

013

FEB 25 2026

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

DTE 1
Rev. 12/22

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	ARLD 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	renebarnett45@gmail.com sales
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	197,250	-76,275 ⁰⁰

9. The requested change in value is justified for the following reasons: I pay WATER, 130+, TRASH 36, Elec. 85, g, GRASS 47 = \$298 month (75) PER UNIT
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. 114% INCREASE NO WAY.

12. If any improvements were completed in the last three years, show date 9/18/2022 - New Spouting 5,995.00 - New Shower 5,500 #B
and total cost \$ 12,400⁰⁰
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.

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	Total Seller Concessions Upon Closing:	012 N OF MAIN / E OF
Zip: 45503	Area:	LIMESTONE
County: Clark	School District:	1206 Springfield CSD
Parcel ID #: 3400700035218001	Property Type:	Multi-Family
Township: Inside City Limits	Land Info:	Residential Lot
Subdivision: Rodgers	Acres:	0.14
Tax Year: 2023	Lot Size:	40x150
Semi Annual Tax: \$923	Year Built:	1913
New Financing: Cash; Conventional	Total SqFt:	2,312
Condo/Lot: No		
HOA/COA: No		

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			
Unit 1	Unit 2	Unit 3	Unit 4
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	
Unit 5	Unit 6	Unit 7	Unit 8

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: \$59
Sold Terms: FHA
Type of Contract: Exclusive Right To Sell

Name	Office	Primary	Office	E-mail
LA: Lynn Schrader (SCHRALYN108)	Real Estate II, Inc. (0146) 0000271773	937-206-4491	937-390-3119	lschrader2000@aol.com
SA: James A. Burton (BURTOJAM108)	Burton-Minnick, Inc. (0162) 0000341949	937-631-3409	937-399-0522	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
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: Inside City Limits
Subdivision: Rodgers
Tax Year: 2023
Semi Annual Tax: \$725
New Financing: Cash; Conventional
Condo/Lot: No
HOA/COA: No

over 14.90
lost \$13,000

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

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 5

Unit 2
of Bedrooms: 2
of Full Baths: 1
of Half Baths: 0
Garage Attached: No
Monthly Rent: \$400
Unit 6

Unit 3

Unit 4

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 At RE2 (FULKBOTH108)
CLA: Lori and AJ Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)
SA: The Kristin Howard Group (HARRIKR108)

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

Primary
937-360-8862 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

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
NET 2088

\$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: Inside City Limits
Tax Year: 2024
Semi Annual Tax: \$843
New Financing: Cash; Conventional
Condo/Lot: No
HOA/COA: No

493 square

Total Seller Concessions Upon Closing: 0
Area: Below
School District: List Price
Property Type: Multi-Family
Acres: 0.17
Lot Size: 50 x 150
Year Built: 1092
Total SqFt: 2,432

011 N O MAIN / W OF LIMESTONE
1206 Springfield CSD
Multi-Family
1092
2,432

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

Total Units: 2
3 Bedrooms: 2

Unit Features

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
Cash
49.00
Exclusive Right To Sell

LA: Team HORNE-BOWEN / COLDWELL BANKER HERITAGE (HORNEJEF103)
CLA: Brock Bowen (bowenbro108)
SA: Team HORNE-BOWEN / COLDWELL BANKER HERITAGE (HORNEJEF108)

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

Listing Date: 05/08/2025

Status Change Date: 05/21/2025

DOM: 13 / CDOM: 12

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19
54
49
122.3 = \$41.00

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

1024 Garfield Avenue, Springfield, OH 45504
1037007 - Closed

\$135,000 (23 prices to)

\$54 a square
WRIST Detail - Private
List Price: \$135,000
Sold Price: \$135,000



City: Springfield
Zip: 45504
County: Clark
Parcel ID #: 3400700035200010
Township: Inside City Limits
Subdivision: McCreight Heirs Add
Tax Year: 2024
Semi Annual Tax: \$1,806.7
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:

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

No parking Behind 1136F - 2 spaces for Four unit.

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

\$133,000 ÷ 3400 = \$39 a square

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:

\$54 FHA
\$54 square foot
Exclusive Right To Sell

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) 2016004666

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

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

E-mail
tco6221@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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~~25/27 WARD~~
5 months TO sell
2300 - 240 = 2060
Net \$515 UNIT

$1899 \times 2 = 3798$
 $2518 \times 41 = 101,680$
 $= 133,420$
- 83,000 REAL SALE PRICE

1895 year Built \$85,000 to \$89,000 SALE PRICE

56,000 - 116,000 RANGE 25/27 WARD ST

83,000

60 WATCH TRASH man 58
 $4 \overline{) 238}$
135
36
67
(238)

A - 570
B - 530
C - 630
D - 570
2300
\$60 per UNIT

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 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	\$ 118,266	146,390	-\$38,124
	(W&B)		

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 1712 Broadway Shower

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

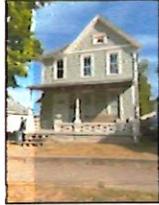
Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

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
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 -
80
246
132 - side
GRASS & SPOUTING

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 Instructions: 24 Hour Notice; Tenant Occupied

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

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

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
937-605-0185
614-623-8268

Office
937-390-3715
937-505-3553

E-mail
tina@roostrealestateco.com
mocarpenrealtor@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 2020

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
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

4

80% ON DOLLAR

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

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

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

Unit 3

Unit 4

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
LA: Al & Lori Fulk/ Fulkhomebase Team At RE2 (FULKBOTH108)
CLA: Lori and Al Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)
SA: Nicole Harris (harrinic108)

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

Primary
937-360-6862 9373606862
937-360-3053
937-831-2554

Office E-mail
937-390-3119 fulkboth@hotmail.com
937-390-3119 fulkboth@fulkhomebase.com
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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75 - 201 Zischler St
41 - 1103-1105 Broadway

1103-1105 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 (5)
 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

-20,000
 LOST

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

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

Unit 3

Unit 4

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

\$4100

Exclusive Right To Sell

Name
 LA: Al & Lori Fulk/ Fulkhomebase Team At RE2 (FULKBOTH108)
 CLA: Lori and Al Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)
 SA: Nicole Harris (harrinic108)

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

Primary
 937-360-6862 9373606862
 937-360-3053
 937-831-2554

Office E-mail
 937-390-3119 fulkboth@hotmail.com
 937-390-3119 fulkboth@fulkhomebase.com
 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
\$ 1,550 -

Unit 4
**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
937-206-2343
937-321-0569

Office
937-390-3119
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

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\$130,000 @ \$75⁰⁰ sq. too high

**\$70 a 120,000 Zillow.COM
sq ft. Realtor.COM**

**\$85 per unit
water, trash
paid by owner
615⁰⁰ net cost.**

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 Spfld, OH 45504
2. Complainant if not owner		
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 ⁰⁰	\$127,010	-37,260

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 _____, 2026

(Date) (Month) (Year)

Notary _____

Realtor FOR OHIO
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
Alt Link
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
1590

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

15,000

012 N OF MAIN / E OF
LIMESTONE
1206 Springfield CSD
Multi-Family
Residential Lot
0.13
50x110
1891
1,610

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:
Sold Terms:
Type of Contract:

\$53
Conventional
Exclusive Right To Sell

Name
LA: Tina Bleything (bleytin108)
SA: Priscilla McNamee (BOWMAPRI108)

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

25 WARD \$ 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
Alt Link
Township: Inside City Limits
Subdivision: Rogers
Tax Year: 2020
Semi Annual Tax: \$448
New Financing: Cash; Conventional

Total Seller Concessions Upon Closing: \$19 SQUARE FOOT
Area: 012 N OF MAIN / E OF LIMESTONE
School District: 1206 Springfield CSD
Property Type: Multi-Family
Land Info: Residential Lot
Acres: 0.21
Lot Size: 45x200
Year Built: 1945
Total SqFt: 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: \$19
Sold Terms: Cash
Type of Contract: Exclusive Right To Sell

\$19 SQUARE FOOT

Name: Ryan Rigel (rigelr108)
Office: Stegall and Associates Realty (0219) 2007005115
SA: Tom L. Tropp (TROPPTOM108)
Office: Howard Hanna Real Estate Services (0114) 2017004849
Primary: 937-322-7878
Office: 937-324-5756
E-mail:
Listing Date: 05/01/2021
Status Change Date: 06/22/2021
DOM: 52 / CDOM: 49

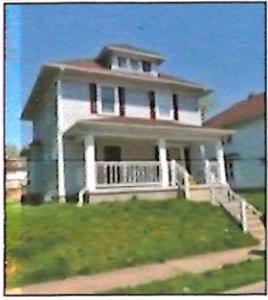
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75,000 x 50% = 37,500 - 5 years -
37,500
2021 25
\$ 112,500

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

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

\$33⁰⁰ sq foot

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: \$73
Sold Terms: Conventional
Type of Contract: Exclusive Right To Sell

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

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

274,100
91,300
3/27/25
27
4
3
7

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:
Area: *\$ 12,100*
School District: *IN 17 months*
Property Type: Multi-Family
Land Info: Residential Lot
Acres: 0.17
Lot Size: 50*150
Year Built: 1913
Total SqFt: 1,471

6

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

Special Listing Conditions:
Type of Contract:

Exclusive Right To Sell

Name: Josh Hufford (huffojos108)

Office: Roost Real Estate Co. (0231) 2014000032

Primary: 937-581-6622

Office: 937-390-3715

E-mail: josh@roostrealestateco.com

Listing Date: 02/15/2022

Status Change Date: 08/15/2022

DOM: 181 / CDOM: 181

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AUG 15 2022 - 95,000
MARCH 24 - 107,100

12 month - AUG 22
5 months - MAR 25

÷ 17 → \$ 12,100

\$ 712 a month appreciation

\$ 8,544 a year

35% ÷ 6 per 8% per year

5.9% 8

411 Stanton Avenue, Springfield, OH 45503
1034251 - Closed

\$105,418 List \$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

1/02/2025

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

-15%
LOST

0
012 N OF MAIN / E OF
LIMESTONE
1206 Springfield CSD
Multi-Family
0.22
50x194
1901
2,128

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:
Sold Terms:
Type of Contract:

\$43
Conventional
Exclusive Right To Sell

LA: AJ & Lori Fulk/ Fulkhombase Team At RE2 (FULKBOTH108)
CLA: Lori and AJ Fulk/ Fulk Home Base Team @ RE2 (FULKLOR108)
SA: The Kristin Howard Group (HARRIKR108)

Office
Real Estate II, Inc. (0146) 0000271773
Real Estate II, Inc. (0148) 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
fulkboth@hotmail.com
fulkboth@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

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.

HILLARY HAMILTON
AUDITOR

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		SPRING OX 45504
3. Complainant's agent	WARREN E. BARNETT JR.	SAME - 40 yrs. Realtor
4. Telephone number and email address of contact person		IN OHIO
	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			

9. The requested change in value is justified for the following reasons:
 Both Basements leak - GARAGE is gone - Both furnaces need replaced
 1425 & 1427 DO NOT HAVE UPDATED KITCHENS OR BATHROOMS - ROOF possible!
 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

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 \$60 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 (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 / CPOM: 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 #: 340070003524008
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

LOST
10%

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

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

Unit 2
of Bedrooms: 2
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: 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 (111)

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

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

Listing Date: 02/08/2024

Status Change Date: 06/14/2024

DOM: 127 / CDOM: 127

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

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

OUT OF TOWNED 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
LIMESTONE
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	Unit 2	Unit 3	Unit 4
Occupied: Yes	Occupied: Yes		
Square Feet: 1,308	Square Feet: 1,308		
# of Bedrooms: 3	# of Bedrooms: 3		
# of Full Baths: 1	# of Full Baths: 1		
# of Half Baths: 0	# of Half Baths: 0		
Garage Attached: No	Garage Attached: No		
Monthly Rent: \$625	Monthly Rent: \$575		
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:
Sold Terms:
Type of Contract:

\$52
Cash

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: 937-215-6452 Office: 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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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: genebarneft45@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

3400700035116811 25/27 E WAKRO ST 340070003

Briefly explain your reason for this visit: 1425-1427 & 41102-1

Rentals per permits, 21m-stan vs

gross sq over the head & addresses are

wrong. Appears properties compared to

** We will NOT know the 'Real Estate Tax' Single Residence

amounts until we receive the rates from the NG

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 = 118,200???

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

- Limestone = lots of blight, next door windows, w/ 65 w/ = 1270/mo

- Wood - lots of blight = 1500/mo shingles, address in bsmt = 1700/mo

total = 1700/mo total

\$17,280/mo total

COMPLETION:

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

COMPLETION: (this section MUST be completed)

- All Review Complete per Appraiser
- Data Entered in System

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

Thank you in advance for your understanding of this tedious process.

RESIDENTIAL PROPERTY RECORD CARD

1:20pm

Handwritten: #1400 line

CLARK COUNTY

Situs : 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

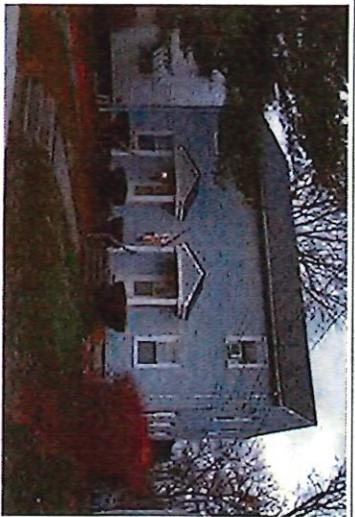
GENERAL INFORMATION

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

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600011403042 12/11/2023

Handwritten: # FD = 129,750

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		BARNETT WARREN E JR & MARY L NEVIL
02/19/14				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:

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	Total Rooms	10
Exterior Walls	6-ALVnryl	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	4-Full Bsmt		
Basement		Masonry Trim	
Heat Type	3-CentHeatW/A	Unfinished Area	
Fuel Type	2-Gas	Rec Rm Size	
System Type	1-Hot Air	FBLA Size	
Attic	1-None	Openings	
Phy. Condition	A-Average Condition	# Car Bsmt Gar	
Int vs Ext	2-Same		
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	AV FR	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

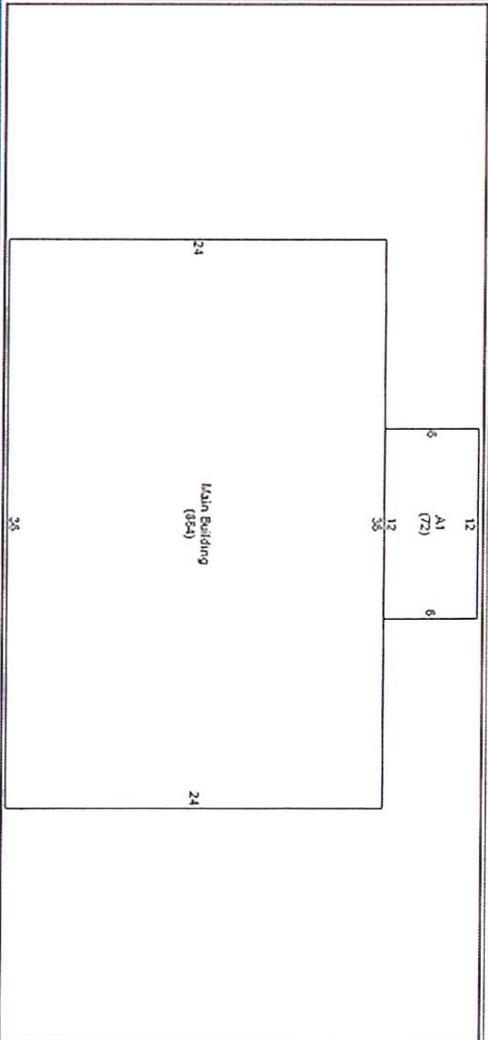
Dwelling Computations

Base Price	196,820	% Good	60
Plumbing	7,200	Market Adj	
Basement	0	Functional Economic	
Heating	7,000	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	211,020	Additions	1,900
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



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

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: 09/25/25

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. Sssd

CAUV

Field Review Flag:

Property Notes

Note Codes:

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	40,050	114,430	114,430	0	30,600
Total	44,450	127,010	127,010	0	43,180

Value Flag 1-COST APPROACH

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



3400700035116011 12/11/2023

Handwritten note: 125,000

Handwritten notes:
 Camps = 704 - 2126 Garfield Ave
 134 - 312 E. Cecil St
 122 - 24 E. Cecil St
 1019 - 21 Garfield Ave

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		3-Other

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	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 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

Legal Description

Addl. Tieback:

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

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: 09/25/25

Dwelling Information

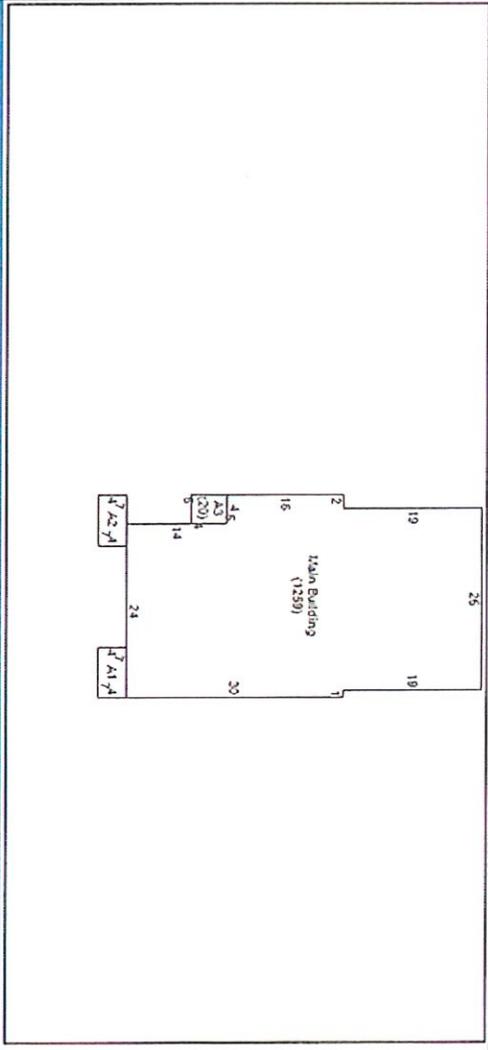
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1896	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	1-Full Bath Part		
Heat Type	2-Central Heat	Masonry Trim	
Fuel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

Dwelling Computations

Base Price	240,470	% Good	44
Plumbing	6,800	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	247,270	Adj Factor	1,300
Ground Floor Area	1,259		
Total Living Area	2,518	Dwelling Value	110,100
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,259						1,200
1		28	54		28						800
2		28			28						800
3		1			20						800

Outbuilding Data

Type	Yr Bld	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

Site: 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

*Comp = 130-38 E. Second St
 120-22 E. Bradley Rd
 1715-17N. Limestone*

FE = 155,100

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	4,990
Total	68,890	196,840	196,840	0	29,560

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		

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	67,100				SV-Survivorship	BARNETT W EUGENE & MARY L NEVIUS I
07/06/99	60,500					POPULIN ROGER E & SHERRY L
06/23/94						

Property Factors

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

Legal Description

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

Add. 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/nyl	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		

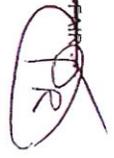
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks
Pre-Fab

Misc QTY

Grade C-
CDU ~~FRM~~
Market Adj
% Complete
Cost & Design 0

Functional
Economic
% Good Ovr
NBHD Fact 1



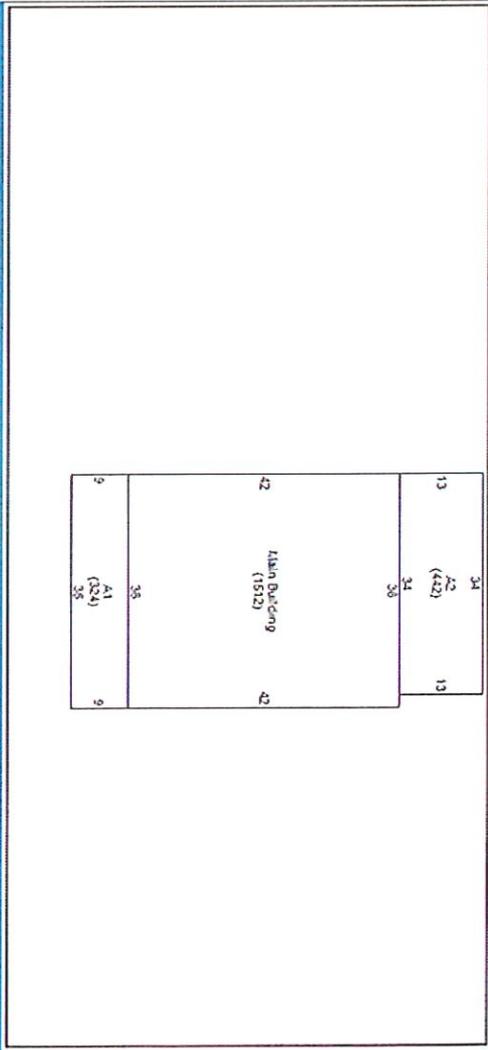
Dwelling Computations

Base Price	274,880	% Good s4	
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

Building Notes

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value



Additions

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

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
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

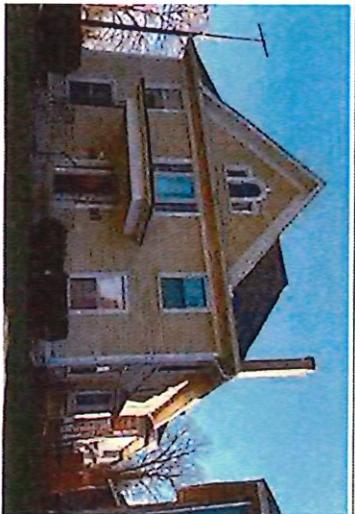
Routing No. 0036-02 001-00
 Class Residential
 Living Units 3
 Neighborhood 340R0038
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035103001 12/12/2023

Handwritten notes:
 Corp - Leased - 24 N. Fountain Ave
 (SFR) 1133 N. Fountain Ave
 (Eminent Domain)
 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		

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

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
Total	59,740	170,700	170,700	0	117,490

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				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

Status : 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

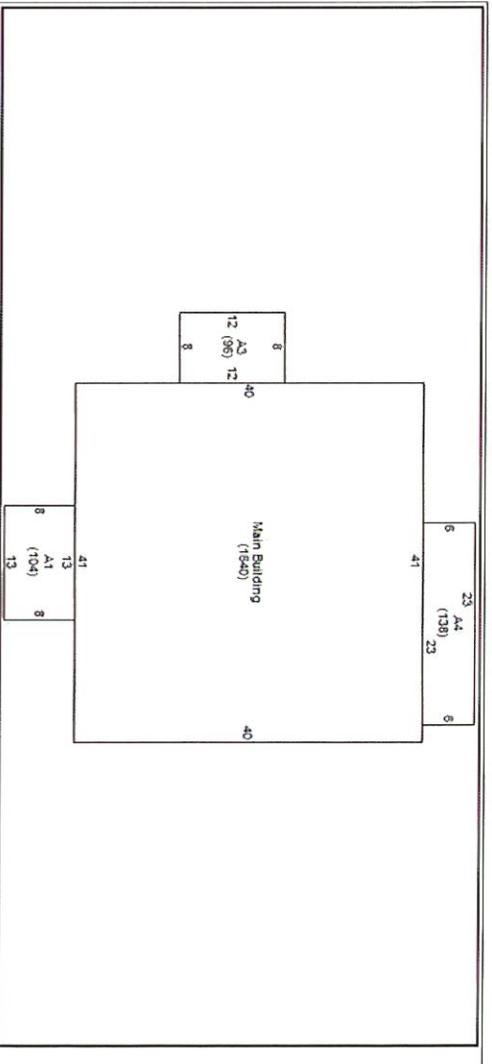
Story height	2	Total Rooms	14
Exterior Walls	1-Frame	Bedrooms	5
Style	15-Triplex	Family Rooms	0
Year Built	1906	Full Baths	4
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	8
Kitchen Remod		Total Fixtures	20
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	2-Central Heat	Masonry Trim	
Fuel 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		
CDU	FR-FAIR	Functional	95
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

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	
Subtotal	345,150	Adj Factor	1
		Additions	9,000
Ground Floor Area	1,640		
Total Living Area	3,280	Dwelling Value	153,270

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					1,640							4,600
1		1			104							4,800
3		2			96							12,300
4		3	25		138							

Additions

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 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

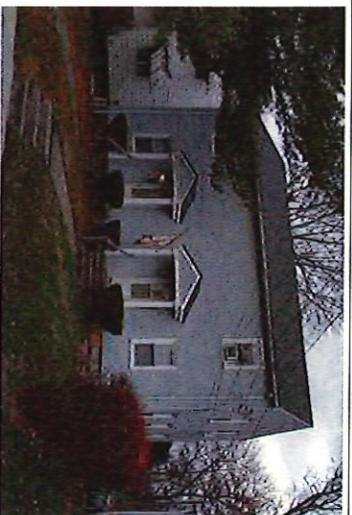
Routing No. 0011-01 496-00
 Class Residential
 Living Units 2
 Neighborhood 340R00003
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

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
Total	45,410	129,750	129,750	0	107,810

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 Deed	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:

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: 02/26/26

Dwelling Information

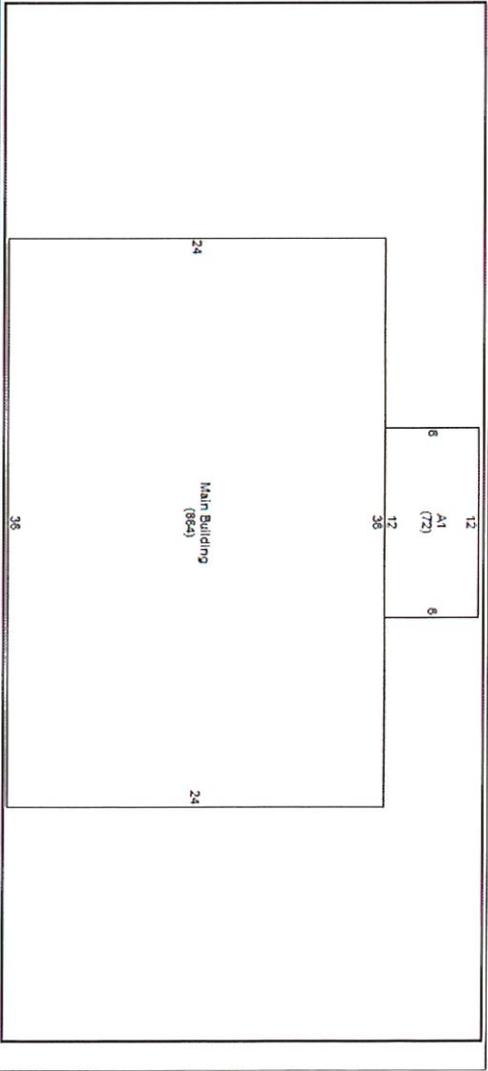
Story height	2	Total Rooms	10
Exterior Walls	6-Al/Inyl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1942	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	FR-FAIR	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

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

Situs : 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. Scsd

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
Total	43,750	125,000	125,000	0	94,940

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		

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	QC-Quit Claim Deed	BARNETT WARREN E JR & MARY L NEVIL
02/19/14				SV-Survivorship Deed	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

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

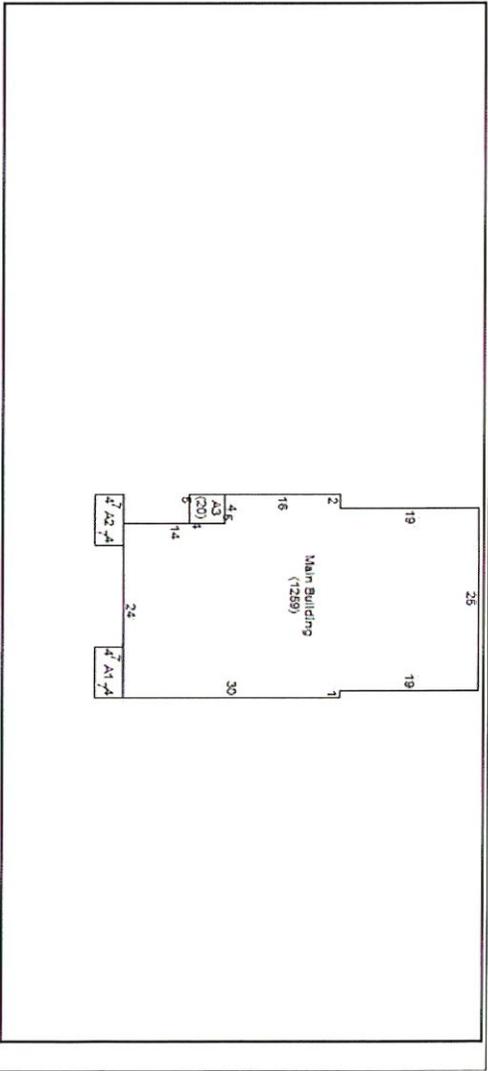
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1896	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type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

Dwelling Computations

Base Price	240,470	% Good	44
Plumbing	6,800	Market Adj	
Basement	-4,570	Functional 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
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,259						
1		28	54		28						1,200
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. Scsd

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
Total	68,890	196,840	196,840	0	155,830

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					QC-Quit Claim Deed	BARNETT WARREN E JR & MARY L NEVIL
02/19/14	67,100				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

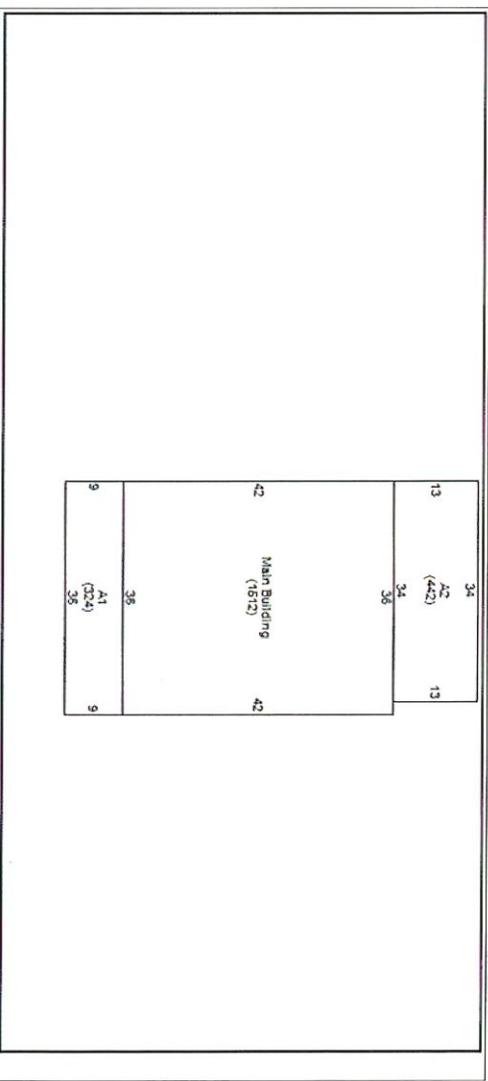
Story height	2	Total Rooms	12
Exterior Walls	6-Alv/Infl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1915	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel 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-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	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	
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
Gross Building: Misc Adjusted Value



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