

MAR 16 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-116  
County Clark Date received 3/16/2026

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.  
Attach additional pages if necessary.

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

Original complaint  Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Kevin M. Smith	111 Ogden Rd, Springfield, OH 45503	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	937-920-0989 Kevin; ksmith@apgmaintenance.com Assistant is Laura at 937-408-5137; lauraperry92@yahoo.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		
340-07-00029-320-006	1206 Highland Avenue, Springfield, Ohio 45503		
7. Principal use of property	Residential - Rentals		
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
3400700029320006	\$65,000.00	\$152,040.00	-\$87,040.00
9. The requested change in value is justified for the following reasons: These are rental properties and the County's Current Market Value far exceeds the value of the home due to the age, condition and location of the home.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
and sale price \$ \_\_\_\_\_ ; 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 none and total cost \$ \_\_\_\_\_ .

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 3-12-26 Complainant or agent (printed) Kevin M. Smith Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kevin M. Smith

Sworn to and signed in my presence, this 12 day of March 2026  
(Date) (Month) (Year)

Notary [Signature]



LAURA E PERRY  
Notary Public, State of Ohio  
My Comm. Expires  
April 19, 2030

MAR 16 2026

Tax year 2025 BOR no. 2025-116  
County Clark Date received 3/16/2026

DTE 1  
Rev. 12/22

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

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Attach additional pages if necessary.

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2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	937-920-0989 Kevin; ksmith@apgmaintenance.com Assistant is Laura at 937-408-5137; lauraperry92@yahoo.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		
340-07-00029-320-005	1204 Highland Avenue, Springfield, Ohio 45503		
7. Principal use of property	Residential - Rentals		
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
3400700029320005	\$55,000.00	\$86,310.00	-\$31,310.00
9. The requested change in value is justified for the following reasons:  These are rental properties and the County's Current Market Value far exceeds the value of the home due to the age, condition and location of the home.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_

and sale price \$ \_\_\_\_\_ ; 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 none and total cost \$ \_\_\_\_\_

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.

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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 3-12-26 Complainant or agent (printed) Kevin M. Smith Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kevin M. Smith

Sworn to and signed in my presence, this 12 day of March 2026  
(Date) (Month) (Year)

Notary [Signature]



LAURA E PERRY  
Notary Public, State of Ohio  
My Comm. Expires  
April 19, 2030

MAR 16 2026

Tax year 2025 BOR no. 2025-116  
County Clark Date received 3/16/2026

DTE 1  
Rev. 12/22

HILLARY HAMILTON  
AUDITOR

**Complaint Against the Valuation of Real Property**

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Original complaint  Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Kevin M. Smith, Sr	111 Ogden Rd, Springfield, OH 45503	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-920-0989 Kevin; ksmith@apgmaintenance.com</u> <u>Assistant is Laura at 937-408-5137; lauraperry92@yahoo.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>340-06-00004-120-014</u>		<u>419 S Western Avenue, Springfield, Ohio 45506</u>	
7. Principal use of property <u>Residential - Rentals</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>3400600004120014</u>	<u>\$35,000.00</u>	<u>\$27,560.00</u>	<u>\$7,440.00</u>
9. The requested change in value is justified for the following reasons: <u>The owner believes that this property is worth \$35,000.00 due to improvements on the condition of the home.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
and sale price \$ \_\_\_\_\_ ; 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

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.

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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 3-12-26 Complainant or agent (printed) Kevin M. Smith Sr Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kevin M. Smith Sr.

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(Date) (Month) (Year)

Notary [Signature]



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3. Complainant's agent			
4. Telephone number and email address of contact person	937-920-0989 Kevin; ksmith@apgmaintenance.com Assistant is Laura at 937-408-5137; lauraperry92@yahoo.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		
340-07-00029-320-007	1214 Highland Avenue, Springfield, Ohio 45503		
7. Principal use of property	Residential - Rentals		
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
3400700029320007	\$40,000.00	\$78,820.00	-\$38,820.00
9. The requested change in value is justified for the following reasons: These are rental properties and the County's Current Market Value far exceeds the value of these homes due to the age, condition and location of the homes.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_

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

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5. Complainant's relationship to property, if not owner			
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6. Parcel numbers from tax bill		Address of property	
<u>340-07-00029-324/003</u>		<u>1221 Highland Avenue, Springfield, Ohio 45503</u>	
7. Principal use of property <u>Residential - 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>3400700029324/003</u>	<u>\$50,000.00</u>	<u>\$89,470.00</u>	<u>-\$39,470.00</u>
9. The requested change in value is justified for the following reasons: <u>These are rental properties and the County's Current Market Value far exceeds the value of the home due to the age, condition and location of the home.</u>			

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Rev. 12/22

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5. Complainant's relationship to property, if not owner			
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6. Parcel numbers from tax bill	Address of property		
340-07-00029-320/002	1215 Highland Avenue, Springfield, Ohio 45503		
7. Principal use of property	Residential - Rentals		
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
3400700029320/002	\$45,000.00	\$70,400.00	\$25,400.00
9. The requested change in value is justified for the following reasons:			
These are rental properties and the County's Current Market Value far exceeds the value of the home due to the age, condition and location of the home.			

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Complainant or agent (signature) Kevin Smith

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(Date) (Month) (Year)

Notary [Signature]



LAURA E PERRY  
Notary Public, State of Ohio  
My Comm. Expires  
April 19, 2030

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1206 HIGHLAND AVE

Map ID: 340-07-00029-320-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

SMITH KEVIN M

**GENERAL INFORMATION**

Routing No. 0029-01 006-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0061  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Sosa

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700029320006 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 146			6,930

Total Acres: .1341

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,430	6,930	6,930	0	6,930
Building	50,790	145,110	145,110	0	296,620
<b>Total</b>	<b>53,220</b>	<b>152,040</b>	<b>152,040</b>	<b>0</b>	<b>303,550</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
04/25/24	LB	10-Adv	3-Other
05/30/18	CPS	R-Review	3-Other
11/20/17	CHM	10-Adv	3-Other
08/01/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
07/21/11	MAG	6-Prop Unoccupied At Listing	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/06/18	30,000	2-Land & Building	MO-Multiple Parcel Sale - Valid		AF-Affidavit	ALLEN DONNA JEAN
12/11/17					QC-Quit Claim Deed	ALLEN JAMES N & DONNA JEAN
07/17/12						ALLEN JAMES N & DONNA JEAN TRUSTE
04/17/01						ALLEN JAMES N & DONNA J

**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:  
 B H WARDER ALL  
 5479  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1206 HIGHLAND AVE

Parcel Id: 340-07-00029-320-006

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26

**Dwelling Information**

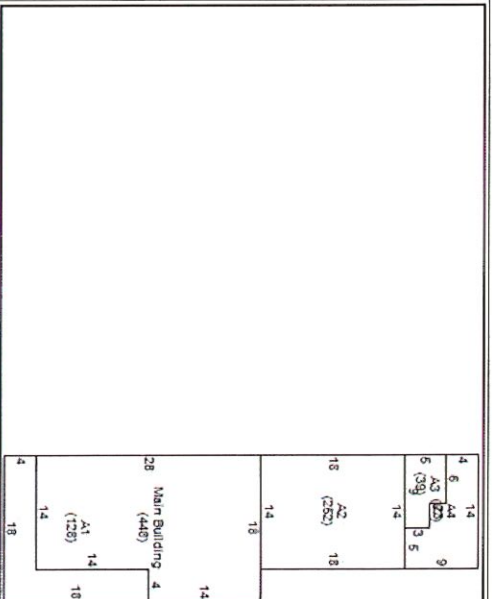
Story height	2	Total Rooms	5
Exterior Walls	1-Frame	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1911	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	P-Poor Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	1
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	123,610	% Good	34
Plumbing		Market Adj	
Basement	-2,350	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	8,854	C&D Factor	1
Subtotal	130,110	Adj Factor	1
		Additions	11,400
Ground Floor Area	448		
Total Living Area	1,148	Dwelling Value	55,640
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Gr	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					448							5,100
1		1			128							23,500
2	55	35	56		252							2,500
3		3			39							2,300
4		28			87							

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

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

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**CLARK COUNTY**

Sttus : 1206 HIGHLAND AVE

Map ID: 340-07-00029-320-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 2 of 2

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

SMITH KEVIN M

**GENERAL INFORMATION**

Routing No. 0029-01 006-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0061  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700029320006 04/17/2017

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	40 146		6,930

Total Acres: .1341

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,430	6,930	6,930	0	6,930
Building	50,790	145,110	145,110	0	296,620
<b>Total</b>	<b>53,220</b>	<b>152,040</b>	<b>152,040</b>	<b>0</b>	<b>303,550</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
04/25/24	LB	10-Adv	3-Other
05/30/18	CPS	R-Review	3-Other
11/20/17	CHM	10-Adv	3-Other
08/01/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
07/21/11	MAG	6-Prop Unoccupied At Listing	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
09/06/18	30,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
12/11/17			
07/17/12			
04/17/01			

**Deed Reference**

Deed Reference	Deed Type	Grantor
AF-Affidavit		ALLEN DONNA JEAN
QC-Quit Claim Deed		ALLEN JAMES N & DONNA JEAN
		ALLEN JAMES N & DONNA JEAN TRUSTE
		ALLEN JAMES N & DONNA J

**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:  
 B H WARDER ALL  
 5479  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1206 HIGHLAND AVE

Parcel Id: 340-07-00029-320-006

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 2 of 2

Tax Year: 2025

Printed: 03/16/26

**Dwelling Information**

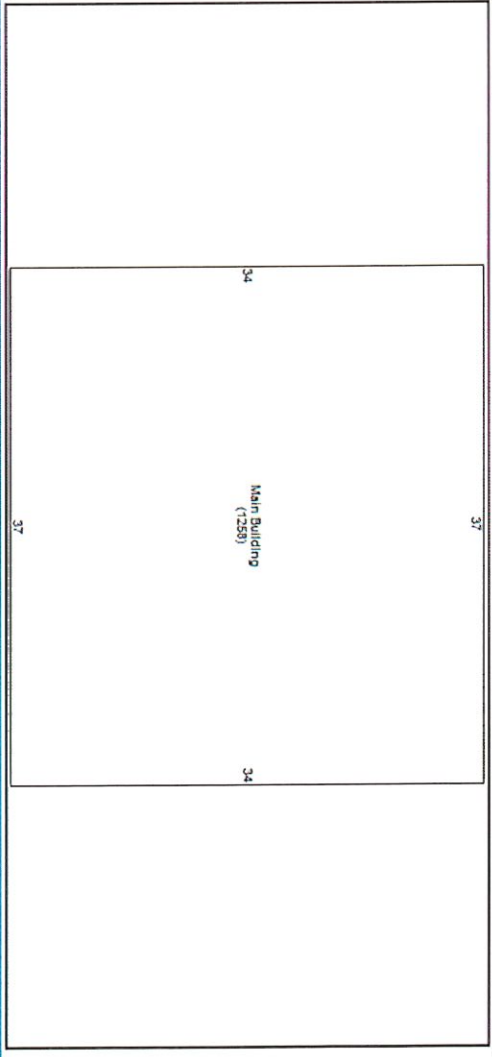
Story height	2	Total Rooms	6
Exterior Walls	4-Block	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1931	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	9
Bath Remod			
Basement	1-None	Masonry Trim	
Heat Type	2-Central Heat	Unfinished Area	1258
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	BG-Bsmt Gar	Qty	
Grade	D+	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	227,820	% Good	44
Plumbing	5,200	Market Adj	
Basement	-9,870	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	-19,800	C&D Factor	
Subtotal	203,350	Adj Factor	1
Ground Floor Area	1,258		
Total Living Area	2,516	Dwelling Value	89,470

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,258						

**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 : 1204 HIGHLAND AVE

Map ID: 340-07-00029-320-005

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

SMITH KEVIN M

**GENERAL INFORMATION**

Routing No. 0029-01 005-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0061  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700029320005 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	40 145		6,930

Total Acres: .1331

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,430	6,930	6,930	0	6,930
Building	27,780	79,380	79,380	0	68,720
<b>Total</b>	<b>30,210</b>	<b>86,310</b>	<b>86,310</b>	<b>0</b>	<b>75,650</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
04/25/24	LB	10-Adv	3-Other
11/20/18	LA	10-Adv	3-Other
05/30/18	CPS	R-Review	3-Other
11/20/17	CHM	10-Adv	3-Other
08/01/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
09/06/18	30,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
12/11/17			
07/17/12			
02/21/03	20,000		

**Deed Reference**

Deed Reference	Deed Type	Grantor
AF-Affidavit		ALLEN DONNA JEAN ALLEN JAMES N & DONNA JEAN
QC-Quit Claim Deed		ALLEN JAMES N & DONNA A DOOLEY LAWRENCE E & LINDA J

**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:  
 B H WARDER ALL  
 5478

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1204 HIGHLAND AVE

Parcel Id: 340-07-00029-320-005

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**Dwelling Information**

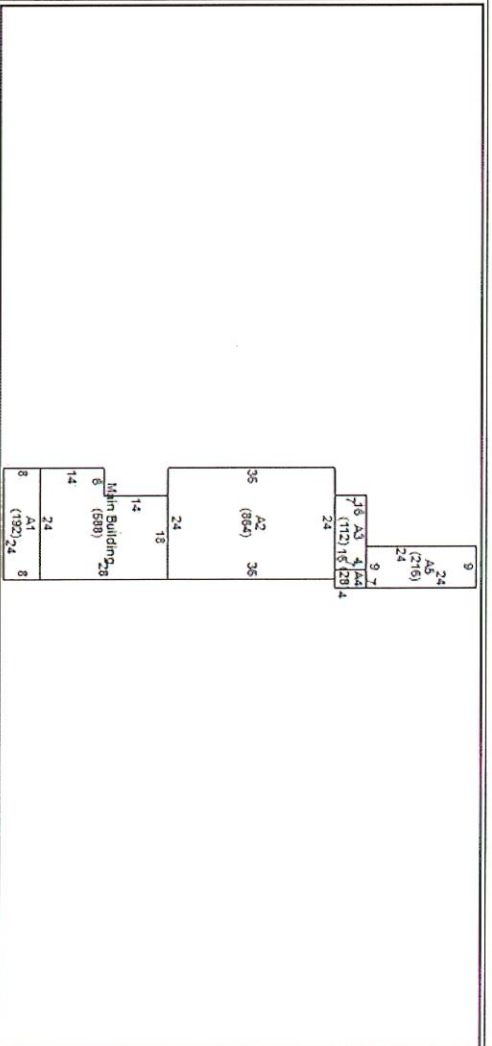
Story height	2	Total Rooms	10
Exterior Walls	8-Asbestos	Bedrooms	5
Style	14-Duplex	Family Rooms	0
Year Built	1889	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	2-Central Heat	Masonry Trim	
Fuel 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	D+		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	141,670	% Good	34
Plumbing	6,500	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	148,170	Adj Factor	
		Additions	29,000
Ground Floor Area	588		
Total Living Area	2,232	Dwelling Value	79,380
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					588	192					18,300
1		1	35		192						54,900
2	58	35			864						7,000
3		3			112						1,100
4		1			28						3,800
5		25			216						

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 419 S WESTERN AVE

Map ID: 340-06-00004-120-014

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

SMITH KEVIN M SR

**GENERAL INFORMATION**

Routing No. 0004-01 345-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0075  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Sced

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400600004120014 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	38 150		8,210

Total Acres: .1309

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,870	8,210	8,210	0	8,210
Building	6,770	19,350	19,350	0	12,670
<b>Total</b>	<b>9,640</b>	<b>27,560</b>	<b>27,560</b>	<b>0</b>	<b>20,880</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
05/16/24	KQ	10-Adv	3-Other
04/11/18	CPS	R-Review	3-Other
11/30/17	AGS	10-Adv	3-Other
07/26/12	LA	7-Quality Check	
08/24/11	JHC	5-Occupant Not Home	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
06/11/24	23,000	2-Land & Building	0-Valid Sale
06/22/22	7,000	2-Land & Building	8-Not Validated
12/26/13	5,000	2-Land & Building	2-Not Open Market

**Property Factors**

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

**Legal Description**

Grantor  
 APG MAINTENANCE  
 MILLER RANDY & JENNIFER  
 ZEUS INVESTMENTS INC  
 STAMPER ALAN E

Addl. Tieback:

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 SNYDER ALL  
 2932

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
06/28/12	COUNTY	FD CK			Closed Permit

**Deed Reference**

Deed Type  
 QC-Quit Claim Deed

Grantor  
 APG MAINTENANCE  
 MILLER RANDY & JENNIFER  
 ZEUS INVESTMENTS INC  
 STAMPER ALAN E

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 419 S WESTERN AVE

Parcel Id: 340-06-00004-120-014

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**Dwelling Information**

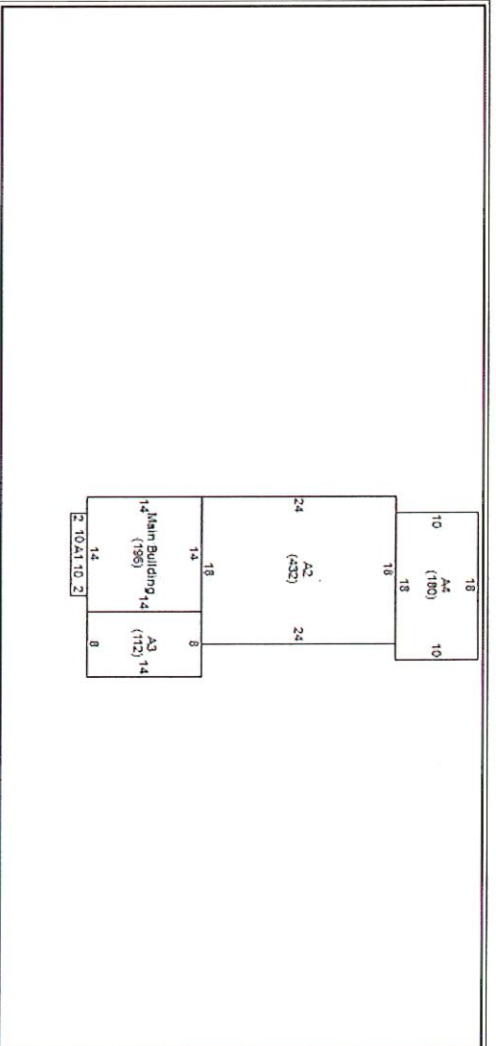
Story height	1.5	Total Rooms	4
Exterior Walls	8-Asbestos	Bedrooms	1
Style	05-Bungalow	Family Rooms	0
Year Built	1986	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	5
Bath Remod	2-No		
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	P-Poor Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D-		
CDU	VP-VERY POOR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	65,870	% Good	19
Plumbing		Market Adj	
Basement	-1,770	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	64,100	Adj Factor	1
		Additions	5,500
Ground Floor Area	196		
Total Living Area	795	Dwelling Value	17,680
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					196						1,300
1		35			20						22,900
2	58	35			432						3,700
3		1			112						800
4		26			180						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1930		12X18	216	D 1		P	P			1,670

**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 : 1214 HIGHLAND AVE

Map ID: 340-07-00029-320-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

SMITH KEVIN M

**GENERAL INFORMATION**

Routing No. 0029-01 007-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0061  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700029320007 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 146			6,930

Total Acres: .1341

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,430	6,930	6,930	0	6,930
Building	25,160	71,890	71,890	0	67,910
<b>Total</b>	<b>27,590</b>	<b>78,820</b>	<b>78,820</b>	<b>0</b>	<b>74,840</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
04/25/24	LB	10-Adv	3-Other
05/30/18	CPS	R-Review	3-Other
11/20/17	CHM	10-Adv	3-Other
07/21/11	MAG	5-Occupant Not Home	3-Other
04/10/06	MG		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/23/13						JOY MARY A

**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:  
 B H WARDER ALL  
 5480  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Stius : 12114 HIGHLAND AVE

Parcel Id: 340-07-00029-320-007

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**Dwelling Information**

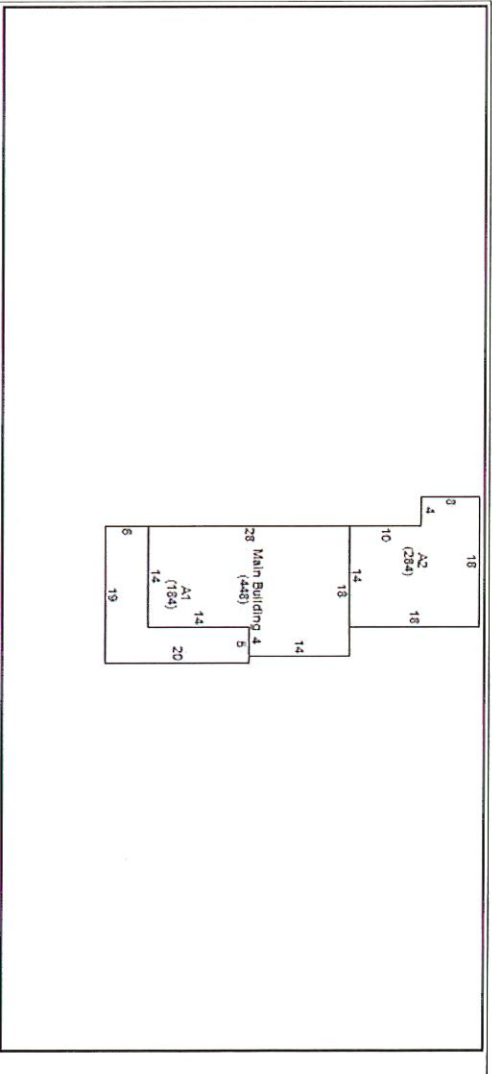
Story height	2	Total Rooms	5
Exterior Walls	8-Asbestos	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1908	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D+	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	123,610	% Good	44
Plumbing		Market Adj	
Basement	-2,350	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	6,264	C&D Factor	
Subtotal	127,520	Adj Factor	1
		Additions	11,200
Ground Floor Area	448		
Total Living Area	1,180	Dwelling Value	67,310
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					448						7,400
1		1			184						18,000
2	58	35			284						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1930		18x36	648	D	1	F	F			4,580

**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 : 1221 HIGHLAND AVE      Map ID: 340-07-00029-324-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER		GENERAL INFORMATION	
SMITH KEVIN		Routing No.	0029-01 008-00
		Class	Residential
		Living Units	1
		Neighborhood	340R0061
CAUV		District	
Field Review Flag:		Zoning	
		Alternate Id	
		Tax District	Springfield Corp. Scsd



**Property Notes**  
Note Codes:

Land Information			
Type	Size	Influence Factors	Influence %
F-Regular Lot	F 80 113		8,830
Total Acres: .2075		Legal Acres: 0.0000	NBHD Fact: 1.0000

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	3,090	8,830	8,830	0	8,830
Building	28,220	80,640	80,640	0	88,400
Total	31,310	89,470	89,470	0	97,230
Value Flag 1-COST APPROACH      Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Owner Occupied      Y					

Entrance Information			
Date	ID	Entry Code	Source
04/25/24	LB	10-Adv	3-Other
05/30/18	CPS	R-Review	3-Other
11/20/17	CHM	10-Adv	3-Other
08/26/14	LA	7-Quality Check	
08/05/11		9-Info Fr E-Mail, Data Mailer, Etc	3-Other

Permit Information			
Date Issued	Number	Price Purpose	Note
07/16/14	COUNTY	FD CK	
			Status
			Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
02/03/14	15,000	2-Land & Building	R-Related

**Property Factors**  
 Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved      5-Sidewalk  
 Traffic: 1-Light

**Legal Description**  
 Parcel Tieback:  
 Range - Township - Section: 09 - 05 - 29  
 Legal Descriptions:  
 S SI HIGHLAND 163.8 E OF WILLIAMSON      Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1221 HIGHLAND AVE

Parcel Id: 340-07-00029-324-003

LUC: 510-SINGLE FAMILY, PLATTED L

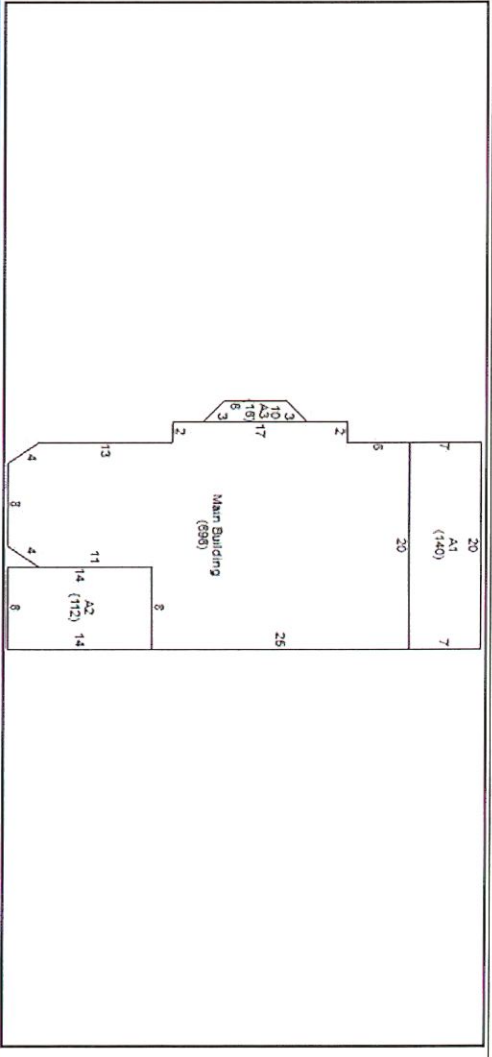
Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**Dwelling Information**

Story height	2	Total Rooms	8
Exterior Walls	1-Frame	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1901	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
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	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1



**Dwelling Computations**

Base Price	155,550	% Good	44
Plumbing	3,900	Market Adj	
Basement	-2,960	Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	156,490	Additions	8,200
Ground Floor Area	696		
Total Living Area	1,632	Dwelling Value	77,060
Building Notes			

**Outbuilding Data**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					696						
1	58	35			140						8,900
2		1	40		112						8,300
3	55	52			16						1,400

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted 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**

Sttus : 1215 HIGHLAND AVE

Map ID : 340-07-00029-324-002

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**CURRENT OWNER**

SMITH KEVIN

**GENERAL INFORMATION**

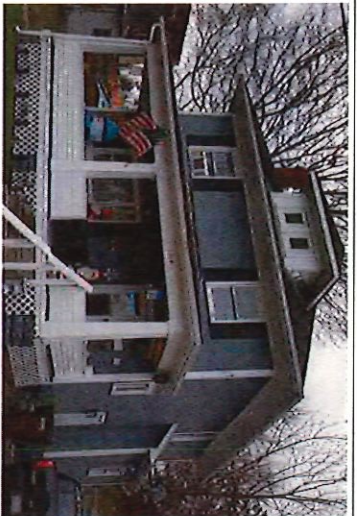
Routing No. 0029-01 009-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0061  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700029324002 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 41 89			5,480

Total Acres: .0838

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,920	5,480	5,480	0	5,480
Building	22,720	64,920	64,920	0	74,370
<b>Total</b>	<b>24,640</b>	<b>70,400</b>	<b>70,400</b>	<b>0</b>	<b>79,850</b>

Value Flag 1-COST APPROACH

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

**Entrance Information**

Date	ID	Entry Code	Source
04/25/24	LB	10-Adv	3-Other
11/30/18	LA	7-Quality Check	3-Other
05/30/18	CPS	R-Review	3-Other
11/21/17	LA	5-Occupant Not Home	3-Other
11/20/17	CHM	10-Adv	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
11/21/17	8,000	2-Land & Building	2-Not Open Market
11/06/17	1,000	2-Land & Building	2-Not Open Market
05/01/17	6,700	2-Land & Building	S-Sheriff
07/09/01	39,000		

Deed Reference	Deed Type	Grantor
340/5683	QC-Quit Claim Deed SD-Sheriff's Deed	CASTLEROCK 2017 LLC BANK OF NEW YORK MELLON THE LANSING AARON T MC CLASKIE RICHARD A SR & SUSAN D

**Property Factors**

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

5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 09 - 05 - 29  
 Legal Descriptions:  
 S SI HIGHLAND 122.8 E OF WILLIAMSON

Addl. Tieback:

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
11/21/17	17-COUNTY		REMODEL		Closed Permit
08/31/17	COUNTY		FD CK		Closed Permit

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1215 HIGHLAND AVE

Parcel Id: 340-07-00029-324-002

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

**Dwelling Information**

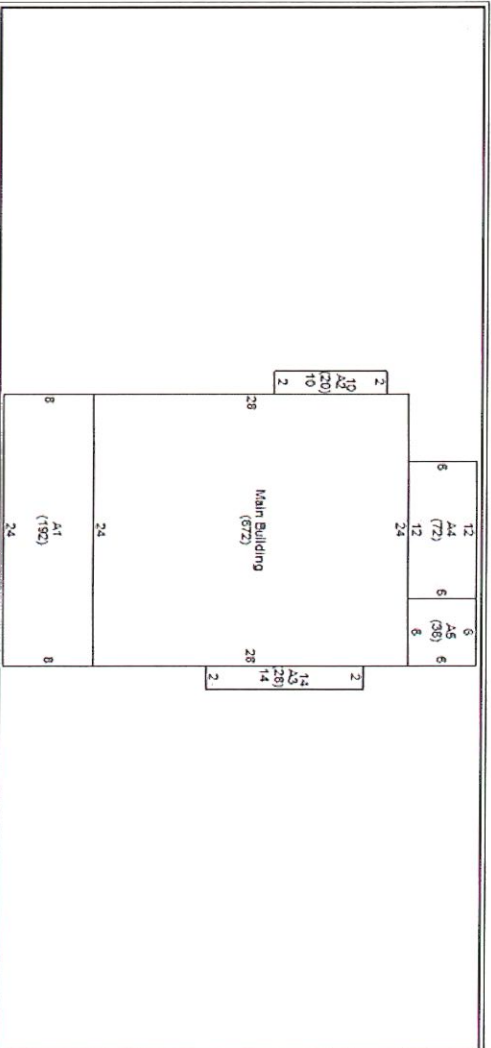
Story height	2	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1915	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	152,460	% Good	34
Plumbing	2,600	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	7,850	% Complete	
Other Features	9,504	C&D Factor	1
Subtotal	172,410	Adj Factor	1
		Additions	6,300
Ground Floor Area	672		
Total Living Area	1,392	Dwelling Value	64,920
Building Notes			

**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					672						7,700
1		1			192						1,700
2		55	52		20						2,400
3		55	35		28						4,500
4		3	3		72						2,300
5		3			36						

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

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

PARID 3400700029320006  
 NBHD 340R0061  
 SMITH KEVIN M

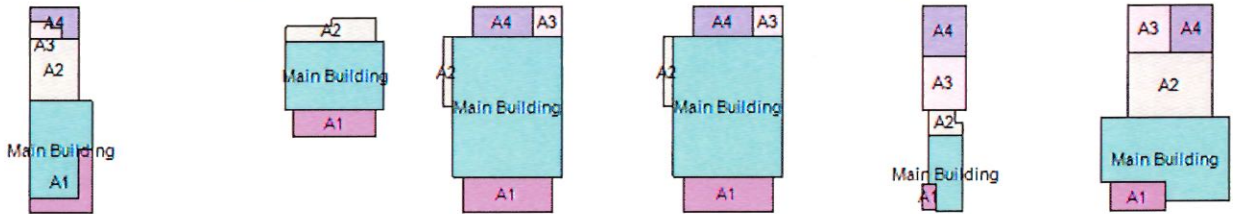
JUR 000  
 ROLL RP\_OH  
 1206 HIGHLAND AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700029320006	3400700029421003	3400700029413014	3400700029413014	3400700029422010	3400700029424020
Address: 1206 HIGHLAND AVE	1659 MORGAN ST	1587 WARDER ST	1587 WARDER ST	1717 WARDER ST	1836 HILLSIDE AVE

Card: 1	203835	217084	218970	211970	208881
Salekey:					



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.061	340R0.061	340R0.061	340R0.061	340R0.061	340R0.061
L U C: 510	510	510	510	510	510
<b>Dwelling Data</b>					
Acres: .1341	.1286	.1286	.1286	.1286	.1286
Living Units: 1	1	1	1	1	1
Story Height: 2	2	2	2	2	2
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1911/	1918/	1913/	1913/	1906/	1911/
Year Remodelled:	1951			2020	1952
<b>Mastrim Area:</b>					
C D U: PR-POOR	PR-POOR	PR-POOR	PR-POOR	PR-POOR	PR-POOR
S F L A: 1148	1056	1296	1296	1552	1337
M G F A: 448	468	616	616	664	448
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	2-UNFINISHED
Basement: 3-PART	4-FULL	3-PART	3-PART	4-FULL	4-FULL
<b>F B L A:</b>					
225					
<b>Fin Rec Room:</b>					
<b>Unfin Area:</b>					
Total Rooms: 5	5	5	5	9	5
Bed Rooms: 2	2	2	2	4	2
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	2	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	8	5
W B Fireplace: 1					
<b>Pre Fireplace:</b>					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 1-FRAME	6-ALUMINUM/VINYL	8-ASBESTOS	8-ASBESTOS	6-ALUMINUM/VINYL	1-FRAME
Open Porch Area: 128	154	198	198	104	72
Closed Porch Area: 39	0	0	0	672	0
Basement Cars: 1					
Attach Garage Area: 0	0	0	0	648	0
Detach Garage Area: 0	216	0	0	0	0

Detach Garage Area: 0	216	0	0	0	0
Market Adj:					
Cost & Design:					
Physical Condition: P	F	P	P	F	F
<b>Pricing Info</b>					
R C N: 130,110	126,240	142,440	142,440	169,350	134,370
Depr % Good: 34	34	34	34	34	34
R C N L D: 55,640	49,420	52,530	52,530	85,880	58,690
Land Value: 6,930	6,800	6,800	6,800	6,800	6,800
Building Value: 145,110	51,440	52,530	52,530	85,880	58,690
O B Y Value: 0	2,020	0	0	0	0
Dwelling Value: 145,110	49,420	52,530	52,530	85,880	58,690
Cost Value: 152,040	58,240	59,330	59,330	92,680	65,490
Sale Date:	24-JUN-2022	11-JUN-2024	19-SEP-2024	01-SEP-2023	28-MAR-2023
Sale Price:	61,500	48,000	150,000	158,000	75,000
<b>Valuation</b>					
Adj Price:	151,610	137,830	233,710	207,880	157,050
M R A Estimate: 148,140	54,340	55,430	55,430	88,780	61,590
Distance:	31	40	41	46	48
Weighted Estimate: 205,630					
Market Value: 171,430					
F C C: 4	EXCESS ADJ	EXCESS ADJ	EXCESS ADJ		EXCESS ADJ
MKT / SF: 149.33	58.24	37.04	115.74	101.80	56.10
COST / SF: 132.44	55.15	45.78	45.78	59.72	48.98

PARID 3400700029320005  
 NBHD 340R0061  
 SMITH KEVIN M

JUR 000  
 ROLL RP\_OH  
 1204 HIGHLAND AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700029320005	3400700029429026	3400700029412026	3400700029424029	3400700029407014	3400700023306009
Address: 1204 HIGHLAND AVE	113-115 N BELMONT AVE	1588 WARDER ST	1910-1912 HILLSIDE AVE	1417 WARDER ST	140-142 N BELMONT AVE

Card: 1  
 Salekey:



3400700029320005 12/11/2023

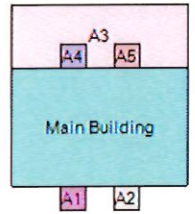
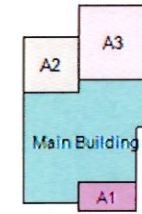
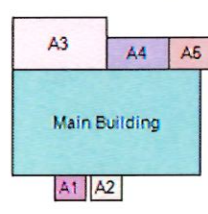
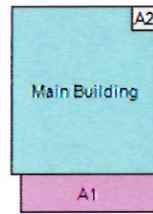
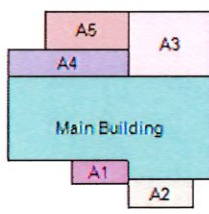
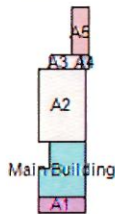
3400700029429026 12/8/2023

3400700029412026 12/9/2023

3400700029424029 12/8/2023

3400700029407014 12/8/2023

3400700023306009 12/8/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.061	340R0.061	340R0.061	340R0.061	340R0.061	340R0.061
LU C: 520	520	520	520	510	520
<b>Dwelling Data</b>					
Acres: .1331	.1265	.1286	.0586	.1459	.1963
Living Units: 2	2	2	2	1	2
Story Height: 2	2	2	2	2	2
Style: 14-DUPLEX	14-DUPLEX	14-DUPLEX	14-DUPLEX	04-OLD STYLE	14-DUPLEX
Year Built: 1889/	1881/	1924/	1907/	1901/	1943/
Year Remodelled: 1949			1979	1980	
<b>Mastrim Area:</b>					
C D U: PR-POOR	PR-POOR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR
S F L A: 2232	2136	2274	1872	1832	1728
M G F A: 588	864	1122	720	818	864
Attic: 1-NONE	1-NONE	1-NONE	2-UNFINISHED	1-NONE	1-NONE
Basement: 4-FULL	2-CRAWL	4-FULL	4-FULL	3-PART	4-FULL
<b>F B L A:</b>					
<b>Fin Rec Room:</b>					
<b>Unfin Area:</b>					
Total Rooms: 10	10	12	12	8	10
Bed Rooms: 5	4	6	6	4	4
Family Rooms: 0	0	0	0	0	0
Full Baths: 2	2	2	2	2	2
Half Baths: 0	0	0	0	0	0
Total Fixtures: 10	10	10	10	8	10
<b>WB Fireplace:</b>					
<b>Pre Fireplace:</b>					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	2-CENTRAL HEAT
Exterior Wall: 8-ASBESTOS	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	2-BRICK
Open Porch Area: 220	144	240	0	105	0
Closed Porch Area: 112	144	30	0	0	0
<b>Basement Cars:</b>					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 0	0	0	0	0	0

Market Adj:	F	A	A	A	A
Cost & Design:					
Physical Condition:	F	A	A	A	A
<b>Pricing Info</b>					
R C N: 148,170	179,510	216,690	173,290	177,930	197,810
Depr % Good: 34	34	44	44	44	44
R C N L D: 79,380	74,930	101,040	91,550	71,230	89,240
Land Value: 6,930	6,710	6,800	4,540	7,200	8,310
Building Value: 79,380	74,930	101,040	91,550	71,230	89,240
O B Y Value: 0	0	0	0	0	0
Dwelling Value: 79,380	74,930	101,040	91,550	71,230	89,240
Cost Value: 86,310	81,640	107,840	96,090	78,430	97,550
Sale Date:	16-NOV-2023	18-NOV-2022	04-MAY-2023	09-MAY-2022	19-DEC-2023
Sale Price:	40,000	108,000	87,500	64,000	127,000
<b>Valuation</b>					
Adj Price:	42,270	79,990	72,470	68,040	108,140
M R A Estimate: 82,410	77,740	103,940	92,190	74,530	93,650
Distance:	26	68	103	132	181
Weighted Estimate: 74,480					
Market Value: 75,650					
F C C: 7					
MKT / SF: 33.89	18.73	47.49	46.74	34.93	73.50
COST / SF: 38.67	38.22	47.42	51.33	42.81	56.45

PARID 3400600004120014  
 NBHD 340R0075  
 SMITH KEVIN M SR

JUR 000  
 ROLL RP\_OH  
 419 S WESTERN AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400600004120014	3400600004120014	3400700034230005	3400600004214023	3400700028309019	3400600004204003
Address: 419 S WESTERN AVE	419 S WESTERN AVE	503 E PLEASANT ST	524 W WASHINGTON ST	1010 ELDER ST	731 W MAIN ST
Card: 1					
Salekey:	203774	203740	211328	218315	204401



3400600004120014 12/11/2023    3400600004120014 12/11/2023    3400700034230005 12/12/2023    3400600004214023 12/11/2023    3400700028309019 12/9/2023    3400600004204003 12/11/2023



Model: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1002	1002	1002	1002	1002	1002
Neighborhood: 340R0.075	340R0.075	340R0.092	340R0.075	340R0.093	340R0.007
L U C: 510	510	520	510	510	510

**Dwelling Data**

Acres: .1309	.1309	.1607	.1263	.1148	.1961
Living Units: 1	1	2	1	1	1
Story Height: 1.5	1.5	1.5	1.5	1.5	1.5
Style: 05-BUNGALOW	05-BUNGALOW	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1886/	1886/	1881/	1879/	1917/	1863/
Year Remodelled:					
Mastrim Area:					
CDU: VP-VERY POOR	VP-VERY POOR	VP-VERY POOR	FR-FAIR	UN-UN SOUND	VP-VERY POOR
SFLA: 795	795	668	1159	1088	1294
MGFA: 196	196	224	484	480	448
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 2-CRAWL	2-CRAWL	6	3-PART	4-FULL	2-CRAWL
FBLA:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 4	4	3	5	6	6
Bed Rooms: 1	1	1	2	3	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	0	0	1	0
Total Fixtures: 5	5	5	5	7	5
WB Fireplace:			1		
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	1-NONE	2-GAS	1-NONE
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	2-CENTRAL HEAT	1-NONE	2-CENTRAL HEAT	3-CENTRAL HEAT WITH
Exterior Wall: 8-ASBESTOS	8-ASBESTOS	1-FRAME	6-ALUMINUM/VINYL	1-FRAME	2-BRICK
Open Porch Area: 112	112	40	112	184	55
Closed Porch Area: 0	0	0	0	16	0
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 216	216	0	0	0	0
Detach Garage Area: 216	216	0	0	0	0

Market Adj:	P	V	F	P	P
Cost & Design:					
Physical Condition: P	P	V	F	P	P
<b>Pricing Info</b>					
R C N:	64,100	49,500	103,830	107,000	109,140
Depr % Good:	19	19	35	10	19
R C N L D:	17,680	11,610	46,340	13,000	27,140
Land Value:	8,210	5,670	8,060	7,640	8,390
Building Value:	19,350	33,040	46,340	13,000	27,140
O B Y Value:	1,670	0	0	0	0
Dwelling Value:	17,680	33,040	46,340	13,000	27,140
Cost Value:	27,560	38,710	54,400	20,640	35,530
Sale Date:	22-JUN-2022	21-JUN-2022	31-JUL-2023	14-AUG-2024	21-JUL-2022
Sale Price:	23,000	25,000	50,000	15,000	31,200
<b>Valuation</b>					
Adj Price:	21,620	12,350	20,160	21,020	21,360
M R A Estimate:	21,220	32,370	48,060	14,300	29,190
Distance:	3	211	226	234	241
Weighted Estimate:	20,400				
Market Value:	20,880				
F C C:	4		EXCESS ADJ		
MKT / SF:	26.26	37.43	43.14	13.79	24.11
COST / SF:	34.67	57.95	46.94	18.97	27.46

PARID 3400700029320007  
 NBHD 340R0061  
 SMITH KEVIN M

JUR 000  
 ROLL RP\_OH  
 1214 HIGHLAND AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700029320007	3400700029426021	3400700023300003	3400700029406002	3400700023300005	3400700029423007
Address: 1214 HIGHLAND AVE	1840 PROSPECT ST	616 N BELMONT AVE	1361 COLUMBUS AVE	608 N BELMONT AVE	1707 HIGHLAND AVE
Card: 1					
Salekey:	201415	217435	209612	202801	203268



3400700029320007 12/11/2023



3400700029426021 12/9/2023



3400700023300003 12/8/2023



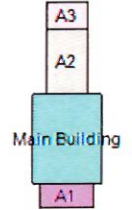
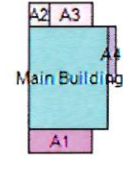
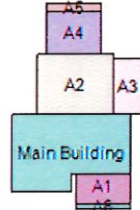
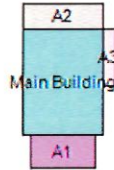
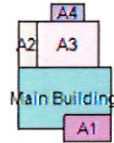
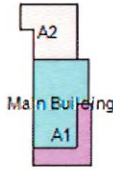
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3400700023300005 12/8/2023



3400700029423007 12/9/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.061	340R0.061	340R0.061	340R0.061	340R0.061	340R0.061
L U C: 510	510	510	510	510	510

Dwelling Data

Acres: .1341	.1286	.1882	.1286	.1890	.1120
Living Units: 1	1	1	1	1	1
Story Height: 2	2	2	2	2	2
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1908/	1912/	1912/	1901/	1911/	1901/
Year Remodelled:	1974			2020	1952
Mastrlm Area:					
C D U: FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR
S F L A: 1180	1232	1202	1239	1098	1268
M G F A: 448	448	520	448	520	520
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 3-PART	4-FULL	3-PART	2-CRAWL	4-FULL	3-PART
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 5	5	5	6	5	6
Bed Rooms: 3	2	2	2	2	2
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	2	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	8	5	5
W B Fireplace: 1					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH
Exterior Wall: 8-ASBESTOS	1-FRAME	6-ALUMINUM/VINYL	1-FRAME	1-FRAME	8-ASBESTOS
Open Porch Area: 184	162	0	91	96	208
Closed Porch Area: 0	0	128	130	66	0
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 648	0	288	0	308	192
Detach Garage Area: 648	0	288	0	308	192

	A	G	F	A	F
<b>Market Adj:</b>					
<b>Cost &amp; Design:</b>					
Physical Condition: G	A	G	F	A	F
<b>Pricing Info</b>					
R C N: 127,520	123,610	135,060	124,630	132,860	135,060
Depr % Good: 44	44	44	44	44	44
R C N L D: 67,310	70,790	68,030	74,840	63,860	69,730
Land Value: 6,930	6,800	8,050	6,800	8,040	6,360
Building Value: 71,890	71,300	70,900	74,840	66,870	71,290
O B Y Value: 4,580	510	2,870	0	3,010	1,560
Dwelling Value: 67,310	70,790	68,030	74,840	63,860	69,730
Cost Value: 78,820	78,100	78,950	81,640	74,910	77,650
Sale Date:	23-FEB-2022	01-JUL-2024	20-APR-2023	04-MAY-2022	26-MAY-2022
Sale Price:	49,900	110,000	79,000	124,000	50,000
<b>Valuation</b>					
Adj Price:	47,630	103,270	71,440	120,470	48,170
M R A Estimate: 74,920	74,200	75,050	77,740	71,010	73,750
Distance:	13	16	17	21	22
Weighted Estimate: 78,160					
Market Value: 74,840					
F C C: 9					
MKT / SF: 63.42	40.50	91.51	63.76	112.93	39.43
COST / SF: 66.80	63.39	65.68	65.89	68.22	61.24

PARID 3400700029324003  
 NBHD 340R0061  
 SMITH KEVIN

JUR 000  
 ROLL RP\_OH  
 1221 HIGHLAND AVE

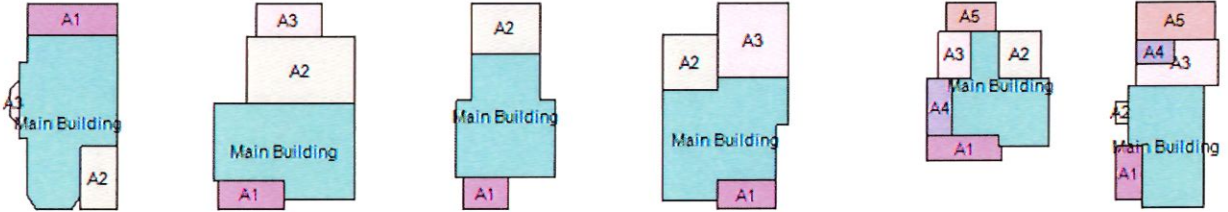


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Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700029324003	3400700029422003	3400700029406016	3400700029407014	3400700029427027	3400700029420011
Address: 1221 HIGHLAND AVE	1659 WARDER ST	1501 COLUMBUS AVE	1417 WARDER ST	309 N BELMONT AVE	1721 PROSPECT ST
Card: 1					
Salekey:	217592	220582	202879	205209	201893



3400700029324003 12/11/2023    3400700029422003 12/8/2023    3400700029406016 12/8/2023    3400700029407014 12/8/2023    3400700029427027 12/8/2023    3400700029420011 12/8/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.061	340R0.061	340R0.061	340R0.061	340R0.061	340R0.061
L U C: 510	510	510	510	510	510

**Dwelling Data**

Acres: .2075	.1286	.1249	.1459	.1456	.1286
Living Units: 1	1	1	1	1	1
Story Height: 2	2	2	2	2	2
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1901/	1882/	1901/	1901/	1903/	1913/
Year Remodelled:	1942	1950	1980	1951	1951
Mastrim Area:					
CD U: FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR
S F L A: 1632	1531	1472	1832	1429	1374
M G F A: 696	540	736	818	578	576
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 3-PART	4-FULL	3-PART	3-PART	2-CRAWL	3-PART
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 8	6	6	8	6	5
Bed Rooms: 3	3	3	4	3	2
Family Rooms: 0	0	0	0	0	0
Full Baths: 2	1	1	2	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 8	5	5	8	5	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 1-FRAME	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL
Open Porch Area: 112	182	0	105	144	98
Closed Porch Area: 0	0	234	0	224	60
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 480	0	0	0	858	0
Detach Garage Area: 480	0	0	0	858	0

Market Adj:						
Cost & Desgn:						
Physical Condition:	A	F	A	A	A	A
<b>Pricing Info</b>						
R C N:	156,490	135,500	163,280	177,930	142,070	142,450
Depr % Good:	44	44	44	44	44	44
R C N L D:	77,060	77,220	80,040	71,230	80,710	74,180
Land Value:	8,830	6,800	6,740	7,200	7,210	6,800
Building Value:	80,640	77,220	80,040	71,230	89,450	74,180
O B Y Value:	3,580	0	0	0	8,740	0
Dwelling Value:	77,060	77,220	80,040	71,230	80,710	74,180
Cost Value:	89,470	84,020	86,780	78,430	96,660	80,980
Sale Date:	09-JUL-2024	09-DEC-2024	09-MAY-2022	29-AUG-2022	29-AUG-2022	21-MAR-2022
Sale Price:	146,000	95,000	95,000	64,000	110,000	102,000
<b>Valuation</b>						
Adj Price:	142,690	91,990	91,990	71,200	96,210	104,370
M R A Estimate:	85,570	80,120	82,880	74,530	92,760	77,080
Distance:	29	44	44	50	51	65
Weighted Estimate:	103,480					
Market Value:	97,230					
F C C:	6					
MKT / SF:	59.58	95.36	64.54	34.93	76.98	74.24
COST / SF:	54.82	54.88	58.95	42.81	67.64	58.94

PARID 3400700029324002  
 NBHD 340R0061  
 SMITH KEVIN

JUR 000  
 ROLL RP\_OH  
 1215 HIGHLAND AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700029324002	3400700029413029	3400700029424020	3400700029422010	3400700029413014	3400700029413014
Address: 1215 HIGHLAND AVE	1618 HIGHLAND AVE	1836 HILLSIDE AVE	1717 WARDER ST	1587 WARDER ST	1587 WARDER ST
Card: 1					
Salekey:	201112	208881	211970	217084	218970



3400700029324002 12/11/2023

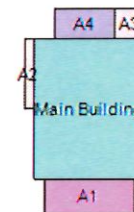
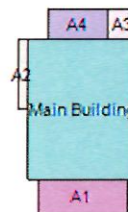
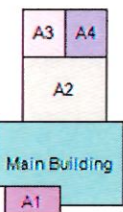
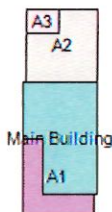
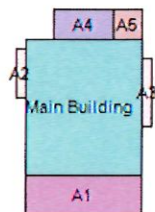
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3400700029424020 12/8/2023

3400700029422010 12/8/2023

3400700029413014 12/8/2023

3400700029413014 12/8/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.061	340R0.061	340R0.061	340R0.061	340R0.061	340R0.061
L U C: 510	510	510	510	510	510
<b>Dwelling Data</b>					
Acres: .0838	.1286	.1286	.1286	.1286	.1286
Living Units: 1	1	1	1	1	1
Story Height: 2	2	2	2	2	2
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1915/	1897/	1911/	1906/	1913/	1913/
Year Remodelled:		1952	2020		
<b>Mast/In Area:</b>					
C D U: PR-POOR	PR-POOR	PR-POOR	PR-POOR	PR-POOR	PR-POOR
S F L A: 1392	1407	1337	1552	1296	1296
M G F A: 672	462	448	664	616	616
Attic: 2-UNFINISHED	1-NONE	2-UNFINISHED	1-NONE	1-NONE	1-NONE
Basement: 4-FULL	2-CRAWL	4-FULL	4-FULL	3-PART	3-PART
F B L A:			225		
<b>Fin Rec Room:</b>					
Unfin Area:					
Total Rooms: 6	6	5	9	5	5
Bed Rooms: 3	3	2	4	2	2
Family Rooms: 0	1	0	0	0	0
Full Baths: 1	1	1	2	1	1
Half Baths: 1	0	0	0	0	0
Total Fixtures: 7	5	5	8	5	5
W B Fireplace: 2					
<b>Pre Fireplace:</b>					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	2-CENTRAL HEAT
Exterior Wall: 1-FRAME	8-ASBESTOS	1-FRAME	6-ALUMINUM/VINYL	8-ASBESTOS	8-ASBESTOS
Open Porch Area: 192	160	72	104	198	198
Closed Porch Area: 108	48	0	672	0	0
<b>Basement Cars:</b>					
Attach Garage Area: 0	0	0	648	0	0
Detach Garage Area: 0	0	0	0	0	0
Detach Garaoe Area: 0	0	0	0	0	0

Market Adj:		Cost & Design:		Physical Condition:		Pricing Info		R C N:		Dep'r % Good:		R C N L D:		Land Value:		Building Value:		O B Y Value:		Dwelling Value:		Cost Value:		Sale Date:		Valuation		Adj Price:		M R A Estimate:		Distance:		Weighted Estimate:		Market Value:		F C C:		MKT / SF:		COST / SF:			
-	-	-	-	-	-	F	F	122,430	134,370	34	34	58,130	58,690	56,130	58,690	56,130	58,690	0	0	0	0	64,920	64,920	62,930	62,930	07-FEB-2022	28-MAR-2023	59,000	75,000	59,170	75,410	59,030	61,590	9	18	97,630	97,630	79,850	79,850	9	9	57.36	57.36	50.57	50.57
-	-	-	-	-	-	F	F	142,440	169,350	34	34	52,530	52,530	52,530	52,530	52,530	52,530	0	0	0	0	64,920	64,920	59,330	59,330	11-JUN-2024	01-SEP-2023	48,000	158,000	56,190	126,240	55,430	88,780	29	21	97,630	97,630	79,850	79,850	37.04	37.04	45.78	45.78		
-	-	-	-	-	-	P	P	142,440	142,440	34	34	52,530	52,530	52,530	52,530	52,530	52,530	0	0	0	0	64,920	64,920	59,330	59,330	19-SEP-2024	01-SEP-2023	150,000	150,000	152,070	152,070	55,430	55,430	30	30	97,630	97,630	79,850	79,850	115.74	115.74	45.78	45.78		