

MAR 16 2026

Tax year 2025 BOR no. 2025-117
County Clark Date received 3/16/2026

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.

T13548-25	Name		Street address, City, State, ZIP code	
1. Owner of property	1378 West First, LLC		Henry Shine Whitewater Car Wash 106 Vintage Park Blvd #100 Houston, TX 77070	
2. Complainant if not owner	N/A			
3. Complainant's agent	Robert K. Danzinger Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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		
330-06-00006-300-029		1378 W First St		
		Springfield		
7. Principal use of property car wash				
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	
330-06-00006-300-029	1,000,000	4,113,570	-3,113,570	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Sale represents acquisition of leased fee interest.				

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 01/03/2024

and sale price \$ 4,325,000 ; 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. N/A

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A

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.

N/A

- 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 3-11-26 Complainant or agent (printed) Robert K. Danzinger
Title (if agent) Attorney

Complainant or agent (signature) [Handwritten Signature]

Sworn to and signed in my presence, this 11th day of March 2026
(Date) (Month) (Year)

Notary [Handwritten Signature]



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2030

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1378 W FIRST ST

Map ID: 330-06-00006-300-029

LUC: 453-CAR WASHES

Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER	GENERAL INFORMATION
1378 WEST FIRST LLC	Routing No. 0006-02 002-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes	Note Codes:
TY24 SHOPPING CENTER RAZED-CAR WASH 100% TY23 NO N/C- RECHECK TY24 FOR N/C	

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site SF	14	42,253			591,540
9-Right Of Way AC	0	.1900			
Total Acres: 1.16					
Legal Acres: 1.16					



3300600006300029 12/14/2023

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	207,040	591,540	591,540	0	0
Building	1,232,710	3,522,030	3,522,030	0	0
Total	1,439,750	4,113,570	4,113,570	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	
03/10/25	STP	10-Adv	3-Other	
08/09/24	JL	5-Occupant Not Home	3-Other	
02/15/23	PN	5-Occupant Not Home	3-Other	

Deed Reference					
Date Issued	Number	Price	Permit Purpose	Note	Status
01/01/23	22-025455		CAR WASH		Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
01/03/24	4,325,000	2-Land & Building	0-Valid Sale
01/03/24		2-Land & Building	2-Not Open Market
11/07/22	1,550,000		
11/07/22			

Deed Reference			Deed Type	Grantor
			QC-Quit Claim Deed	LEGENDS HC ONE LLC EROP LLC BLDG PROPERTIES LUDLOW LLC BLDG PROPERTIES LUDLOW LLC

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	
Traffic: 1-Light	
Location: 3-Business Cluster	
Spot Loc:	

Legal Description	
Parcel TieBack:	Addl. TieBack:
Range - Township - Section: 09 - 04 - 06	
Legal Descriptions: S W PT S W QR	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1378 W FIRST ST

Parcel Id: 330-06-00006-300-029

LUC: 453-CAR WASHES

Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26

Building Information	
Year Built/Est Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features									
Line Type	+/-	Meas1	Meas2 # Stp	IU	Line Type	+/-	Meas1	Meas2 # Stp	IU

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
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Interior/Exterior Information																	
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD	Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
2	C11-Asph	Pave				2023					26,500	C	1	A	A		39,650

Interior/Exterior Valuation Detail																
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Outbuilding Data																
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COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Site: 1378 W FIRST ST

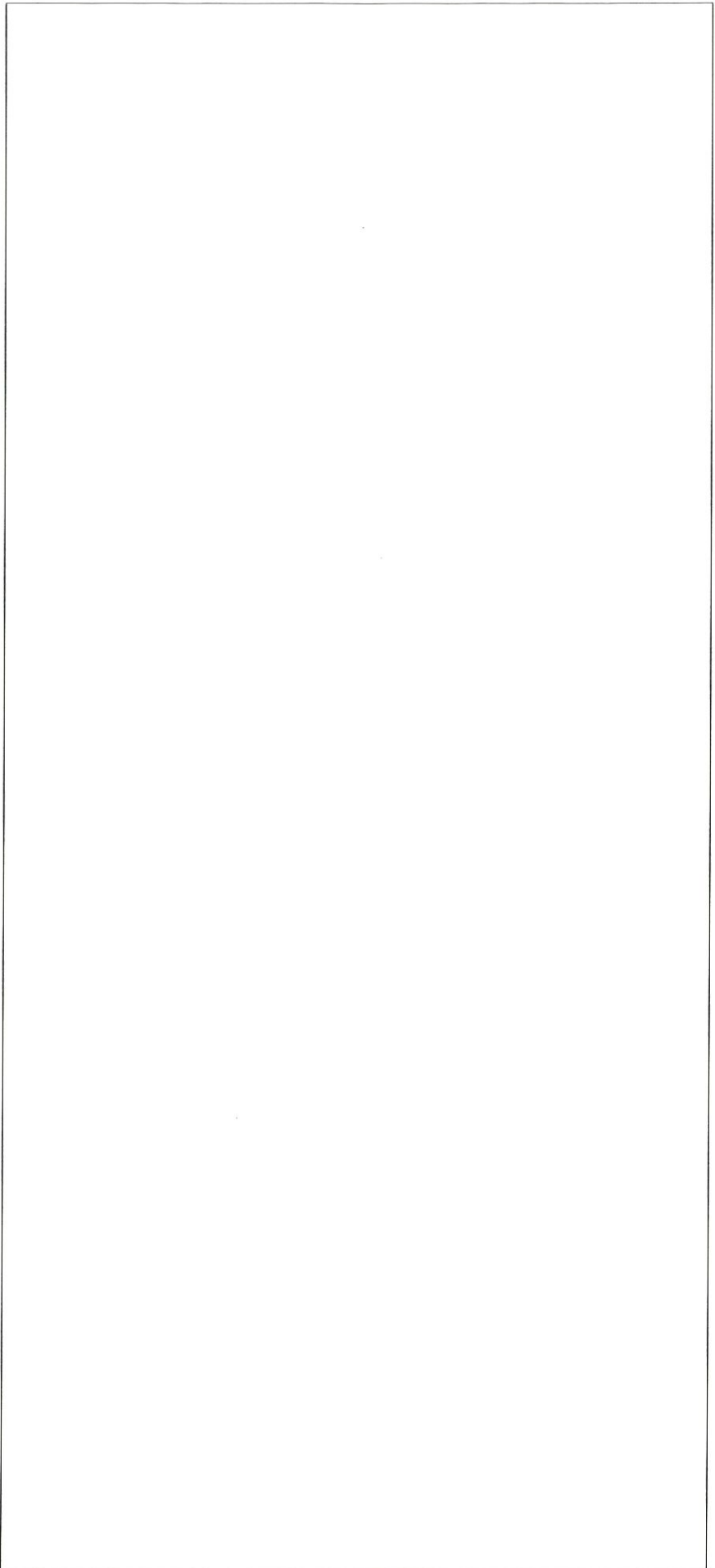
Parcel Id: 330-06-00006-300-029

LUC: 453-CAR WASHES

Card: 1 of 2

Tax Year: 2025

Printed: 03/16/26



Additional Property Photos



3300600006300012 06/16/2017



3300600006300012 06/16/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1378 W FIRST ST

Parcel Id: 330-06-00006-300-029

LUC: 453-CAR WASHES

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
00 S	000 00-None	0	3,392	0.00					0							

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
 Replace, Cost New Less Depr
 Percent Complete 100
 Number of Identical Units
 Economic Condition Factor 325
 Final Building Value
 NBHD Fact
 Value per SF 0.00

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
 Total Gross Building Area 3,392

Misc & Gross Bulding Values

Misc Building No
 Gross Building:
 Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1378 W FIRST ST

Map ID: 330-06-00006-300-029

LUC: 453-CAR WASHES

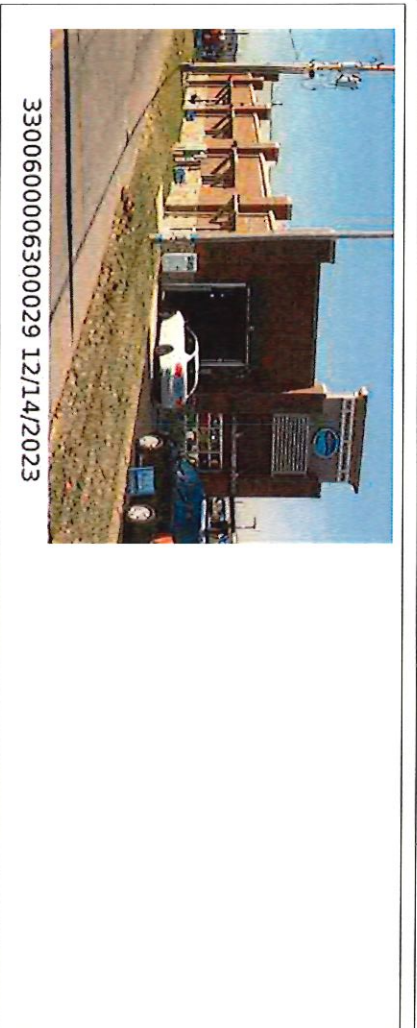
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Total 1,439,750	4,113,570	4,113,570	0	0	
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Manual Override Reason Base Date of Value Effective Date of Value					

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Parcel TieBack:	Addl. TieBack:
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COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1378 W FIRST ST

Parcel Id: 330-06-00006-300-029

LUC: 453-CAR WASHES

Card: 2 of 2

Tax Year: 2025

Printed: 03/16/26

Building Information	
Year Built/Est Year	2023 /
Building #	1
Structure Type	337-Car Wash - Auti
Identical Units	1
Total Units	
Grade	A+
# Covered Parking	
# Uncovered Parking	
DBA	WHITEWATER EXPRESS CAR WA

Building Other Features											
Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU

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	3,392	276	075-Car Wash Aut	18	04-Brick & C	2-Fire Resistant	100	2-Normal	2-Normal	0-None	3-Above	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,392	075-Car Wash Automatic	97		1,044,050

Outbuilding Data											
Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty ModCd	Phy Fun	MA	%Comp	Value	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1378 W FIRST ST

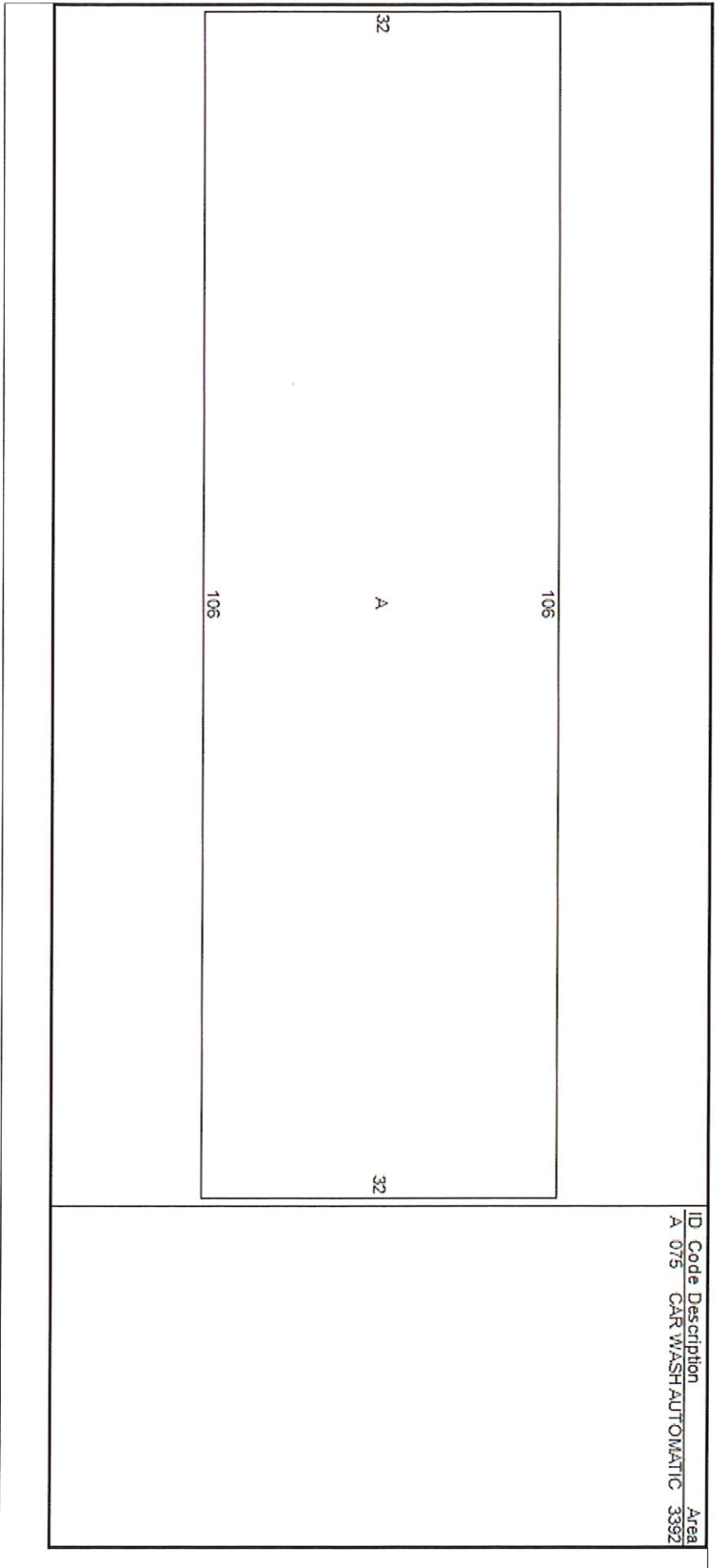
Parcel Id: 330-06-00006-300-029

LUC: 453-CAR WASHES

Card: 2 of 2

Tax Year: 2025

Printed: 03/16/26



ID	Code	Description	Area
A	075	CAR WASH AUTOMATIC	3392

Additional Property Photos



3300600006300012 06/16/2017



3300600006300012 06/16/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1378 W FIRST ST

Parcel Id: 330-06-00006-300-029

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	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	3,392	0.00					0							

Apartment Detail - Building 2 of 2

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

Total Gross Building Area	3,392
Replace, Cost New Less Depr	1,044,050
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	325
Final Building Value	3,393,163
NBHD Fact	1,0000
Value per SF	1,000.34

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	3,392
Total Gross Building Area	3,392

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value