

MAR 13 2026

Tax year 2025 BOR no. 2025-113  
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.

1. Owner of property		Name <u>Prestige Partnership Properties LLC</u>		Street address, City, State, ZIP code <u>123 Main St. Elyria, OH 44523</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		Ryan Christopher <u>(937) 478-5371</u> <u>pppsol@gmail.com</u>			
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" instruction.					
6. Parcel numbers from tax bill			Address of property		
<u>180-10-00006-200-004</u>			<u>6840-6846 Emerald Ave Elyria, OH 44523</u>		
7. Principal use of property <u>rental</u>					
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.					
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value		
<u>180-10-00006-200-004</u>	<del>87,790</del> <u>87,790</u>	<del>310,000</del> <u>310,000</u>	<del>222,220</del> <u>222,220</u>		
9. The requested change in value is justified for the following reasons: <u>building needs several walls repaired to include windows doors, paint, flooring, bathrooms, cabinets, HVAC, electric</u>					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 10/03/2025  
and sale price \$ 370,000 ; 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 10/10/2025 and total cost \$ 25,000.

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 \_\_\_\_\_

MAR 13 2026

Tax year 2025 BOR no. 2025-113  
County Clark Date received 3/13/2026

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Rev. 12/22

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**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint  Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	<u>Prestige Partnership Properties LLC</u>	<u>125 Miramar Dr, Etna, OH 45323</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>Ryan Christopher</u>			
<u>(937) 478-5871</u> <u>ppohol@gmail.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>180-10-00006-104-004</u>		<u>7153 Dayton Springfield Rd Etna, OH 45323</u>	
<u>180-10-00006-104-005</u>			
7. Principal use of property <u>rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>180-10-00006-104-004</u>	<u>\$ 15,250.00</u>	<u>\$ 40,320.00</u>	<u>\$ 25,070</u>
<u>180-10-00006-104-005</u>	<u>\$ 248,060.00</u>	<u>\$ 324,720.00</u>	<u>\$ 76,660</u>
9. The requested change in value is justified for the following reasons: <u>property has many updates that need completed to include parking lot, landscaping, bathrooms, flooring, paint, cabinets, vanities, showers, appliances, fixtures.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 7/18/2025  
and sale price \$ 385,000 ; 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 March 2025 and total cost \$ 40,000

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 \_\_\_\_\_, 20\_\_\_\_  
(Date) (Month) (Year)

Notary \_\_\_\_\_

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 6840 -6846 EMERALD AVE      Map ID: 180-10-00006-200-004

LUC: 401-APARTMENTS 4-19 RENTAL UNI      Card: 1 of 1      Tax Year: 2025      Printed: 03/16/26

CURRENT OWNER	GENERAL INFORMATION
PREMIER PROPERTY RENTALS OF ENON LTD	Routing No.      DSW5-C2 173-00 Class      C-Commercial Living Units      4 Neighborhood      180C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**

Note Codes:



180I000006200004 11/30/2023

Land Information				
Type	Rate	Size	Infl %	Value
1-Primary Site	SF	2.52	13,200	31,750
Total Acres: .303				Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	11,110	31,750	31,750	31,750	0
Building	97,390	278,260	278,260	56,040	0
<b>Total</b>	<b>108,500</b>	<b>310,010</b>	<b>310,010</b>	<b>87,790</b>	<b>0</b>
Value Flag 1-COST APPROACH      Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
04/23/25	STP	10-Adv	3-Other
05/07/18	RVT	5-Occupant Not Home	3-Other
07/20/12	JPH	2-Information At Door	2-Tenant
11/27/06	JB		

Permit Information				
Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History			
Transfer Date	Price	Type	Validity
01/29/26	370,000	2-Land & Building	0-Valid Sale
10/03/25			
01/17/25			
05/31/17	1,410,000	2-Land & Building	M0-Multiple Parcel Sale - Valid

Deed Reference			
Deed Reference	Deed Type	Grantor	Legal Description
WD-General Warranty Deed		CHRISTOPHER RYAN R & JOSHUA KORO	
WD-General Warranty Deed		ORCA 1 HOLDINGS LLC	
		PREMIER PROPERTY RENTALS OF ENON	
		HANNON JAMES A ET AL	

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

Legal Description	
Parcel TieBack:	Addl. TieBack:
Range - Township - Section:	- - -
Legal Descriptions:	SYLVAN ESTATES SECTION ONE
	9



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6840 -6846 EMERALD AVE

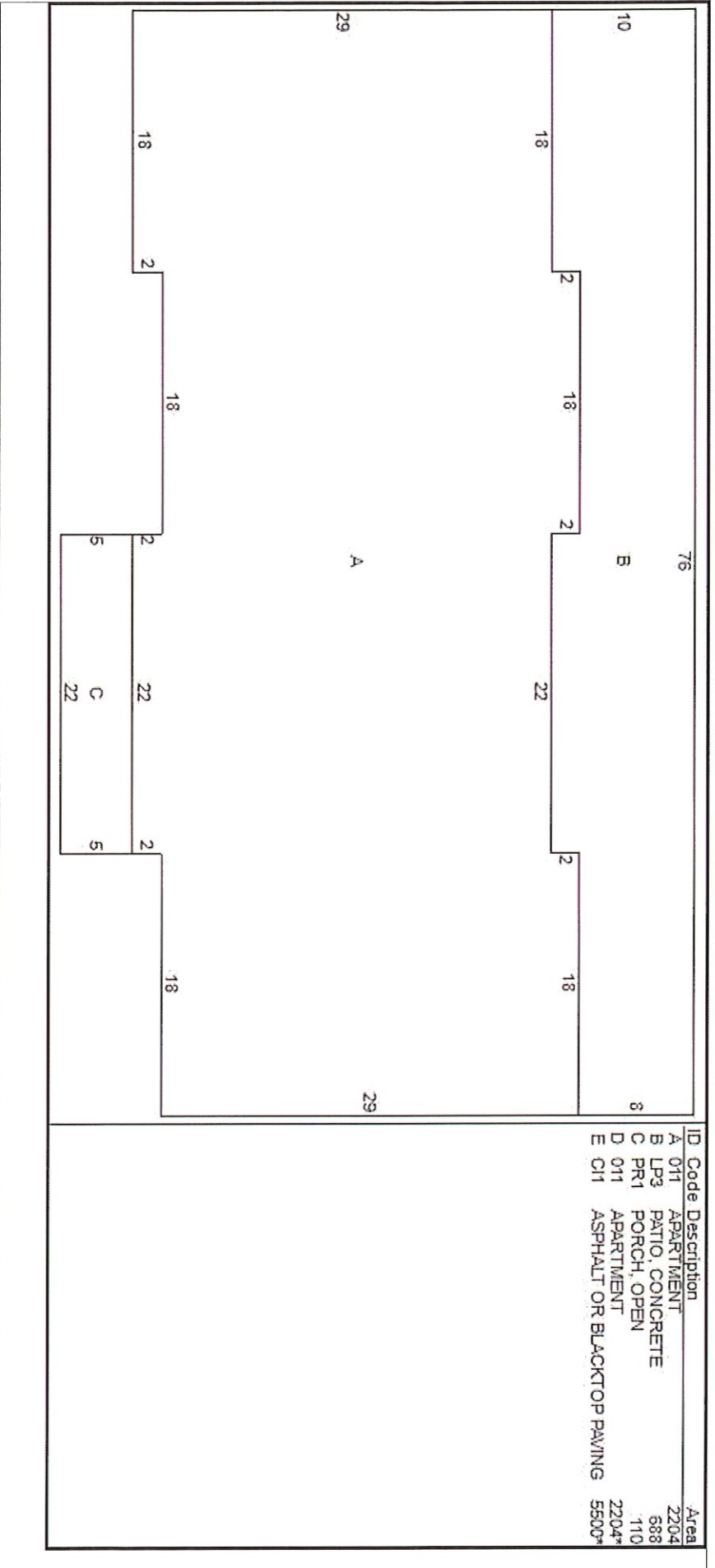
Parcel Id: 180-10-00006-200-004

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26



Additional Property Photos



1801000006200004 08/11/2023



1801000006200004 08/09/2017



1801000006200004 11/30/2023

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 6840 -6846 EMERALD AVE

Parcel Id: 180-10-00006-200-004

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	124 01-Apartment Unit	4	4,408		62	16,780	5		0	15,770	25		4,337	4,337	11,430	

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	3	2	1\1		3	6,540	19,620
2	011 011-Apartment	1	3	1\1		1	7,440	7,440

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

Total Gross Building Area	4,408
Replace, Cost New Less Depr	274,160
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	274,160
NBHD Fact	1,0000
Value per SF	62.20

**Notes - Building 1 of 1**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	11,430
Capitalization Rate	0.130200
Sub total	87,790
Residual Land Value	
Final Income Value	87,790
Total Gross Rent Area	4,408
Total Gross Building Area	4,408

**Misc & Gross Building Values**

Misc Building No  
Gross Building:  
Misc Adjusted Value

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : DAYTON-SPRINGFIELD RD

Map ID : 180-10-00006-104-004

LUC: 400-COMMERCIAL VACANT LA

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

PREMIER PROPERTY RENTALS OF ENON LTD

**GENERAL INFORMATION**

Routing No. DSW5-B2 105-00  
 Class Commercial  
 Living Units  
 Neighborhood 180C0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



**Land Information**

Type	Size	Influence Factors	Influence %	Value
S-Primary Site	SF 20,000			40,320
Total Acres: .4591		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	14,110	40,320	40,320	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>14,110</b>	<b>40,320</b>	<b>40,320</b>	<b>0</b>	<b>0</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
04/23/25	STP	10-Adv	3-Other
05/07/18	RVT	0-Vac Or Oby Only	3-Other
07/20/12	JPH	0-Vac Or Oby Only	3-Other
11/27/06	JB		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
07/18/25	385,000	2-Land & Building	MO-Multiple Parcel Sale - Valid
03/17/25			MO-Multiple Parcel Sale - Valid
01/17/25			MO-Multiple Parcel Sale - Valid
02/01/21	153,000	1-Land	MO-Multiple Parcel Sale - Valid

**Deed Reference**

Grantor  
 KORONICH JOSHUA  
 ORCA 2 HOLDINGS LLC  
 PREMIER PROPERTY RENTALS OF ENON  
 NICLIN GROUP LLC

**Property Factors**

Topo: 4-Rolling  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy

6-Low

**Legal Description**

Parcel Tieback: 1801000006104005  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 WEST ENON ESTATES  
 28

Addl. Tieback:



**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 7153 DAYTON-SPRINGFIELD RD

Map ID: 180-10-00006-104-005

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

PREMIER PROPERTY RENTALS OF ENON LTD

**GENERAL INFORMATION**

Routing No. DSW5-B2 104-00  
 Class C-Commercial  
 Living Units 4  
 Neighborhood 180C0000  
 Alternate Id  
 District  
 Zoning CAUV

Field Review Flag:

**Property Notes**

TY25 CHANGED USE TO 4 UNIT APT

Note Codes:



1801000006104005 11/30/2023

**Land Information**

Type	Rate	Size	Influence Factors	Infl %	Value
1-Regular Lot	F	350 100 200			42,700

Total Acres: .4591

Legal Acres: 0

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	14,950	42,700	42,700	42,700	0
Building	98,710	282,020	282,020	141,820	0
<b>Total</b>	<b>113,660</b>	<b>324,720</b>	<b>324,720</b>	<b>184,520</b>	<b>0</b>

Value Flag 1-COST APPROACH

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

**Entrance Information**

Date	ID	Entry Code	Source
04/23/25	STP	10-Adv	3-Other
05/07/18	RVT	5-Occupant Not Home	3-Other
07/20/12	JPH	1-Entrance (Inspection)	1-Owner
11/27/06	JB		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
07/18/25	385,000	2-Land & Building	MO-Multiple Parcel Sale - Valid
03/17/25	01/17/25	153,000	2-Land & Building
02/01/21			MO-Multiple Parcel Sale - Valid

**Deed Reference**

Deed Reference	Deed Type	Grantor
		KORONICH JOSHUA ORCA 2 HOLDINGS LLC PREMIER PROPERTY RENTALS OF ENON NICLIN GROUP LLC

**Property Factors**

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

**Legal Description**

Parcel TieBack:  
 Range - Township - Section:  
 Legal Descriptions:  
 WEST ENON ESTATES  
 29

Addl. TieBack:

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 7153 DAYTON-SPRINGFIELD RD

Parcel Id: 180-10-00006-104-005

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 / 1995
Building #	1
Structure Type	211-Apartments - Gr
Identical Units	1
Total Units	4
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	4 UNIT APT

Building Other Features		+/-		Meas1		Meas2 # Stp		IU		+/-		Meas1		Meas2 # Stp		IU	
Line Type																	
1	WD1-Wood Deck			10	6	6	1										
1	LP3-Patio, Concrete			6	10	10	1										
1	WD1-Wood Deck			6	10	10	1										
1	LP3-Patio, Concrete			6	10	10	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	B1	B1	4,032	316	084-Multi Use Stor	9	00-None	0-None	100	2-Normal	2-Normal	0-None	2-Normal	3	3	
2	01	01	4,032	316	011-Apartment	9	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	4,032	084-Multi Use Storage	63		39,680
2	4,032	011-Apartment	63		240,380

Outbuilding Data											
Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1990			2,400	C	1	A	A		1,960

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 7153 DAYTON-SPRINGFIELD RD

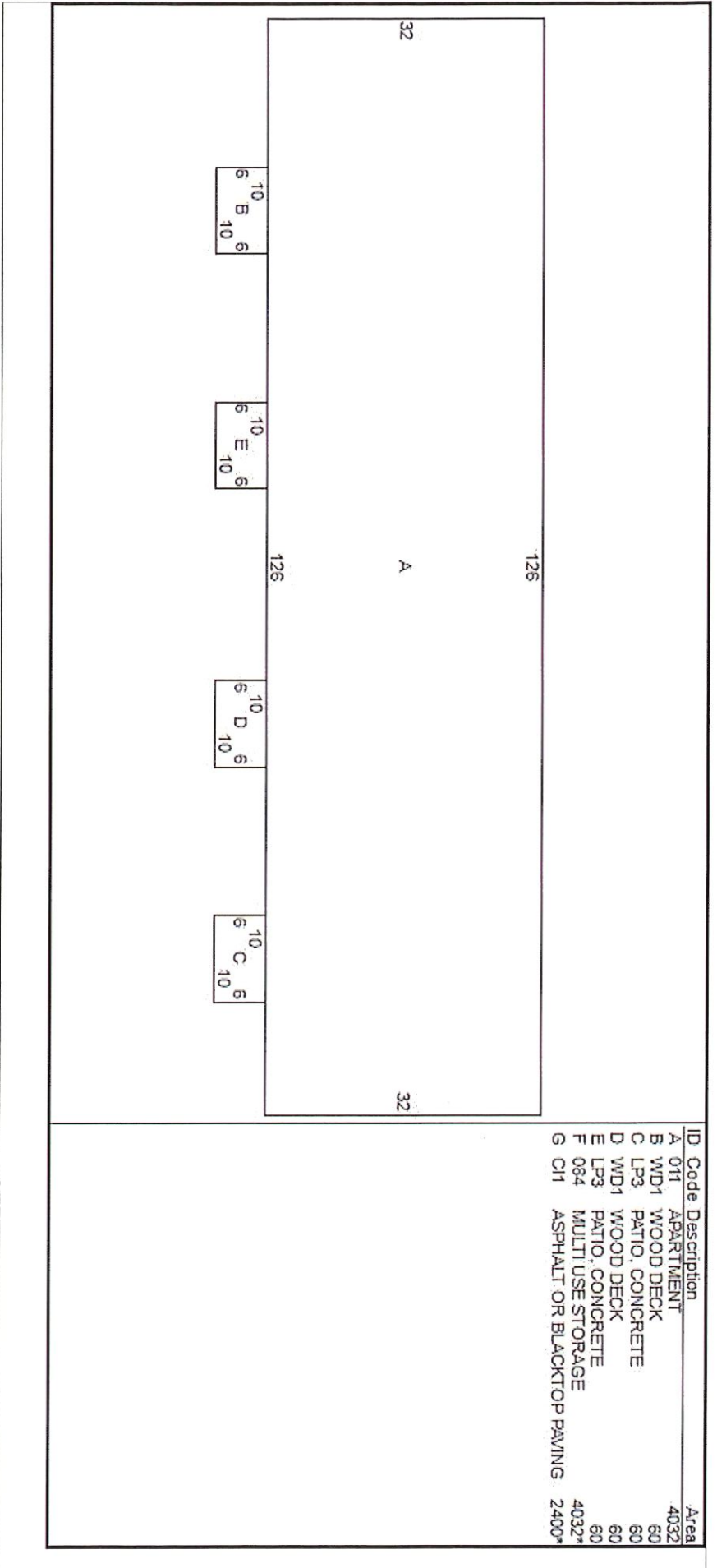
Parcel Id: 180-10-00006-104-005

LUC: 401-APARTMENTS 4-19 RENTAL UNF

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26



**Additional Property Photos**



180100006104005 08/16/2023



180100006104005 08/04/2017



180100006104005 11/30/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 7153 DAYTON-SPRINGFIELD RD

Parcel Id: 180-10-00006-104-005

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	Inc Mod	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
00	S	000 00-None	0	4,032	0.00		7,560	5		0	7,110	25		1,955	1,955	5,160	
01	A	124 01-Apartment Unit	1	4,032													

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	1	3	2\10		1	7,560	7,560

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,064
Replace, Cost New Less Depr	280,060
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	280,060
Final Building Value	1,0000
NBHD Fact	
Value per SF	34.73

Notes - Building 1 of 1

TY25 CONVERTED TO 4 UNIT APT

Income Summary (Includes all Building on Parcel)

Total Net Income	5,160
Capitalization Rate	
Sub total	184,520
Residual Land Value	
Final Income Value	184,520
Total Gross Rent Area	4,032
Total Gross Building Area	8,064

Misc & Gross Bulding Values

Misc Building No  
Gross Building: Misc Adjusted Value