012-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0028  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400700035116011 12/11/2023

*Handwritten:* Fee \$125,000

*Handwritten:* Comp = 794-21a Surf Rd Ave (1212202)  
 134-21a E. Cell St  
 122-24 E. Cell St  
 1019-21 Surf Rd Ave

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	49 196		12,580
Total Acres: 2205		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

Value Flag	1-COST APPROACH	Assessed	Appraised	Cost	Income	Market
Land		4,400	12,580	12,580	0	12,580
Building		40,050	114,430	114,430	0	30,500
Total		44,450	127,010	127,010	0	43,180
Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied						

**Entrance Information**

Date	ID	Entry Code	Source
04/11/24	LB	10-Adv	3-Other
05/31/18	GSK	R-Review	3-Other
10/03/17	AGS	10-Adv	3-Other
08/23/11	MJT	5-Occupant Not Home	3-Other
01/27/06	N1		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/21/22				QC-Quit Claim Deed		BARNETT WARREN E JR & MARY L NEVIL
02/19/14				SV-Survivorship		BARNETT W EUGENE JR & MARY L NEVIL
01/22/02						BARNETT W EUGENE
08/04/87	43,500					

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 GEO H FREY ALL  
 5458

Addl. Tieback:



**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 1425 -1427 N LIMESTONE ST

Map ID: 340-07-00036-411-021

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

Routing No. 0036-02 024-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0039  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400700036411021 12/28/2023

*File = 155,160*

*Comps = 1750-58 E. Second St  
 120-22 E. Bradley Rd  
 1715-17 N. Limestone*

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 174			24,570

Total Acres: .1997 Legal Acres: 0.0000 NBHD Fact: 1.0000

**Assessment Information**

Value Flag	1-COST APPROACH	Manual Override Reason	Base Date of Value	Effective Date of Value	Owner Occupied	Assessed	Appraised	Cost	Income	Market
Land	8,600					24,570	24,570	0	0	24,570
Building	60,290					172,270	172,270	0	0	4,990
Total	68,890					196,840	196,840	0	0	29,560

**Entrance Information**

Date	ID	Entry Code	Source
04/23/24	NV	10-Adv	3-Other
06/18/18	GBL	R-Review	3-Other
11/01/17	AGS	10-Adv	3-Other
08/31/11	ABC	2-Information At Door	1-Owner
02/14/06	N1		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
03/21/22			
02/19/14	67,100		
07/06/99	60,500		
06/23/94			

**Property Factors**

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

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Deed Reference**

Deed Type: QC-Quit Claim Deed  
 SV-Survivorship  
 Grantor: BARNETT WARREN E JR & MARY L NEVIL  
 BARNETT W EUGENE & MARY L NEVIUS I  
 POPLIN ROGER E & SHERRY L

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 BLOUNTS ADDITION ALL  
 10586  
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1425 -1427 N LIMESTONE ST

Parcel Id: 340-07-00036-411-021

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

Dwelling Information


Story height	2	Total Rooms	12
Exterior Walls	6-ALV/Inyl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1915	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-Unfn	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~~   
Market Adj  
% Complete  
Cost & Design 0

Functional  
Economic  
% Good Ovr  
NBHD Fact 1

Dwelling Computations

Base Price	274,880	% Good	54
Plumbing	6,800	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	14,150	% Complete	
Other Features	0	C&D Factor	1
Subtotal	295,830	Adj Factor	1
		Additions	11,800
Ground Floor Area	1,512		
Total Living Area	3,024	Dwelling Value	171,550

Misc & Gross Building Values

Misc Building No  
Gross Building:

Misc Adjusted Value

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					1,512						13,700
1		1			324						8,200
4		25			442						

Additions	
13	34 A2 (442)
34	34 36
42	1,512 1,512
35	35 A1 (324)
9	35

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
C12-Conc Pave	1970		20x40	800	D	1		P	P			720

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 : 1136 N FOUNTAIN AVE

Map ID: 340-07-00035-103-001

LUC: 530-THREE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

Routing No. 0036-02 001-00  
 Class Residential  
 Living Units 3  
 Neighborhood 340R0038  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Sess

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035103001 12/12/2023

*Handwritten notes:*  
 Corp - 6000-2nd N. Fountain Ave  
 (SFR) 1135 N. Fountain Ave  
 (Buyer's agent)  
 File = 170,700

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	56 90		17,430
Total Acres: .1157		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land 6,100	17,430	17,430	0	17,430
Building 62,940	179,820	179,820	0	58,630
Total 69,040	197,250	197,250	0	76,060
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
04/19/24	NV	10-Adv	3-Other
06/19/18	GBL	R-Review	3-Other
10/31/17	AGS	10-Adv	3-Other
08/30/11	NAC	5-Occupant Not Home	3-Other
01/27/06	N1		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/21/22	85,000			QC-Quit Claim Deed		BARNETT WARREN E JR & MARY L NEVIL
02/25/99						BOWERS PHILLIP W

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section:  
 Legal Descriptions:  
 MC CREIGHTS W PT  
 3530

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1136 N FOUNTAIN AVE

Parcel Id: 340-07-00035-103-001

LUC: 530-THREE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

Dwelling Information

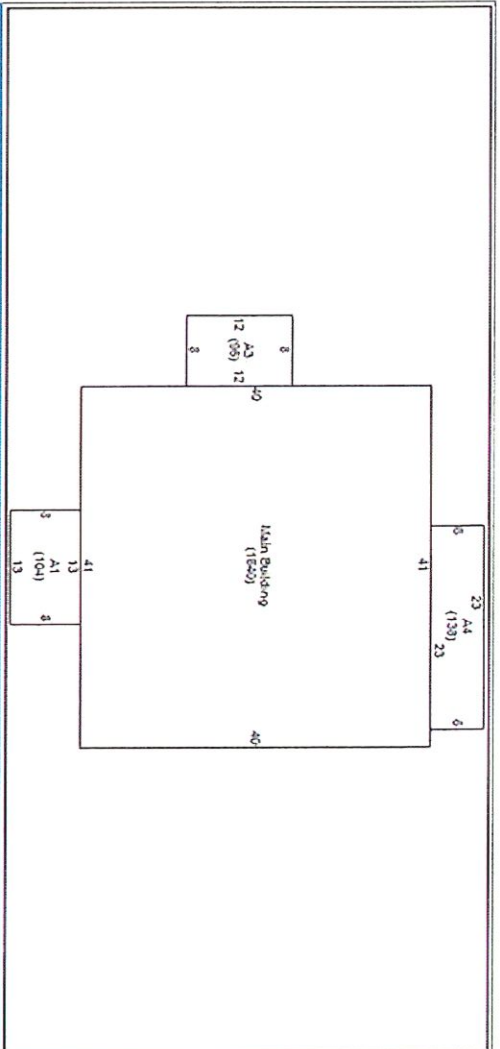
Story height 2  
 Exterior Walls 1-Frame  
 Style 15-Triplex  
 Year Built 1908  
 Eff Year Built  
 Year Remodeled  
 Kitchen Remod  
 Bath Remod  
 Basement 4-Full Bsmt  
 Heat Type 2-Central Heat  
 Fuel Type 2-Gas  
 System Type 1-Hot/Air  
 Attic 2-U/fin  
 Phys. Condition A-Average Condition  
 Int vs Ext 2-Same  
 Stacks  
 Pre-Fab  
 Misc  
 Total Rooms 14  
 Bedrooms 5  
 Family Rooms 0  
 Full Baths 4  
 Half Baths 0  
 Addl. Fixtures 8  
 Total Fixtures 20  
 Masonry Trim  
 Unfinished Area  
 Rec Rm Size  
 FBLA Size  
 Openings  
 # Car Bsmt Gar  
 Grade C  
 CDU ~~XXXXXX~~ **FR**  
 Market Adj  
 % Complete  
 Cost & Design 0  
 Functional  
 Economic  
 % Good Ovr  
 NBHD Fact 1

Dwelling Computations

Base Price 307,710  
 Plumbing 21,600  
 Basement 0  
 Heating 0  
 Attic 15,840  
 Other Features 0  
 Subtotal 345,150  
 Ground Floor Area 1,640  
 Total Living Area 3,280  
 Building Notes  
 % Good 49  
 Market Adj  
 Functional  
 Economic  
 % Complete  
 C&D Factor  
 Adj Factor 1  
 Additions 10,700  
 Dwelling Value 179,820

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					1,640						
1		1			104						4,600
3		2			96						4,800
4		3			138						12,300

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 : 1136 N FOUNTAIN AVE

Map ID: 340-07-00035-103-001

LUC: 530-THREE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

Routing No. 0036-02 001-00  
 Class Residential  
 Living Units 3  
 Neighborhood 340R0038  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035103001 12/12/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 56 90			17,430

Total Acres: .1157

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	6,100	17,430	17,430	0	17,430
Building	53,640	153,270	153,270	0	100,060
<b>Total</b>	<b>59,740</b>	<b>170,700</b>	<b>170,700</b>	<b>0</b>	<b>117,490</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
04/19/24	NV	10-Adv	3-Other
06/19/18	GBL	R-Review	3-Other
10/31/17	AGS	10-Adv	3-Other
08/30/11	NAC	5-Occupant Not Home	3-Other
01/27/06	N1		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/21/22				QC-Quit Claim Deed		BARNETT WARREN E JR & MARY L NEVIL
02/25/99	85,000					BOWERS PHILLIP W

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 MC CREIGHTS W PT  
 3530  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1136 N FOUNTAIN AVE

Parcel Id: 340-07-00035-103-001

LUC: 530-THREE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

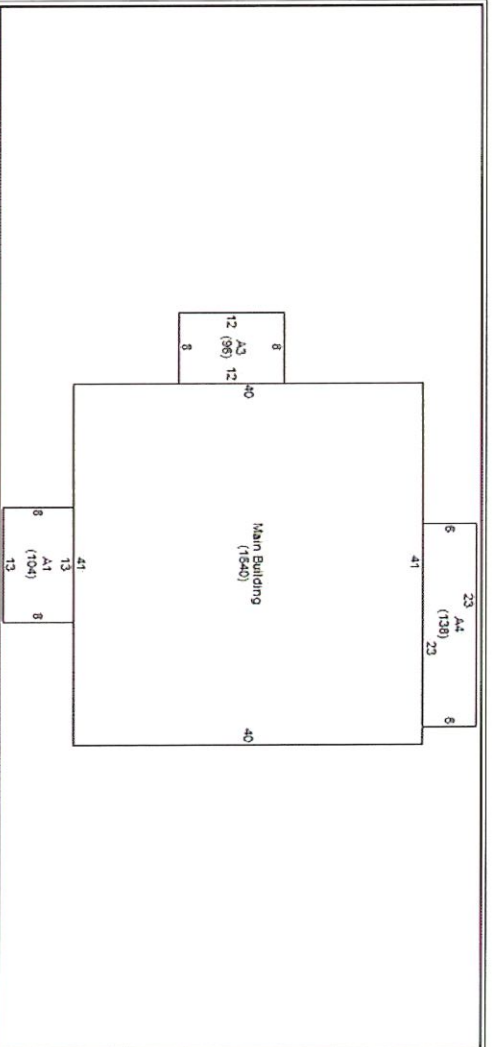
Story height	2	Total Rooms	14
Exterior Walls	1-Frame	Bedrooms	5
Style	15-Triplex	Family Rooms	0
Year Built	1906	Full Baths	4
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	8
Kitchen Remod		Total Fixtures	20
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C	Functional	95
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	307,710	% Good	44
Plumbing	21,600	Market Adj	
Basement	0	Functional	95
Heating	0	Economic	
Attic	15,840	% Complete	
Other Features	0	C&D Factor	1
Subtotal	345,150	Adj Factor	1
		Additions	9,000
Ground Floor Area	1,640		
Total Living Area	3,280	Dwelling Value	153,270
Building Notes			

**Misc & Gross Buiding 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					1,640						4,600
1		1			104						4,800
3		2			96						12,300
4		3	25		138						

**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**

Status : 1710 -1712 BROADWAY AVE

Map ID: 340-06-00011-403-042

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

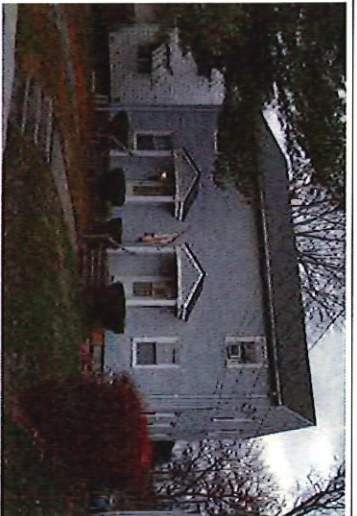
Routing No. 0011-01 496-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0003  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



340060011403042 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	46 140		17,880

Total Acres: .1478

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	6,260	17,880	17,880	0	17,880
Building	39,150	111,870	111,870	0	89,930
<b>Total</b>	<b>45,410</b>	<b>129,750</b>	<b>129,750</b>	<b>0</b>	<b>107,810</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
04/08/24	NV	10-Adv	3-Other
05/24/18	GSK	R-Review	3-Other
09/07/17	AGS	10-Adv	3-Other
10/03/11	DLY	5-Occupant Not Home	3-Other
04/10/06	RG		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/21/22				OC-Quit Claim Deed		BARNETT WARREN E JR & MARY L NEVIL
02/19/14				SV-Survivorship Deed		BARNETT W EUGENE JR & MARY L NEVIL
01/22/02						BARNETT WARREN EUGENE JR
01/17/89	45,000					

**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:  
 OAK PARK ADD ALL  
 12079

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1710 -1712 BROADWAY AVE

Parcel Id: 340-06-00011-403-042

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

Story height	2	Total Rooms	10
Exterior Walls	6-AL/Vinyl	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	

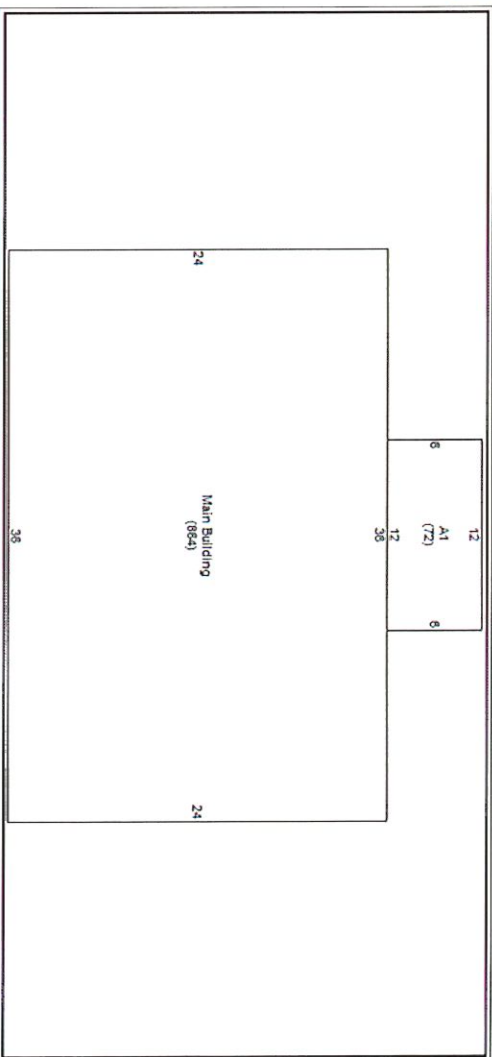
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	196,820	% Good	54
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	204,020	Adj Factor	1
		Additions	1,700
Ground Floor Area	864		
Total Living Area	1,728	Dwelling Value	111,870

**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					864						
1		1			72						3,200

**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**

Status : 25 -27 E WARD ST

Map ID: 340-07-00035-116-011

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

Routing No. 0035-03 012-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0028  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400700035116011 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	49 196		12,580

Total Acres: .2205

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	4,400	12,580	12,580	0	12,580
Building	39,350	112,420	112,420	0	82,360
<b>Total</b>	<b>43,750</b>	<b>125,000</b>	<b>125,000</b>	<b>0</b>	<b>94,940</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
04/11/24	LB	10-Adv	3-Other
05/31/18	GSK	R-Review	3-Other
10/03/17	AGS	10-Adv	3-Other
08/23/11	MJT	5-Occupant Not Home	3-Other
01/27/06	N1		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/21/22				OC-Quit Claim Deed		BARNETT WARREN E JR & MARY L NEVIL
02/19/14				SV-Survivorship Deed		BARNETT W EUGENE JR & MARY L NEVIL
01/22/02						BARNETT W EUGENE
08/04/87	43,500					

**Property Factors**

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

5-Sidewalk

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 GEO H FREY ALL  
 5458

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 25 -27 E WARD ST

Parcel Id: 340-07-00035-116-011

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

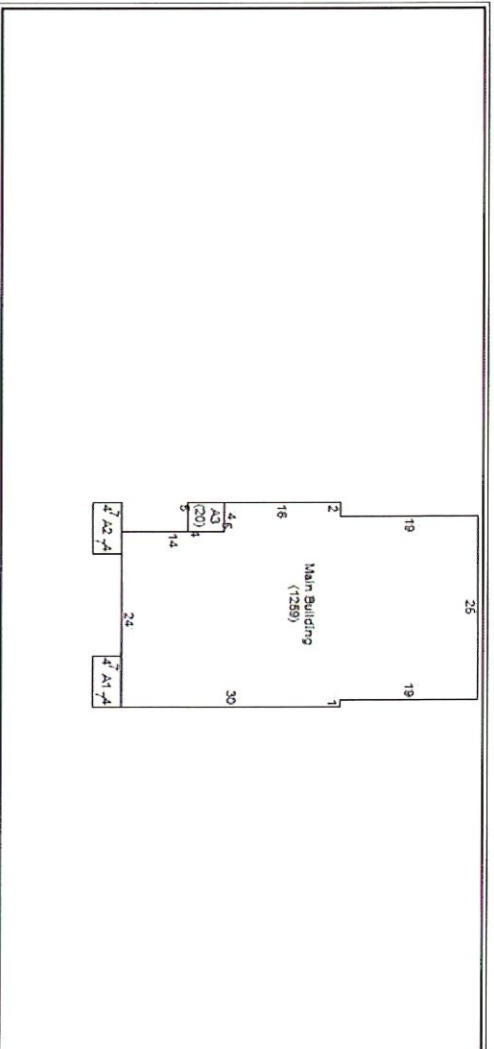
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1896	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	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	C-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	240,470	% Good	44
Plumbing	6,800	Market Adj	
Basement	-4,570	Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	242,700	Additions	1,300
Ground Floor Area	1,259		
Total Living Area	2,518	Dwelling Value	108,090

**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					1,259						1,200
1		28	54		28						800
2		28			28						800
3		1			20						800

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1947		38x20	760	D	1		P	P			4,330

**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 : 1425 -1427 N LIMESTONE ST

Map ID: 340-07-00036-411-021

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**CURRENT OWNER**

ARLO INVESTMENTS LLC

**GENERAL INFORMATION**

Routing No. 0036-02 024-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0039  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400700036411021 12/28/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 174		24,570

Total Acres: .1997

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	8,600	24,570	24,570	0	24,570
Building	60,290	172,270	172,270	0	131,260
<b>Total</b>	<b>68,890</b>	<b>196,840</b>	<b>196,840</b>	<b>0</b>	<b>155,830</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
04/23/24	NV	10-Adv	3-Other
06/18/18	GBL	R-Review	3-Other
11/01/17	AGS	10-Adv	3-Other
08/31/11	ABC	2-Information At Door	1-Owner
02/14/06	N1		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/21/22				OC-Quit Claim Deed	OC-Quit Claim Deed	BARNETT WARREN E JR & MARY L NEVIL
02/19/14	67,100			SV-Survivorship Deed	SV-Survivorship Deed	BARNETT W EUGENE & MARY L NEVIUS I
07/06/99						POPLIN ROGER E & SHERRY L
06/23/94	60,500					

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 BLOUNTS ADDITION ALL  
 10586  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1425 -1427 N LIMESTONE ST

Parcel Id: 340-07-00036-411-021

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

Story height	2	Total Rooms	12
Exterior Walls	6-AI/Vn/yl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1915	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-Unfn	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks			
Pre-Fab			
Misc		Qty	

Grade	C-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

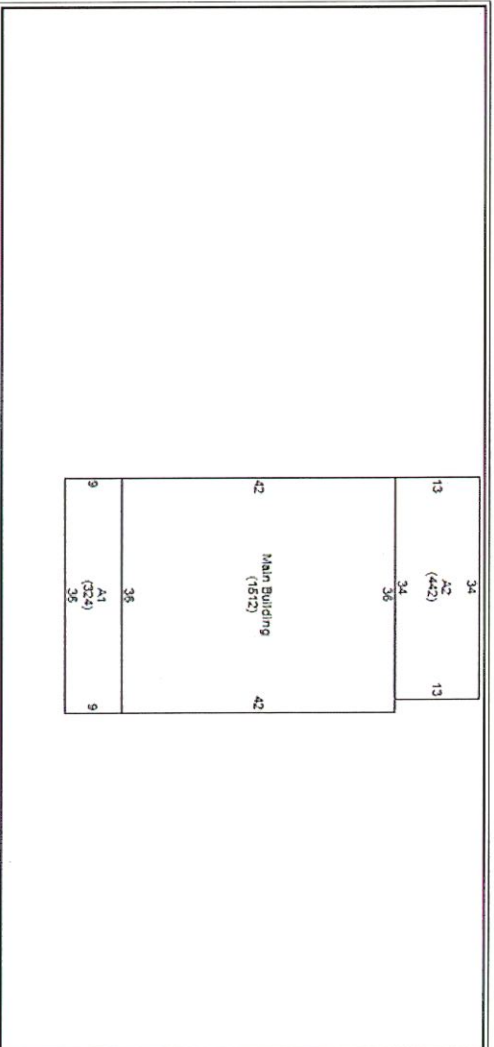
**Dwelling Computations**

Base Price	274,880	% Good	54
Plumbing	6,800	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	14,150	% Complete	
Other Features	0	C&D Factor	
Subtotal	295,830	Adj Factor	1
		Additions	11,800
Ground Floor Area	1,512		
Total Living Area	3,024	Dwelling Value	171,550

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					1,512						
1		1			324						13,700
4		25			442						8,200

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
C12-Conc Pave	1970		20x40	800	D	1		P	P			720

**Condominium / Mobile Home Information**

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

PARID 3400700035103001

NBHD 340R0038

ARLO INVESTMENTS LLC

JUR 000

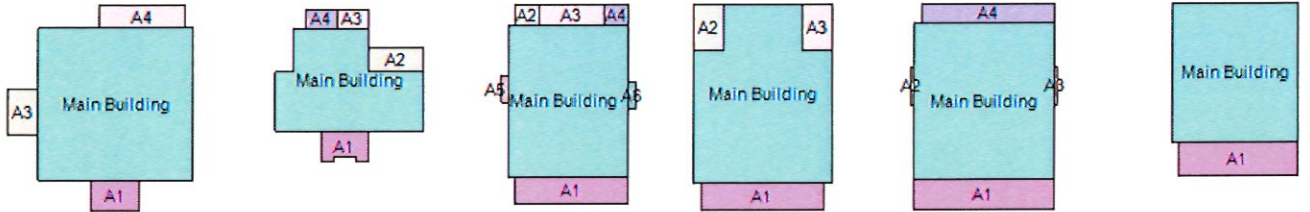
ROLL RP\_OH

1136 N FOUNTAIN AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700035103001	3400700035102014	3400700035208010	3400700035217015	3400700035222004	3400700035222008
Address: 1136 N FOUNTAIN AVE	1133 N FOUNTAIN AVE	452-454 E CECIL ST	815-817 N MURRAY ST	457-459 E MADISON AVE	509-511 E MADISON AVE
Card: 1					
Salekey:	218163	212488	210385	204395	206707



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.038	340R0.038	340R0.030	340R0.030	340R0.030	340R0.030
L U C: 530	510	520	520	520	520
<b>Dwelling Data</b>					
Acres: .1157	.1234	.1630	.2066	.1710	.2319
Living Units: 3	1	2	2	2	2
Story Height: 2	2	2	2	2	2
Style: 15-TRIPLEX	06-COLONIAL	14-DUPLEX	14-DUPLEX	14-DUPLEX	14-DUPLEX
Year Built: 1906/	1912/	1916/	1911/	1913/	1915/
<b>Year Remodelled:</b>					
<b>Mastrlm Area:</b>					
C D U: FR-FAIR	AV-AVERAGE	FR-FAIR	FR-FAIR	PR-POOR	FR-FAIR
S F L A: 3280	2700	3272	3120	3212	3511
M G F A: 1640	1248	1620	1464	1596	1596
Attic: 2-UNFINISHED	1-NONE	2-UNFINISHED	1-NONE	2-UNFINISHED	3-PT FINISHED
Basement: 4-FULL	4-FULL	4-FULL	4-FULL	4-FULL	4-FULL
<b>F B L A:</b>					
<b>Fin Rec Room:</b>					
<b>Unfin Area:</b>					
Total Rooms: 14	6	12	10	12	12
Bed Rooms: 5	3	6	4	6	6
Family Rooms: 0	0	6	0	0	0
Full Baths: 4	1	2	2	2	2
Half Baths: 0	0	0	0	0	1
Total Fixtures: 20	6	10	10	10	14
W B Fireplace:			2	1	2
<b>Pre Fireplace:</b>					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT
Exterior Wall: 1-FRAME	9-CONCRETE	6-ALUMINUM/VINYL	1-FRAME	1-FRAME	1-FRAME
Open Porch Area: 200	196	596	224	304	360
Closed Porch Area: 138	0	84	192	0	0
<b>Basement Cars:</b>					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 0	440	360	0	0	360
Detach Garage Area: 0	440	360	0	0	360

	A	A	A	F	A
<b>Market Adj:</b>					
<b>Cost &amp; Design:</b>					
Physical Condition:	A	A	A	F	A
<b>Pricing Info</b>					
R C N:	345,150	295,140	327,660	303,620	314,430
Depr % Good:	44	49	44	44	34
R C N L D:	153,270	161,520	158,770	148,990	113,610
Land Value:	17,430	17,830	19,840	21,090	20,200
Building Value:	153,270	164,290	161,150	148,990	113,610
O B Y Value:	0	2,770	2,380	0	0
Dwelling Value:	153,270	161,520	158,770	148,990	113,610
Cost Value:	170,700	182,120	180,990	170,080	133,810
Sale Date:	07-AUG-2024	03-OCT-2023	01-JUN-2023	21-JUL-2022	04-NOV-2022
Sale Price:	215,000	60,500	124,900	83,000	120,000
<b>Valuation</b>					
Adj Price:	190,680	46,580	118,030	114,910	96,390
M R A Estimate:	166,800	178,220	177,090	166,180	129,910
Distance:	170	207	210	213	214
Weighted Estimate:	119,520				
Market Value:	117,490				
F C C:	9				
MKT / SF:	35.82	79.63	18.49	40.03	25.84
COST / SF:	52.04	67.45	55.31	54.51	41.66

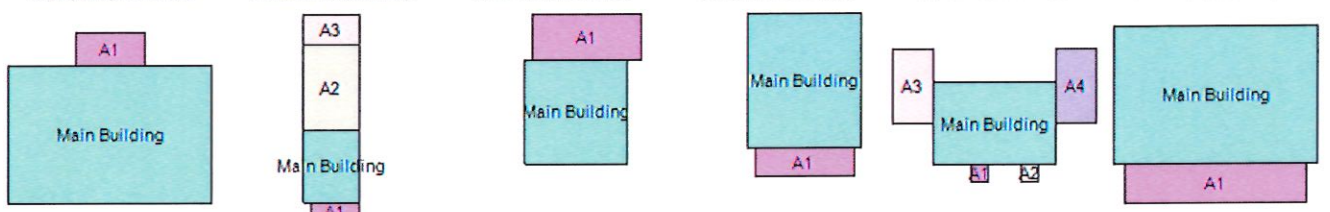
PARID 3400600011403042  
 NBHD 340R0003  
 ARLO INVESTMENTS LLC

JUR 000  
 ROLL RP\_OH  
 1710 -1712 BROADWAY AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400600011403042	3400600011417025	3400600011407012	3400600011415002	3400700030303014	3400700030302039
Address: 1710 -1712 BROADWAY AVE	201 ZISCHLER ST	1754 MAIDEN LN	1871 -1873 MAIDEN LN	1303 -1305 JUNIPER DR	910 -912 MITCHELL BLVD
Card: 1					
Salekey:	220624	210381	214748	201107	212234



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.003	340R0.003	340R0.003	340R0.003	340R0.031	340R0.031
L U C: 520	520	510	520	520	520

Dwelling Data

Acres: .1478	.1550	.1550	.1175	.1620	.2583
Living Units: 2	2	1	2	2	2
Story Height: 2	2	2	2	2	2
Style: 14-DUPLEX	04-OLD STYLE	06-COLONIAL	14-DUPLEX	14-DUPLEX	14-DUPLEX
Year Built: 1942/	1922/	1942/	1928/	1943/	1943/
Year Remodelled:	1986			1989	
Mastrim Area:					
C D U: FR-FAIR	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	FR-FAIR	FR-FAIR
S F L A: 1728	1958	2216	2432	1728	1728
M G F A: 864	616	900	1216	864	864
Attic: 1-NONE	1-NONE	1-NONE	2-UNFINISHED	1-NONE	1-NONE
Basement: 4-FULL	4-FULL	4-FULL	4-FULL	4-FULL	4-FULL
F B L A:					
Fin Rec Room:		370			
Unfin Area:					
Total Rooms: 10	9	7	10	10	10
Bed Rooms: 4	3	3	4	4	4
Family Rooms: 0	0	0	0	0	0
Full Baths: 2	2	1	2	2	2
Half Baths: 0	0	1	0	0	0
Total Fixtures: 10	10	8	10	10	10
W B Fireplace:		1			
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT
Exterior Wall: 6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME	2-BRICK	2-BRICK
Open Porch Area: 72	133	0	224	0	224
Closed Porch Area: 0	0	0	0	0	0
Basement Cars:					
Attach Garage Area: 0	264	0	0	528	0
Detach Garage Area: 0	0	320	360	0	0
Detach Garage Area: 0	0	320	360	0	0

	A	A	A	F	F
<b>Market Adj:</b>					
<b>Cost &amp; Design:</b>					
Physical Condition:	A	A	A	F	F
<b>Pricing Info</b>					
RC N: 204,020	174,270	228,910	266,920	197,810	197,810
Depr % Good: 54	60	60	60	54	54
RC N L D: 111,870	145,960	155,550	166,150	117,420	111,720
Land Value: 17,880	18,370	18,170	8,210	16,120	20,350
Building Value: 111,870	145,960	160,300	169,830	117,420	111,720
O B Y Value: 0	0	4,750	3,680	0	0
Dwelling Value: 111,870	145,960	155,550	166,150	117,420	111,720
Cost Value: 129,750	164,330	178,470	178,040	133,540	132,070
Sale Date:	10-DEC-2024	01-JUN-2023	02-FEB-2024	07-FEB-2022	18-SEP-2023
Sale Price:	147,000	179,000	160,000	110,000	122,400
<b>Valuation</b>					
Adj Price:	103,600	119,540	102,110	99,610	112,740
M R A Estimate: 125,850	160,430	174,570	174,140	129,640	128,170
Distance:	132	150	192	201	201
Weighted Estimate: 107,090					
Market Value: 107,810					
F C C: 2					
MKT / SF: 62.39	75.08	80.78	65.79	63.66	70.83
COST / SF: 75.09	83.93	80.54	73.21	77.28	76.43

PARID 3400700035116011  
 NBHD 340R0028  
 ARLO INVESTMENTS LLC

JUR 000  
 ROLL RP\_OH  
 25 -27 E WARD ST



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700035116011	3400700035200030	3400700035200027	3400700035108010	3400700035103009	3400700035105010
Address: 25 -27 E	134 -136 E	118 -120 E	117 -119 E	17 -19 E	1019 -1021
WARD	CECIL	CECIL	CECIL	MC CREIGHT	GARFIELD
ST	ST	ST	ST	AVE	AVE
Card: 1					
Salekey:	217112	210912	210798	220089	217525



3400700035116011 12/11/2023



3400700035200030 12/11/2023



3400700035200027 12/11/2023



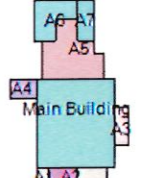
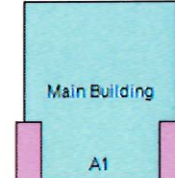
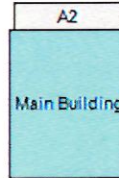
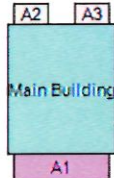
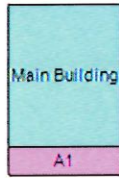
3400700035108010 12/11/2023



3400700035103009 12/28/2023



3400700035105010 12/11/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.028	340R0.028	340R0.028	340R0.028	340R0.028	340R0.028
LU C: 520	520	520	530	520	520
<b>Dwelling Data</b>					
Acres: .2205	.2537	.1722	.1722	.0785	.1860
Living Units: 2	2	2	3	2	2
Story Height: 2	2	2	2	2	2
Style: 14-DUPLEX	14-DUPLEX	14-DUPLEX	15-TRIPLEX	14-DUPLEX	04-OLD STYLE
Year Built: 1896/	1921/	1921/	1901/	1911/	1901/
<b>Year Remodelled:</b>					
<b>Mastrim Area:</b>					
C D U: FR-FAIR	FR-FAIR	AV-AVERAGE	FR-FAIR	AV-AVERAGE	FR-FAIR
S F L A: 2518	2560	2432	2770	2800	2280
M G F A: 1259	1280	1216	1280	1400	957
Attic: 1-NONE	2-UNFINISHED	2-UNFINISHED	2-UNFINISHED	2-UNFINISHED	2-UNFINISHED
Basement: 3-PART	4-FULL	4-FULL	4-FULL	3-PART	4-FULL
<b>F B L A:</b>					
<b>Fin Rec Room:</b>					
<b>Unfin Area:</b>					
Total Rooms: 10	12	12	12	9	10
Bed Rooms: 4	6	6	5	6	7
Family Rooms: 0	0	0	0	0	0
Full Baths: 2	2	2	3	2	2
Half Baths: 0	0	0	0	0	0
Total Fixtures: 10	10	10	18	10	10
<b>W B Fireplace:</b>					
<b>Pre Fireplace:</b>					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	2-CENTRAL HEAT
Exterior Wall: 1-FRAME	1-FRAME	1-FRAME	1-FRAME	6-ALUMINUM/VINYL	1-FRAME
Open Porch Area: 20	256	344	224	408	70
Closed Porch Area: 0	0	0	0	0	424
<b>Basement Cars:</b>					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 760	360	400	0	0	720
Detach Garage Area: 760	360	400	0	0	720

	A	A	F	A	F
<b>Market Adj:</b>					
<b>Cost &amp; Design:</b>					
Physical Condition: F	A	A	F	A	F
<b>Pricing Info</b>					
R C N: 242,700	249,050	240,250	273,820	313,160	228,060
Depr % Good: 44	44	49	44	49	44
R C N L D: 108,090	114,080	124,520	133,080	162,350	126,550
Land Value: 12,580	12,920	11,660	11,660	7,850	12,120
Building Value: 112,420	117,450	127,090	133,080	162,350	131,640
O B Y Value: 4,330	3,370	2,570	0	0	5,090
Dwelling Value: 108,090	114,080	124,520	133,080	162,350	126,550
Cost Value: 125,000	130,370	138,750	144,740	170,200	143,760
Sale Date:	12-JUN-2024	05-JUL-2023	28-JUN-2023	12-NOV-2024	03-JUL-2024
Sale Price:	135,000	95,000	105,000	49,000	135,700
<b>Valuation</b>					
Adj Price:	121,530	75,550	78,960	860	108,800
M R A Estimate: 121,100	126,470	134,850	140,840	166,300	139,860
Distance:	37	64	81	89	94
Weighted Estimate: 97,060					
Market Value: 94,940					
F C C: 10				EXCESS ADJ	
MKT / SF: 37.70	52.73	39.06	37.91	17.50	59.52
COST / SF: 49.64	50.93	57.05	52.25	60.79	63.05

PARID 3400700036411021  
 NBHD 340R0039  
 ARLO INVESTMENTS LLC

JUR 000  
 ROLL RP\_OH  
 1425 -1427 N LIMESTONE ST



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700036411021	3400700036316014	3400700036401011	3400700036400026	3400700036404014	3400700036411018
Address: 1425 -1427 N LIMESTONE ST	1317 -1319 GARFIELD AVE	133 -135 E HARDING RD	120 -122 E HARDING RD	124 -126 THIRD ST	139 -141 E THIRD ST
Card: 1					
Salekey:	202717	201833	213785	220174	206431



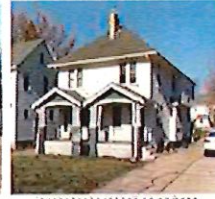
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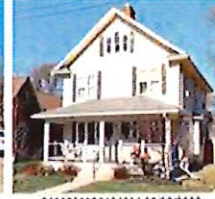
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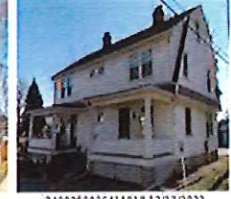
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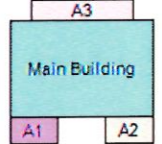
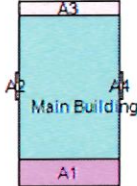
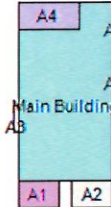
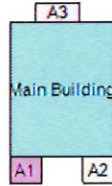
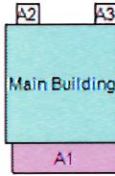
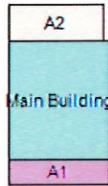
3400700036400026 12/13/2023



3400700036404014 12/13/2023



3400700036411018 12/13/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.039	340R0.039	340R0.039	340R0.039	340R0.039	340R0.039
LU C: 520	520	520	520	520	520
<b>Dwelling Data</b>					
Acres: .1997	.1814	.1629	.1630	.2204	.2009
Living Units: 2	2	2	2	2	2
Story Height: 2	2	2	2	2	2
Style: 14-DUPLEX	14-DUPLEX	14-DUPLEX	14-DUPLEX	14-DUPLEX	14-DUPLEX
Year Built: 1915/	1924/	1920/	1924/	1927/	1910/
<b>Year Remodelled:</b>					
<b>Mastrim Area:</b>					
CD U: FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR
S F L A: 3024	3022	2772	2800	2716	2532
M G F A: 1512	1224	1386	1312	1290	1176
Attic: 2-UNFINISHED	4-FULLY FINISHED	2-UNFINISHED	2-UNFINISHED	2-UNFINISHED	2-UNFINISHED
Basement: 4-FULL	4-FULL	4-FULL	4-FULL	4-FULL	4-FULL
<b>F B L A:</b>					
<b>Fin Rec Room:</b>					
<b>Unfin Area:</b>					
Total Rooms: 12	12	12	13	12	10
Bed Rooms: 6	6	6	6	6	4
Family Rooms: 0	0	0	0	0	0
Full Baths: 2	2	2	2	2	2
Half Baths: 0	0	0	0	0	0
Total Fixtures: 10	10	10	10	10	10
<b>W B Fireplace:</b>					
<b>Pre Fireplace:</b>					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH
Exterior Wall: 6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME	6-ALUMINUM/VINYL	1-FRAME
Open Porch Area: 324	288	160	192	240	224
Closed Porch Area: 0	0	84	0	0	0
<b>Basement Cars:</b>					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 0	396	816	0	468	360
Detach Garage Area: 0	396	816	0	468	360

	A	A	F	A	A
<b>Market Adj:</b>					
<b>Cost &amp; Design:</b>					
Physical Condition: F	A	A	F	A	A
<b>Pricing Info</b>					
R C N:	295,830	267,810	287,170	276,040	264,290
Depr % Good:	54	54	54	54	54
R C N L D:	171,550	154,220	161,670	160,360	153,320
Land Value:	24,570	23,730	22,930	22,890	25,410
Building Value:	172,270	158,530	170,680	160,360	157,440
O B Y Value:	720	4,310	9,010	0	4,120
Dwelling Value:	171,550	154,220	161,670	160,360	153,320
Cost Value:	196,840	182,260	193,610	183,250	182,850
Sale Date:	29-APR-2022	17-MAR-2022	05-DEC-2023	15-NOV-2024	25-OCT-2022
Sale Price:	150,000	135,000	155,000	192,000	100,000
<b>Valuation</b>					
Adj Price:	155,580	130,130	159,290	194,470	112,820
M R A Estimate:	192,940	178,360	189,710	178,950	174,120
Distance:	36	66	68	92	123
Weighted Estimate:	152,630				
Market Value:	155,830				
F C C:	6				
MKT / SF:	51.53	49.64	48.70	55.36	70.69
COST / SF:	65.09	60.31	69.84	65.45	67.32