

MAR 13 2026

Tax year 2025 BOR no. 2025-112
County Clark Date received 3/13/2026

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	Prestige Partnership Properties LLC	123 Miramar Dr, Ewan, OH 45323	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 478-5371 Rynn Christopher pppoh1@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	
030-05-00027-308-012		111 E Jackson St New Carlisle, OH 45344	
030-05-00034-206-010		115 S Church St New Carlisle, OH 45344	
030-05-00035-417-024		134 Orth Dr New Carlisle New Carlisle, OH 45344	
7. Principal use of property rental			
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
① 030-05-00027-308-012	\$91,980	\$146,640	\$54,660
② 030-05-00034-206-010	\$158,400	\$319,690	\$161,290
③ 030-05-00035-417-024	\$125,620	\$203,860	\$78,240
9. The requested change in value is justified for the following reasons: properties are in need of updates including flooring, paint, window, roof, parking lot and deck repair.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale ^① 10/27/2023 ^② 2/20/2025 ^③ 4/4/2022
and sale price \$ ^① 152,000 ^② 350,000 ^③ 205,000 ; 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 ^① 3/1/2024 ^② 6/1/2025 ^③ 5/1/2022 and total cost \$ ^① 45,000 ^② 13,000 ^③ 12,000

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

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

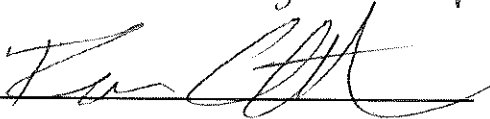
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/13/2026 Complainant or agent (printed) Ryan Christopher Title (if agent) owner

Complainant or agent (signature) 

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

Notary _____

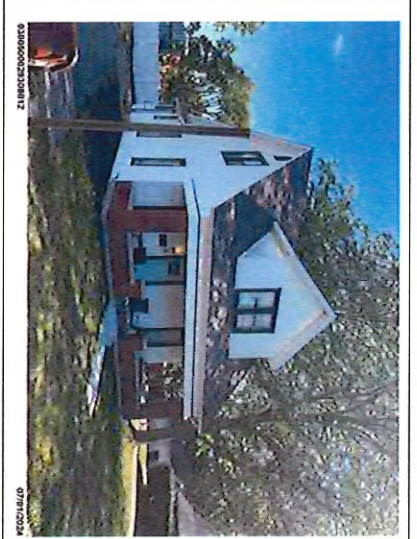
COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 111 E JACKSON ST Map ID: 030-05-00029-308-012 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 1 of 2 Tax Year: 2025 Printed: 03/16/26

CURRENT OWNER	GENERAL INFORMATION
PRESTIGE PARTNERSHIP PROPERTIES LLC	Routing No. BNM6-E1 097-00 Class C-Commercial Living Units 1 Neighborhood 030C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
TY24 CONVERSION TO APARTMENTS 100% Note Codes:



Land Information				
Type	Rate	Size	Influence Factors	Value
1-Regular Lot	F	350 116 132		39,690
Total Acres: .3515 Legal Acres: 0				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	13,890	39,690	39,690	0	0
Building	37,430	106,950	106,950	0	0
Total	51,320	146,640	146,640	0	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
02/21/25	STP	10-Adv	3-Other
07/01/24	STP	5-Occupant Not Home	3-Other
04/20/18	RVT	6-Prop Unoccupied At Listing	3-Other
07/09/12	JPH	5-Occupant Not Home	3-Other
10/12/05	RN		

Permit Information				
Date Issued	Number	Price	Purpose	Note
10/12/23	PM23-0455	A/C		
08/29/23	PB23-0424	15,000	REMODEL	

Sales/Ownership History			
Transfer Date	Price	Type	Validity
10/27/23		2-Land & Building	2-Not Open Market
05/26/23	152,000	2-Land & Building	0-Valid Sale
10/15/20	65,000	2-Land & Building	0-Valid Sale
03/19/19	30,000	2-Land & Building	0-Valid Sale

Deed Reference			Deed Type		Grantor	
Parcel Tieback:	Range - Township - Section:	Legal Descriptions:				
Spot Loc:	6-Nbhd Or Spot					

Property Factors
 Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location: 6-Nbhd Or Spot
 Spot Loc:

Legal Description
 Addl. Tieback:
 CHRISTOPHER RYAN R & JOSHUA KORO
 MOLIENGO JAMIE L
 EHLINGER TERRIE L
 NEW CARLISLE HEALTH FACILITIES LLC

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 111 E JACKSON ST

Parcel Id: 030-05-00029-308-012

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26

Building Information

Year Built/Est Year 1929 /
 Building # 1
 Structure Type 318-Brding-Rooming
 Identical Units
 Total Units
 Grade C-
 # Covered Parking
 # Uncovered Parking
 DBA BELL MANOR

Building Other Features

Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU
1	RA1-Garage-Attached-Fri	21	30	1							

Interior/Exterior Information

Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		680	108	011-Apartment	9	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	2	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	680	011-Apartment	30		23,280

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1980			3,000	C	1	F	F		1,460

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 111 E JACKSON ST

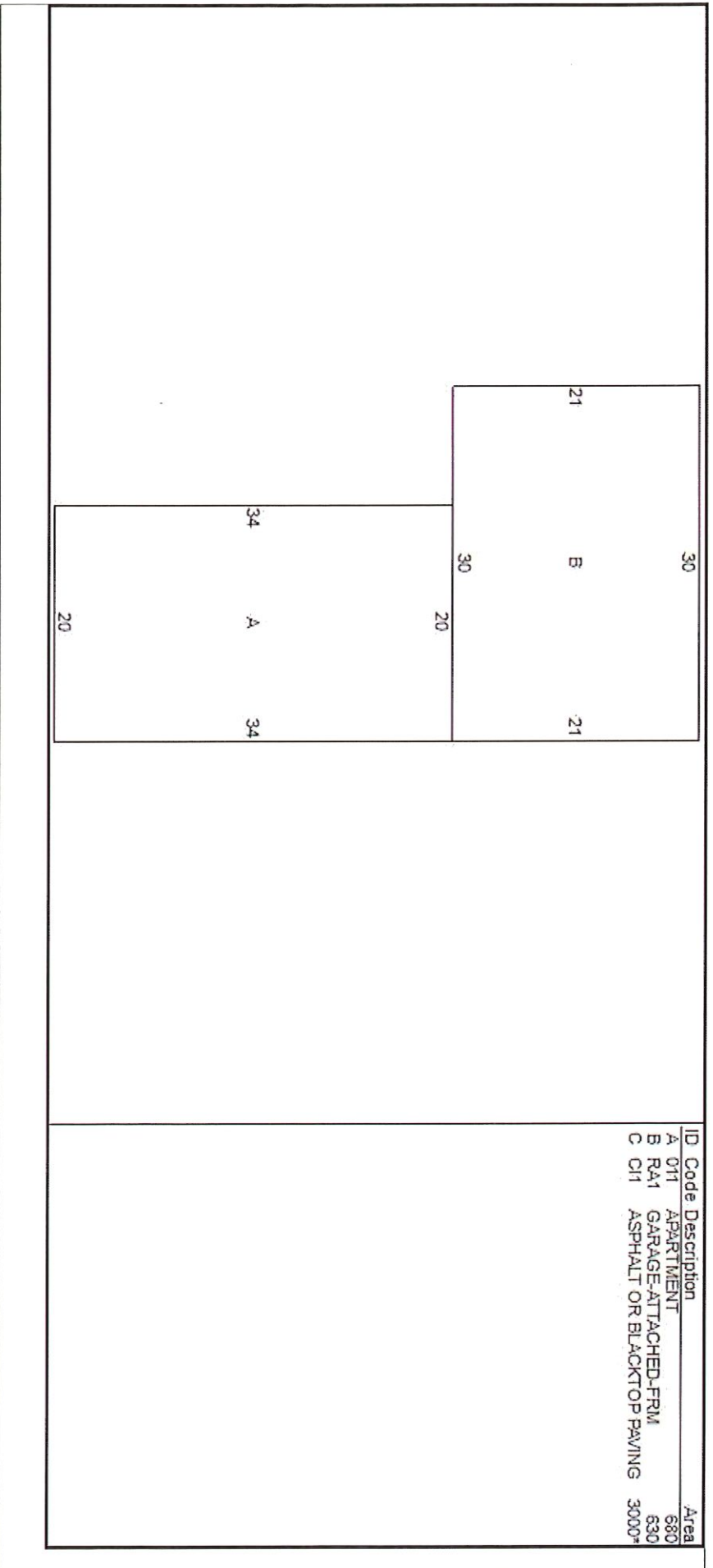
Parcel Id: 030-05-00029-308-012

LUC: 401-APARTMENTS 4-19 RENTAL UN*

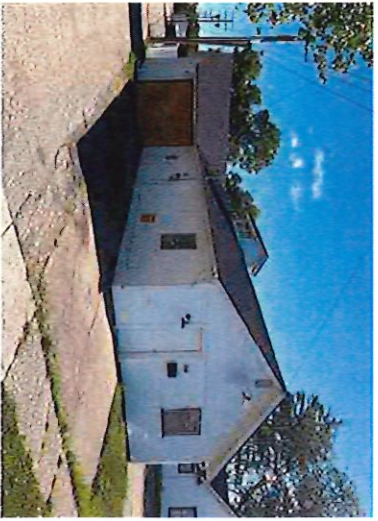
Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26



Additional Property Photos



03/16/2023



0300500029308012 11/25/2023



03/16/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 111 E JACKSON ST

Parcel Id: 030-05-00029-308-012

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01 A	133 01-Apartment Unit	0	680				5		0							35

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 2

Total Gross Building Area	680
Replace, Cost New Less Depr	23,280
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	23,280
Final Building Value	1,0000
NBHD Fact	
Value per SF	34.24

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	680
Total Gross Building Area	680

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 111 E JACKSON ST

Map ID: 030-05-00029-308-012

LUC: 401-APARTMENTS 4-19 RENTA

Card: 2 of 2

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER

PRESTIGE PARTNERSHIP PROPERTIES LLC

GENERAL INFORMATION

Routing No. BNW6-E1 097-00
 Class Commercial
 Living Units 1
 Neighborhood 030C0000
 District
 Zoning
 Alternate Id
 Tax District New Carlisle Corp Tisd

CAUV

Field Review Flag:

Property Notes

TY24 CONVERSION TO APARTMENTS 100%

Note Codes:



Assessment Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 116 132			39,690

Total Acres: .3515

Legal Acres: 0.0000

NBHD Fact: 1.0000

	Assessed	Appraised	Cost	Income	Market
Land	13,890	39,690	39,690	0	0
Building	37,430	106,950	106,950	0	0
Total	51,320	146,640	146,640	0	0

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
02/21/25	STP	10-Adv	3-Other
07/01/24	STP	5-Occupant Not Home	3-Other
04/20/18	RVT	6-Prop Unoccupied At Listing	3-Other
07/09/12	JPH	5-Occupant Not Home	3-Other
10/12/05	RN		

Sales/Ownership History

Transfer Date	Price	Type	Validity
10/27/23	152,000	2-Land & Building	2-Not Open Market
05/26/23	65,000	2-Land & Building	0-Valid Sale
10/15/20	30,000	2-Land & Building	0-Valid Sale
03/19/19		2-Land & Building	0-Valid Sale

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 OLD PLAT ALL
 45
 Addl. Tieback:

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/12/23	PM23-0455	A/C			Closed Permit
08/29/23	PB23-0424	15,000	REMODEL		Closed Permit

Grantor
 CHRISTOPHER RYAN R & JOSHUA KORO
 MOLENGO JAMIE L
 EHLINGER TERRIE L
 NEW CARLISLE HEALTH FACILITIES LLC

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 111 E JACKSON ST

Parcel Id: 030-05-00029-308-012

LUC: 401-APARTMENTS 4-19 RENTAL I

Card: 2 of 2

Tax Year: 2025

Printed: 03/16/26

Dwelling Information

Story height	1.5	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	04-Old Style	Family Rooms	1
Year Built	1906	Full Baths	1
Eff Year Built		Half Baths	
Year Remodeled	1967	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		
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	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	133,830	% Good	49
Plumbing		Market Adj	
Basement	-3,600	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	130,230	Adj Factor	1
		Additions	18,400
Ground Floor Area	624		
Total Living Area	1,512	Dwelling Value	82,210
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					624						
1		1			168						7,100
2		1	40		48						3,700
3	58	35			384						25,700
4		26			180						1,100

Additions

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

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)

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 115 S CHURCH ST

Map ID: 030-05-00034-206-010

LUC: 401-APARTMENTS 4-19 RENTAL UNI

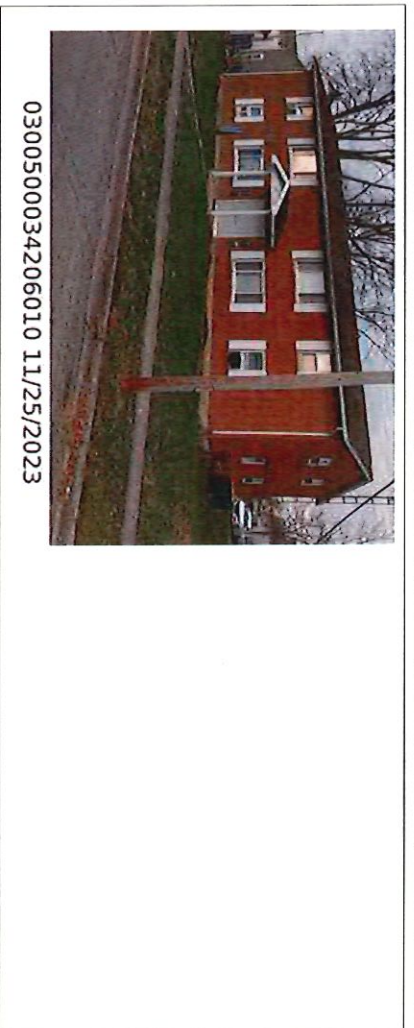
Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER	GENERAL INFORMATION
KORONICH JOSHUA & RYAN CHRISTOPHER	Routing No. BNV1-D2 028-00 Class C-Commercial Living Units 4 Neighborhood 030C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	3.36	10,956		36,810
Total Acres: .2515 Legal Acres: 0					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	12,880	36,810	36,810	36,810	0
Building	99,010	282,880	282,880	121,590	0
Total	111,890	319,690	319,690	158,400	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Date	ID	Entry Code	Source
04/12/18	MAG	5-Occupant Not Home	3-Other
06/25/12	JPH	2-Information At Door	3-Other
10/13/05	JL		

Date Issued	Number	Price	Purpose	Note	Status
Permit Information					

Transfer Date	Price	Type	Validity
02/20/25	350,000	2-Land & Building	0-Valid Sale
12/26/24	128,600	2-Land & Building	0-Valid Sale
07/28/21			
06/30/21			

Deed Reference	Deed Type	Grantor
	AF-Affidavit	KORONICH JOSHUA & RYAN CHRISTOPH NC GROUP LLC SCHOCK CHERYL L & BRAD R SCHOCK DANA L & BRAD R

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

Legal Description
Parcel TieBack:
Range - Township - Section: - - -
Legal Descriptions:
CORY ALL
96
Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 115 S CHURCH ST

Parcel Id: 030-05-00034-206-010

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

Building Information	
Year Built/Est Year	1964 / 2010
Building #	1
Structure Type	211-Apartments - Gr
Identical Units	1
Total Units	4
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	APARTMENT

Building Other Features											
Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1	CP6-Canopy Roof/Slab	6	8	1	1						
1	LP3-Patio, Concrete	6	18	1	1						
2	WD1-Wood Deck	6	18	1	1						

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phys Fun	%Comp	%Rent
1	01	01	1,856	186	011-Apartment	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	3	3	
2	02	02	1,856	186	011-Apartment	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	1,856	011-Apartment	81		141,590
2	1,856	011-Apartment	81		140,130

Outbuilding Data											
Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phys Fun	MA	%Comp	Value
1	C11-Asph Pave	1964			1,300	C	1	A	A		1,160

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 115 S CHURCH ST

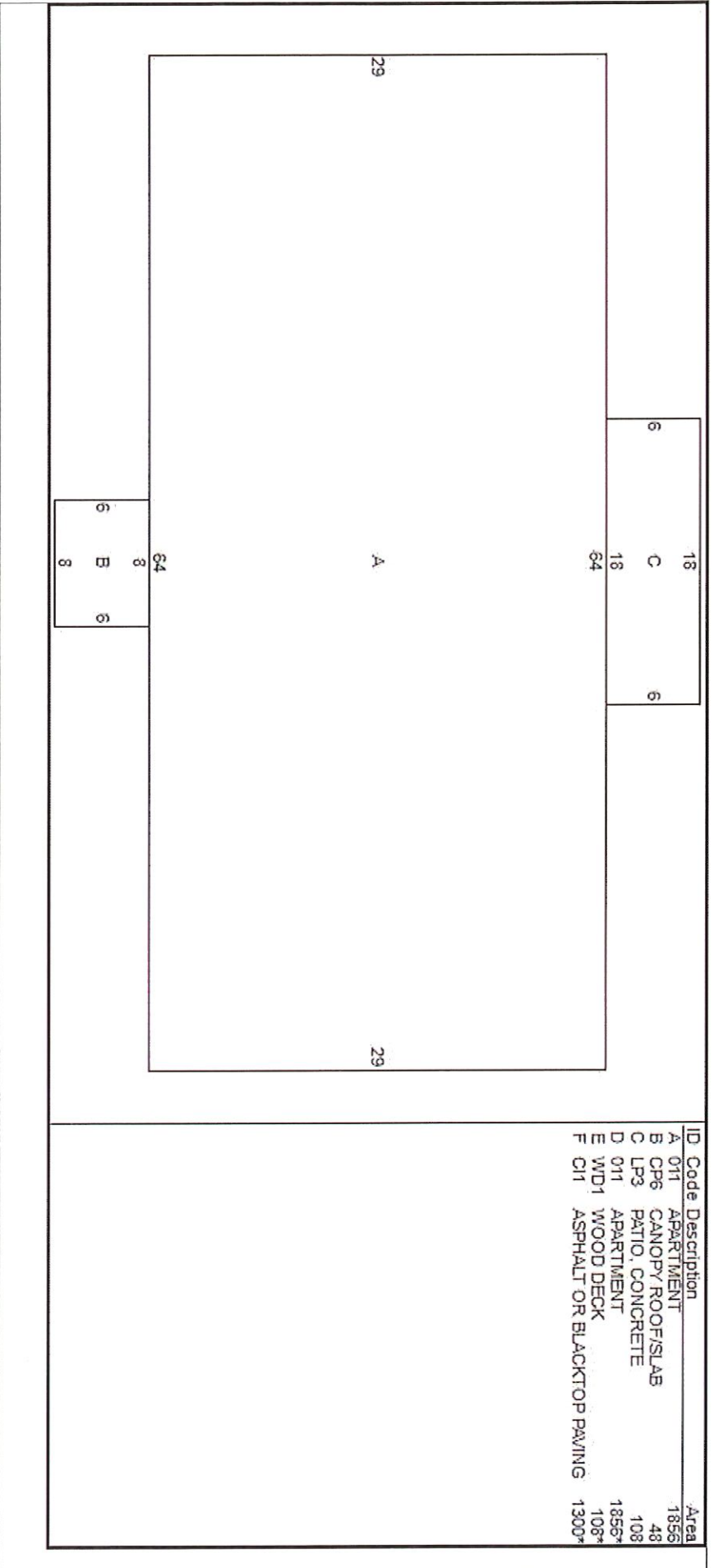
Parcel Id: 030-05-00034-206-010

LUC: 401-APARTMENTS 4-19 RENTAL UNIT

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26



Additional Property Photos



0300500034206010 08/11/2017



0300500034206010 08/11/2017



0300500034206010 11/25/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 115 S CHURCH ST

Parcel Id: 030-05-00034-206-010

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01 A	133 01-Apartment Unit	4	3,712		120	28,800	5	91	0	27,360	35	91		8,728	8,728	18,630

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	4	2	110		4	6,000	24,000

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,712
Replace, Cost New Less Depr	281,720
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	281,720
Final Building Value	1,0000
NBHD Fact	
Value per SF	75.89

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	18,630
Capitalization Rate	0.124200
Sub total	158,400
Residual Land Value	
Final Income Value	158,400
Total Gross Rent Area	3,712
Total Gross Building Area	3,712

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 134 -140 ORTH DR

Map ID: 030-05-00035-417-024

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER	GENERAL INFORMATION
PRESTIGE PARTNERSHIP PROPERTIES LLC	Routing No. BNW5-G1 202-00 Class C-Commercial Living Units 4 Neighborhood 030C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	3.08	9.375		28,880
Total Acres: .2152					
Legal Acres: 0					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	10,110	28,880	28,880	28,880	0
Building	61,240	174,980	174,980	96,740	0
Total	71,350	203,860	203,860	125,620	0
Value Flag	1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value				

Entrance Information			
Date	ID	Entry Code	Source
02/25/25	STP	10-Adv	3-Other
04/25/18	JPH	5-Occupant Not Home	3-Other
06/18/12	JPH	5-Occupant Not Home	3-Other
10/26/05	JL		

Permit Information			
Date Issued	Number	Price Purpose	Note

Transfer Date	Price	Type	Validity
08/27/24			
04/04/22	205,000	2-Land & Building	0-Valid Sale
11/02/20	130,000	2-Land & Building	0-Valid Sale
12/04/12	119,500	2-Land & Building	0-Valid Sale

Sales/Ownership History		
Deed Reference	Deed Type	Grantor
		KORONICH JOSHUA & RYAN CHRISTOPH JOHNSON MICHAEL SANOGO MIRIAM EMILE DAVIDSON KEVIN E

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location: 6-Nbhd Or Spot
Spot Loc:

5-Sidewalk

Legal Description

Parcel TieBack:
Range - Township - Section: - - -
Legal Descriptions:
TERRA VILLA SEC 5
117

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 134 -140 ORTH DR

Parcel Id: 030-05-00035-417-024

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

Building Information

Year Built/Est Year 1971 / 1995
 Building # 1
 Structure Type 211-Apartments - G?
 Identical Units 1
 Total Units 4
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA APARTMENT

Building Other Features

Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1 LP3-Patio, Concrete		10	14	2	2						
1 LP3-Patio, Concrete		10	12	2	2						
1 LP3-Patio, Concrete		5	10	2	2						

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	2,900	240	011-Apartment	8	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,900	011-Apartment	63		173,090

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1971			4,000	C	1	F	F		1,890

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 134 -140 ORTH DR

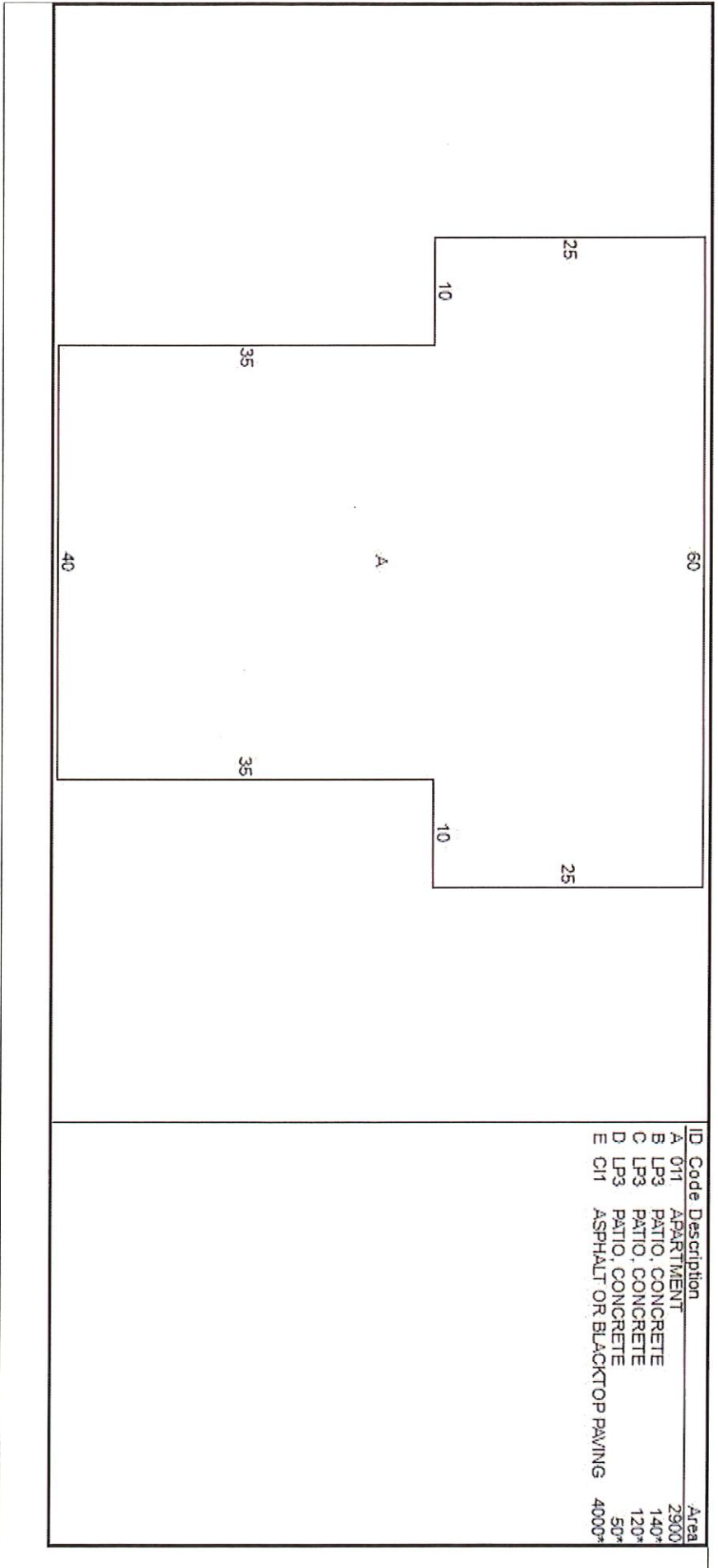
Parcel Id: 030-05-00035-417-024

LUC: 401-APARTMENTS 4-19 RENTAL UNR

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26



Additional Property Photos



0300500035417024



0300500035417024 08/09/2017



0300500035417024 11/25/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 134 -140 ORTH DR Parcel Id: 030-05-00035-417-024 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 1 of 1 Tax Year: 2025 Printed: 03/16/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	133 01-Apartment Unit	4	2,900		110	22,840	5		0	21,470	35			8,266	8,266	13,200

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	1	2	110		1	6,000	6,000
2	011 011-Apartment	3	1	110		3	4,920	14,760

Building Cost Detail - Building 1 of 1

Total Gross Building Area 2,900
 Replace, Cost New Less Depr 173,090
 Percent Complete 100
 Number of Identical Units 1
 Economic Condition Factor 173,090
 Final Building Value 1,0000
 NBHD Fact Value per SF 59.69

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Total Net Income	13,200
Capitalization Rate	0.124200
Sub total	125,620
Residual Land Value	
Final Income Value	125,620
Total Gross Rent Area	2,900
Total Gross Building Area	2,900