

MAR 13 2026

Tax year 2025 BOR no. 2025-115
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 Pittman Dr, Eban, OH 45323</u> 402 58 100 Main St Eban OH 45323	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>(937) 478-8371</u> <u>ppphob1@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>210-05-00001-402-016</u>			<u>46-48 W Main St Eban, OH 45323</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>210-05-00001-402-016</u>	100,000 <u>165,340</u>	100,000 <u>150,450</u>	100,000 <u>185,100</u>		
9. The requested change in value is justified for the following reasons: <u>property needs several updates to include flooring, cabinets, paint, bathrooms, siding, windows, roof, deck</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 3/17/2025
and sale price \$ 165,000 ; 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 4/1/2025 and total cost \$ 15,000.

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 : 46 -48 W MAIN ST

Map ID: 210-05-00001-402-016

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

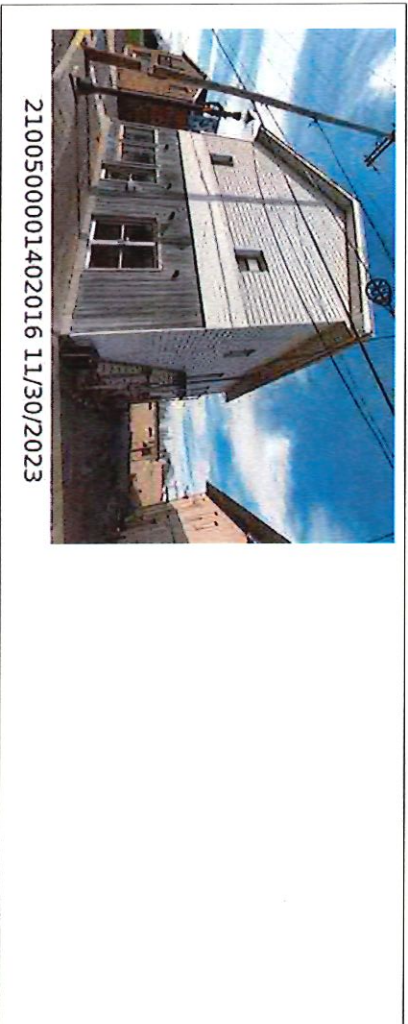
Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER	GENERAL INFORMATION
PREMIER PROPERTY RENTALS OF ENON LTD	Routing No. DNW3-H1 080-00 Class C-Commercial Living Units 2 Neighborhood 210C0000 Alternate Id District Zoning CALV
Field Review Flag:	

Property Notes
Note Codes:



Land Information				
Type	Rate	Size	Influence Factors	Value
1-Primary Site	SF	3.08	2.925	22,980
Total Acres: .0671 Legal Acres: 0				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	8,040	22,980	22,980	0	0
Building	44,610	127,470	127,470	0	0
Total	52,650	150,450	150,450	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
05/01/25	STP	10-Adv	3-Other
04/27/18	RVT	6-Prop Unoccupied At Listing	3-Other
07/23/12	DWP	2-Information At Door	2-Tenant
11/10/05	JL		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price Type	Validity	
03/17/25	165,000	2-Land & Building	0-Valid Sale
01/17/25			
07/13/20	80,000	2-Land & Building	0-Valid Sale
11/14/17			

Deed Reference			
Deed Reference	Deed Type	Grantor	
		ORCA 2 HOLDINGS LLC	
		PREMIER PROPERTY RENTALS OF ENON	
		STACY EMILEE A	
		STACY ZACHARY M	

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 Location: 4-Major Strip
 Spot Loc:

Legal Description

Parcel TieBack:
 Range - Township - Section: - -
 Legal Descriptions:
 CORY & BAKER S W PT
 52

Addl. TieBack:

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Building Information

Year Built/Eff Year 1877 / 2000
 Building # 1
 Structure Type 373-Retail Single Oc
 Identical Units 2
 Total Units 2
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA UNOCCUPIED

Building Other Features

Line Type	+	-	Meas1	Meas2	# Stp	IU	Line Type	+	-	Meas1	Meas2	# Stp	IU
2	WD1-Wood Deck		8	6	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	1,620	162	053-Offices	10	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	4	
2	02		02	1,620	162	081-Multi-Use Apa	10	02-Frame	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	1,620	053-Offices	47		67,360
2	1,620	081-Multi-Use Apartment	59		59,730

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1950			600	C	1	F	F		380

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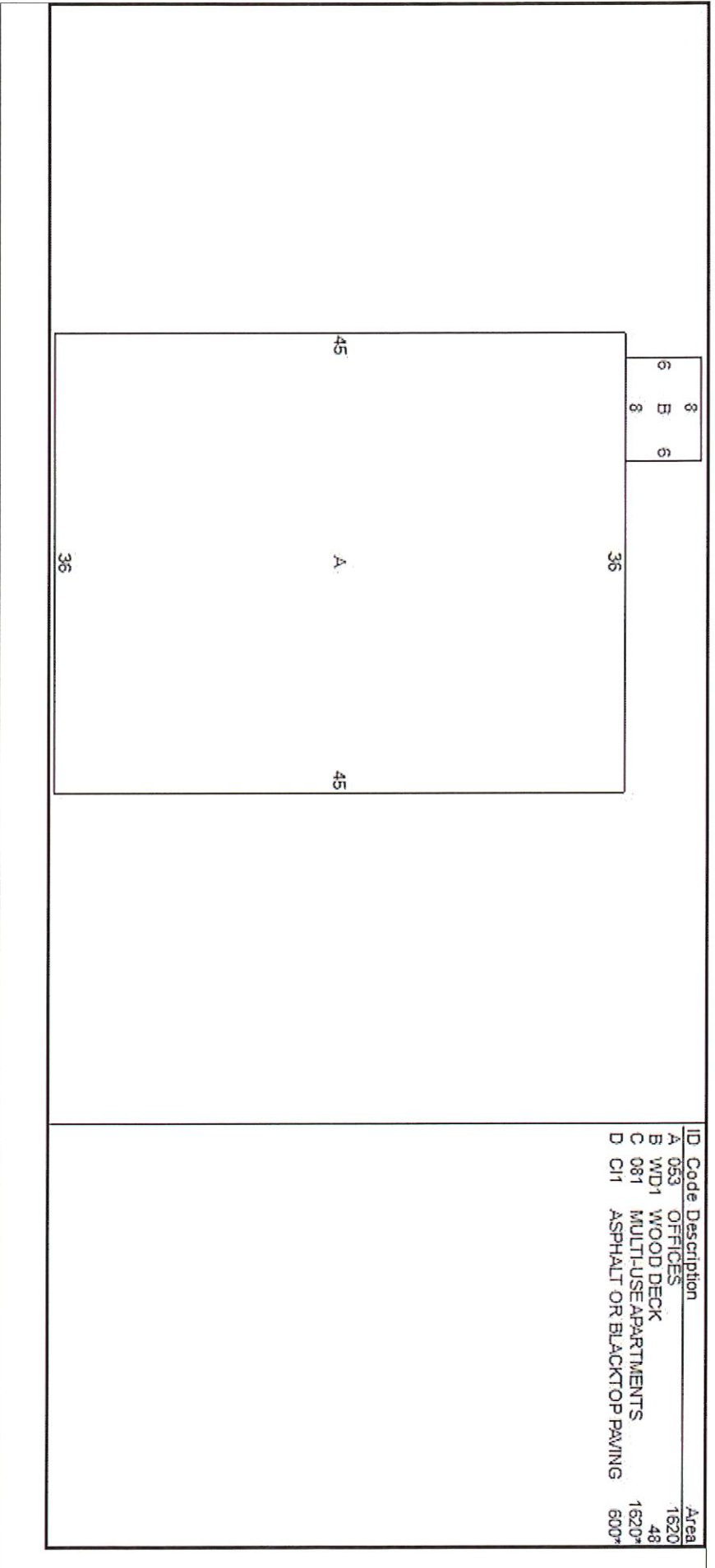
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Additional Property Photos

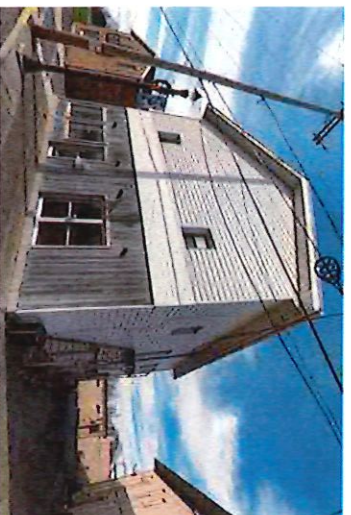


210050001402016

04/03/2023



2100500001402016 08/04/2017



2100500001402016 11/30/2023

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CLARK COUNTY

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Parcel Id: 210-05-00001-402-016

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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
00 S	000 00-None	0	3,240	0.00					0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	2	1	110		2	4,920	9,840

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,240
Replace, Cost New Less Depr	127,090
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	127,090
NBHD Fact	1,0000
Value per SF	39.23

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.027900
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	3,240
Total Gross Building Area	3,240

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value