

FILED

CLARK COUNTY AUDITOR

MD/CKO

MAR 16 2026

Tax year 2025

BOR no. 2025-120

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR

County Clark

Date received 3/16/2025

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	Dean Dairy Fluid, LLC NKA DFA Dairy*	c/o Bob Federico Two Commerce Square 2001 Market St., Suite 700, Philadelphia, PA 19103	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegettax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
340-06-00011-201-058 et al.		1940, 1941 Commerce Rd; 1961, 1980 Commerce Cir, Springfield	
(See attached breakdown)			
7. Principal use of property Other Industrial Structures; Commercial Warehouses; Food & Drink Process. Plants & Storage			
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
340-06-00011-201-058 et al.	\$2,000,000	\$3,697,010	(\$1,697,010)
(See attached breakdown)			
Totals	\$2,000,000	\$3,697,010	(\$1,697,010)
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.			

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

- 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.

* Brands Fluid, LLC

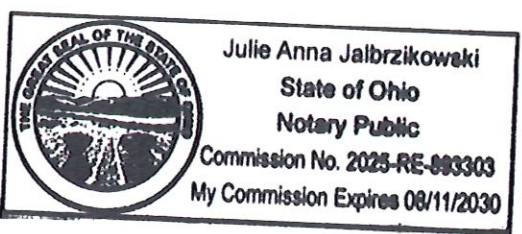
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/5/2026 Complainant or agent (printed) Cecilia Hyun Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 5th day of March 2026
(Date) (Month) (Year)

Notary 



File Number: 22427-2025/JL

Parcel Number	Column A	Column B	Column C
	Complainant's Opinion of Value (Full Market Value)	Current Value (Full Market Value)	Change In Value
340-06-00011-201-058	\$227,470	\$420,500	(\$193,030)
340-06-00011-203-004	\$217,600	\$402,230	(\$184,630)
340-06-00011-203-005	\$36,430	\$67,340	(\$30,910)
340-06-00011-203-006	\$483,940	\$894,570	(\$410,630)
340-06-00011-203-007	\$35,080	\$64,840	(\$29,760)
340-06-00011-204-001	\$999,480	\$1,847,530	(\$848,050)
Totals	\$2,000,000	\$3,697,010	(\$1,697,010)

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

March 12, 2026

Clark County Auditor's Office
Attn: Board of Revision
31 North Limestone St.
Springfield, OH 45502

RE: 2025 Real Estate Tax Complaint (SJ File# 22427-2025)
Dean Dairy Fluid, LLC now known as DFA Dairy Brands Fluid, LLC
Permanent Parcel Number(s) 340-06-00011-201-058 et al
1940, 1941 Commerce Rd; 1961, 1980 Commerce Cir, Springfield

Dear Board Members:

Enclosed herewith please find an original and a photocopy of a Complaint as to the Assessment of Real Property for the above-captioned property. **We would appreciate your emailing Deanna at dpittsmedley@siegeltax.com or calling our office to confirm receipt of these documents.**

Please file the original Complaint as to the Assessment of Real Property. We have also enclosed a photocopy that we would appreciate having date/time stamped when received and returned in the provided self-addressed, postage-prepaid envelope.

Thank you for your kind attention to this matter.

Very truly yours,

SIEGEL JENNINGS, CO., L.P.A.



Cecilia Hyun, Esq.

CJH/cko
Enclosures

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1940 COMMERCE RD

Map ID: 340-06-00011-201-058

LUC: 399-OTHER INDUSTRIAL STRUCTUR

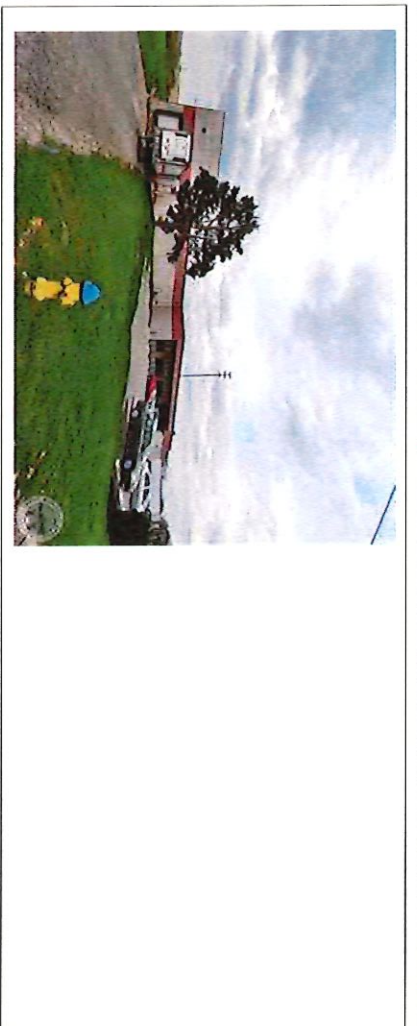
Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER	GENERAL INFORMATION
DEAN DAIRY FLUID LLC	Routing No. 0005-03 027-00 Class 1 Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	60984	4.6800			285,410
Total Acres: 4.68					Legal Acres: 4.68

Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 99,890	285,410	285,410	0	0	
Building 47,280	135,090	135,090	0	0	
Total 147,170	420,500	420,500	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	Status
03/24/25	STP	10-Adv	3-Other	Closed Permit
12/21/17	PRC	0-Vac Or Obv Only	3-Other	
06/27/12	MJR	0-Vac Or Obv Only	3-Other	
10/06/11	LA	7-Quality Check		
11/02/06	JL			

Permit Information				
Date Issued	Number	Price	Purpose	Note
08/02/11	11-0941		DEMO	

Sales/Ownership History			
Transfer Date	Price	Type	Validity
05/20/20	4,000,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
08/06/15	420,000		
07/31/03	525,000		
11/01/85			

Deed Reference			
Deed Reference	Deed Type	Grantor	
AF-Affidavit		REITER DAIRY LLC REITER DAIRY BONN AND ASSOCIATES	

Property Factors
Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic:
Location: 7-Com/Industrial Park
Spot Loc:

Legal Description
Parcel TieBack:
Range - Township - Section: - -
Legal Descriptions:
9-4-11 BECHTLE BUS DIST ALL 15620 & 15619 & PT SEC 11
15619 & 15620
Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1940 COMMERCE RD

Parcel Id: 340-06-00011-201-058

LUC: 399-OTHER INDUSTRIAL STRUCTUR

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Building Information	
Year Built/Eff 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

Interior/Exterior Information																	
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	MA	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data												
Line	Type	Yr-Bit	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C12-Conc Pave	1980			120,000	C	1		A	A		126,680
2	C11-Asph Pave	1980			12,000	C	1		A	A		8,410

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1940 COMMERCE RD

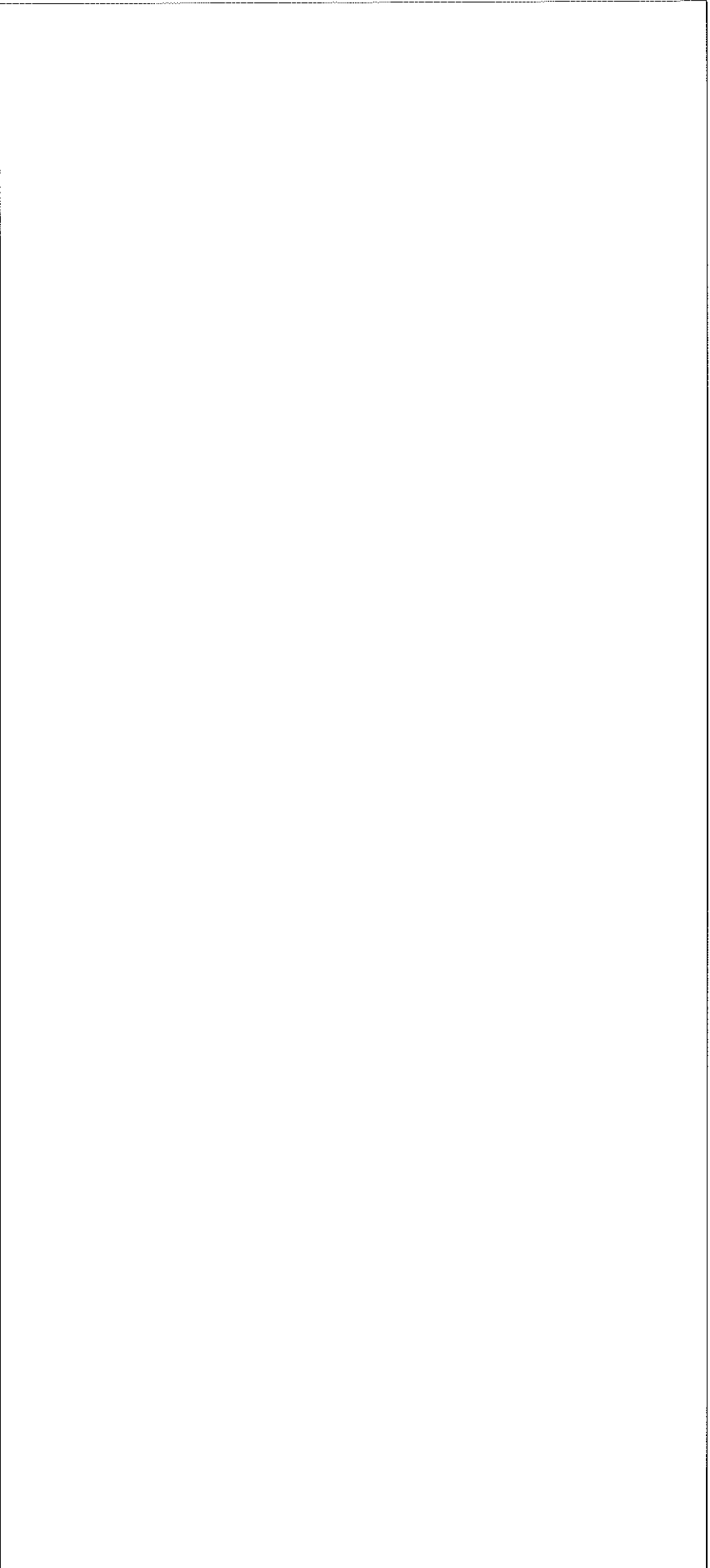
Parcel Id: 340-06-00011-201-058

LUC: 399-OTHER INDUSTRIAL STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1940 COMMERCE RD

Parcel Id: 340-06-00011-201-058

LUC: 399-OTHER INDUSTRIAL STRUCTUR

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	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
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Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
Apartment Detail - Building 1 of 1								
Building Cost Detail - Building 1 of 1								
Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value NBHD Fact Value per SF								
100								
0.00								

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
Misc & Gross Building Values								
Misc Building No Gross Building: Misc Adjusted Value								
Total Net Income								
Capitalization Rate								
Sub total								
Residual Land Value								
Final Income Value								
Total Gross Rent Area								
Total Gross Building Area								

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

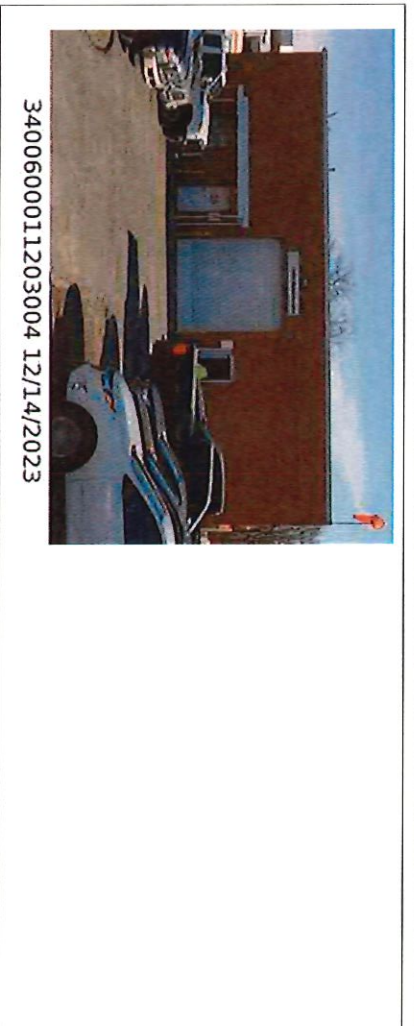
Situs : 1980 COMMERCE CIR Map ID: 340-06-00011-203-004

LUC: 480-COMMERCIAL WAREHOUSES Card: 1 of 1

Tax Year: 2025 Printed: 03/17/26

CURRENT OWNER	GENERAL INFORMATION
DEAN DAIRY FLUID LLC -6561	Routing No. 0005-03 020-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:
F0-Fema Flood Zone 0%-25%



Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site	AC	60984	2.2100 0-Flooding	128,040
Total Acres: 2.21				Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	44,810	128,040	128,040	0	0
Building	95,970	274,190	274,190	0	0
Total	140,780	402,230	402,230	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
03/24/25	STP	10-Adv	3-Other
11/21/17	PRC	2-Information At Door	3-Other
06/27/12	MJR	1-Entrance (Inspection)	3-Other
11/02/06	JL		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
05/20/20	4,000,000	2-Land & Building	MO-Multiple Parcel Sale - Valid
08/06/15	180,000		
11/09/92	130,000		
03/30/88			

Deed Reference			Grantor
Deed Reference	Deed Type		
AF-Affidavit			REITER DAIRY LLC REITER DAIRY INC LINCOLN STORAGE INC

Property Factors
Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic:
Location: 7-Coml/Industrial Park
Spot Loc:

Legal Description
Parcel TieBack:
Range - Township - Section: - -
Legal Descriptions:
COMMERCE CIRCLE INDUSTRIAL PARK
17156
Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1980 COMMERCE CIR

Parcel Id: 340-06-00011-203-004

LUC: 480-COMMERCIAL WAREHOUSES

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Building Information

Year Built/Eff Year 1965 /
 Building # 1
 Structure Type 398-Warehouse
 Identical Units
 Total Units
 Grade C+
 # Covered Parking
 # Uncovered Parking
 DBA REITER DAIRY

Building Other Features

Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1		6	16	1	1	1					
1		5	22	1	1	1					
1		5	22	1	1	1					

Interior/Exterior Information

Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phys Fun	%Comp	%Rent
1	01	01		11,552	360	045-Warehouse	18	03-Concrete	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	3	3	
2	E1	E1		240	31	082-Multi-Use Offic	8	13-Enclosur	0-None	100	2-Normal	2-Normal	0-None	2-Normal	3	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	11,552	045-Warehouse	50		250,940
2	240	082-Multi-Use Office	50		5,960

Outbuiding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1965			1,500	C	1	A	A		1,310
2	C12-Conc Pave	1965			14,200	C	1	A	A		15,980

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1980 COMMERCE CIR

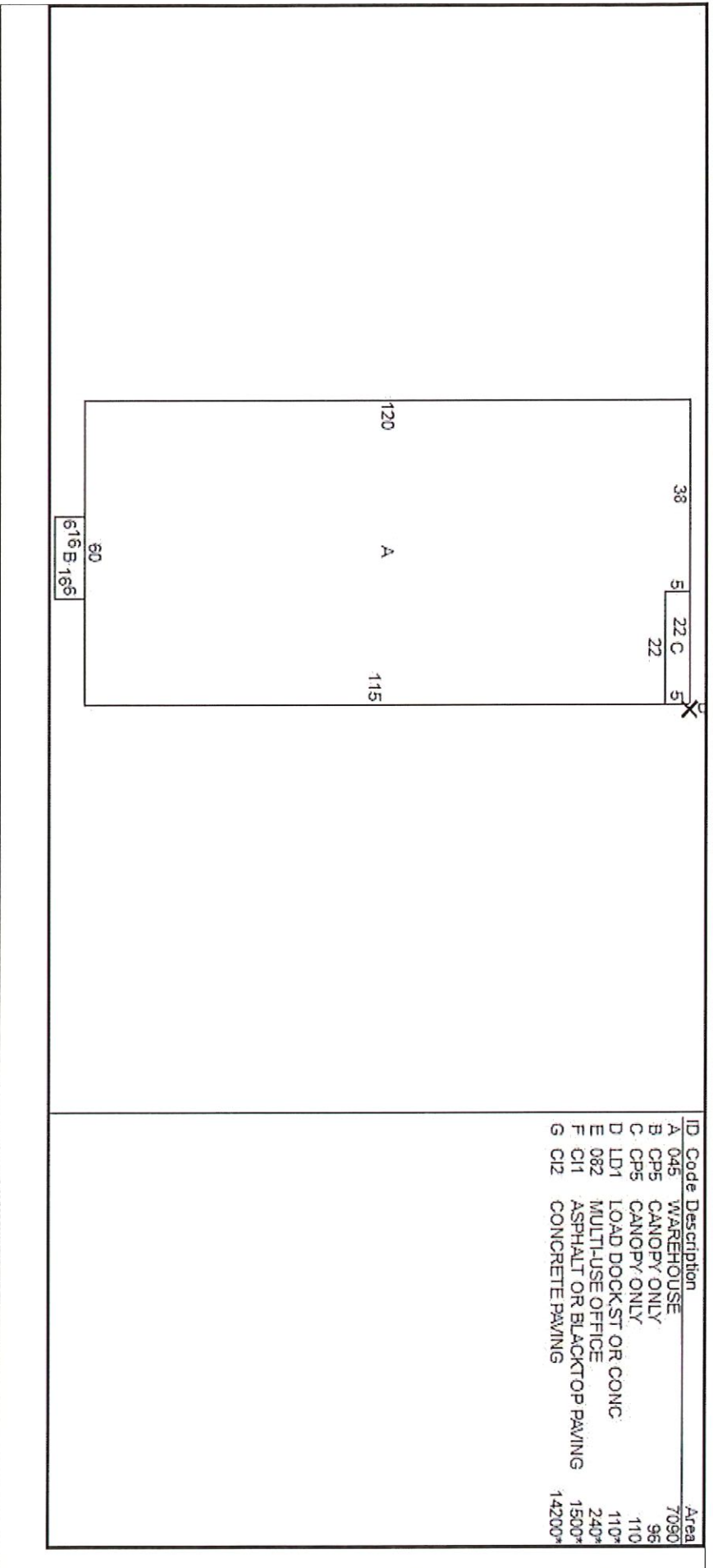
Parcel Id: 340-06-00011-203-004

LUC: 480-COMMERCIAL WAREHOUSES

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26



Additional Property Photos



3400600011203004 06/06/2017



3400600011203004 12/14/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1980 COMMERCE CIR

Parcel Id: 340-06-00011-203-004

LUC: 480-COMMERCIAL WAREHOUSES

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

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	11,792	0.00					0							

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

Total Gross Building Area	11,792
Replace, Cost New Less Depr	256,900
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	256,900
Final Building Value	1,0000
NBHD Fact	
Value per SF	21.79

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	11,792
Total Gross Building Area	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : **COMMERCE RD** Map ID: **340-06-00011-203-005**

LUC: **399-OTHER INDUSTRIAL STRUCTUR**

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER	GENERAL INFORMATION
DEAN DAIRY FLUID LLC -6561	Routing No. 0005-03 019-00 Class 1 Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	60984	.8600			52,450
Total Acres: .86					Legal Acres: 0

Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 18,360	52,450	52,450	0	0	
Building 5,210	14,890	14,890	0	0	
Total 23,570	67,340	67,340	0	0	
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Date	ID	Entry Code	Source
03/24/25	STP	10-Adv	3-Other
12/21/17	PRC	0-Vac Or Obv Only	3-Other
05/23/12	MJR	0-Vac Or Obv Only	3-Other
11/02/06	JL		

Date Issued	Number	Price	Purpose	Note	Status

Transfer Date	Price	Type	Validity
05/20/20	4,000,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
08/06/15			
12/01/81	735,000		
02/01/80			

Sales/Ownership History		
Deed Reference	Deed Type	Grantor
	AF-Affidavit	REITER DAIRY LLC REITER DAIRY INC LAWSON COMPANY THE

Property Factors
Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location: 7-Com/Industrial Park
Spot Loc:

Legal Description
Parcel TieBack: 3400600011203006 Addl. TieBack:
Range - Township - Section: - - -
Legal Descriptions:
COMMERCE CIRCLE INDUSTRIAL PARK
17155

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : **COMMERCE RD** Parcel Id: **340-06-00011-203-005** LUC: **399-OTHER INDUSTRIAL STRUCTUR** Card: 1 of 1 Tax Year: 2025 Printed: 03/17/26

Building Information	
Year Built/Eff Year	/
Building #	398-Warehouse
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

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

Interior/Exterior Valuation Detail				
Line	Area Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data											
Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1987			22,000	C	1	A	A		14,890

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : **COMMERCE RD**

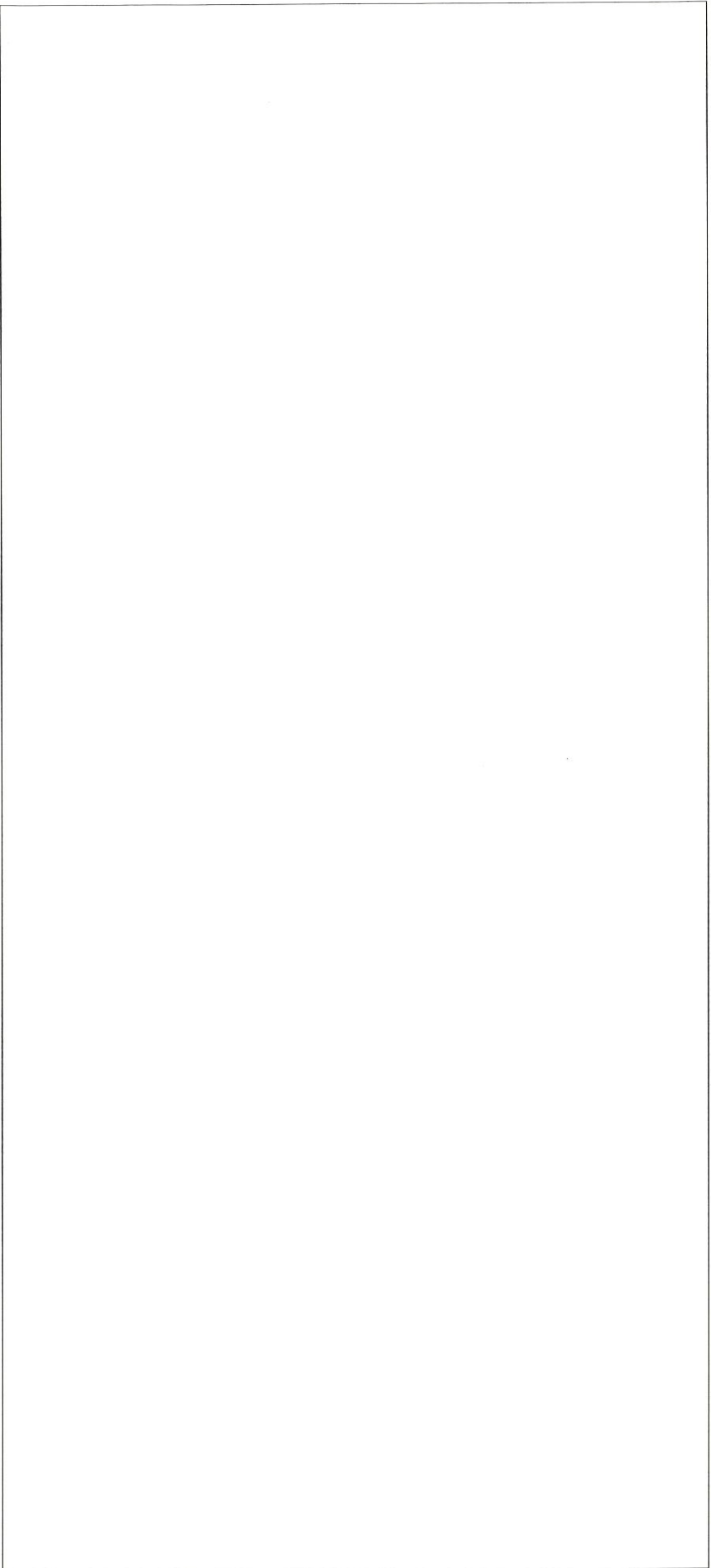
Parcel Id: **340-06-00011-203-005**

LUC: **399-OTHER INDUSTRIAL STRUCTURI**

Card: **1 of 1**

Tax Year: **2025**

Printed: **03/17/26**



Additional Property Photos



3400600011203005 12/14/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : COMMERCE RD

Parcel Id: 340-06-00011-203-005

LUC: 399-OTHER INDUSTRIAL STRUCTUR

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	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
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Apartment Detail - Building 1 of 1																	
Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income									

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	
Gross Building:	Misc Adjusted Value

Total Gross Rent Area
Total Gross Building Area

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1941 COMMERCE RD Map ID: 340-06-00011-203-006

LUC: 310-FOOD & DRINK PROCESS. PLAN

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER	GENERAL INFORMATION
DEAN DAIRY FLUID LLC -6561	Routing No. 0005-03 018-00 Class 1 Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes

Note Codes:



3400600011203006 12/14/2023

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site	AC	60984	.8600		52,450
Total Acres: .86 Legal Acres: 0					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	18,360	52,450	52,450	0	0
Building	294,740	842,120	842,120	0	0
Total	313,100	894,570	894,570	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	Status
03/24/25	STP	10-Adv	3-Other	
12/21/17	PRC	1-Entrance (Inspection)	3-Other	
06/27/12	MJR	2-Information At Door	3-Other	
11/02/06	JL			

Permit Information				
Date Issued	Number	Price	Purpose	Note

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/20/20	4,000,000	2-Land & Building	M0-Multiple Parcel Sale - Valid			REITER DAIRY LLC
08/06/15					AF-Affidavit	REITER DAIRY INC
12/01/81	735,000					LAWSON COMPANY THE
02/01/80						

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	
Traffic: 1-Light	
Location: 7-Comm/Industrial Park	
Spot Loc:	

Legal Description	
Parcel TieBack: 3400600011203005	Addl. TieBack:
Range - Township - Section: - -	
Legal Descriptions:	
COMMERCE CIRCLE INDUSTRIAL PARK	
17154	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1941 **COMMERCE RD**

Parcel Id: 340-06-00011-203-006

LUC: 310-FOOD & DRINK PROCESS, PLAN

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Building Information

Year Built/Eff Year 1987 /
 Building # 1
 Structure Type 401-Mfg/Processing
 Identical Units
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA REITER DAIRY

Building Other Features

Line Type	Meas1	Meas2	# Stp	IU	Line Type	Meas1	Meas2	# Stp	IU
1	LD1-Load Dock, St Or Cor	8	50	1					
2	DL1-Dock Level Floor	9,180	1	1					
3	DL1-Dock Level Floor	2,040	1	1					
3	CP5-Canopy Only	6	10	1					
2	CF1-Cooler-Chiller	9,180	1	1					
3	CF1-Cooler-Chiller	2,040	1	1					

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phys Fun	%Comp	%Rent
1	01	01	3,975	199	082-Multi-Use Offic	12	03-Concrete	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	
2	01	01	9,180	384	045-Warehouse	26	08-Metal, Si	2-Fire Resistant	100	2-Normal	2-Normal	0-None	2-Normal	3	3	
3	01	01	2,040	102	045-Warehouse	18	08-Metal, Si	2-Fire Resistant	100	2-Normal	2-Normal	0-None	2-Normal	3	3	
4	01	01	792	57	082-Multi-Use Offic	12	08-Metal, Si	2-Fire Resistant	100	2-Normal	2-Normal	0-None	2-Normal	3	3	
5	01	01	4,640	249	047-Auto Parts/Se	18	08-Metal, Si	2-Fire Resistant	100	2-Normal	2-Normal	0-None	2-Normal	3	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,975	082-Multi-Use Office	62		181,460
2	9,180	045-Warehouse	62		381,980
3	2,040	045-Warehouse	62		80,500
4	792	082-Multi-Use Office	62		36,460
5	4,640	047-Auto Parts/Service	62		126,440

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phys Fun	MA	%Comp	Value
1	C11-Asph Pave	1987			8,000	1		A	A		5,780
2	C12-Conc Pave	1987			7,500	1		A	A		8,740
3	CP6-Coy/Slab	1987	20	46	920	1		A	A		4,250

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1941 COMMERCE RD

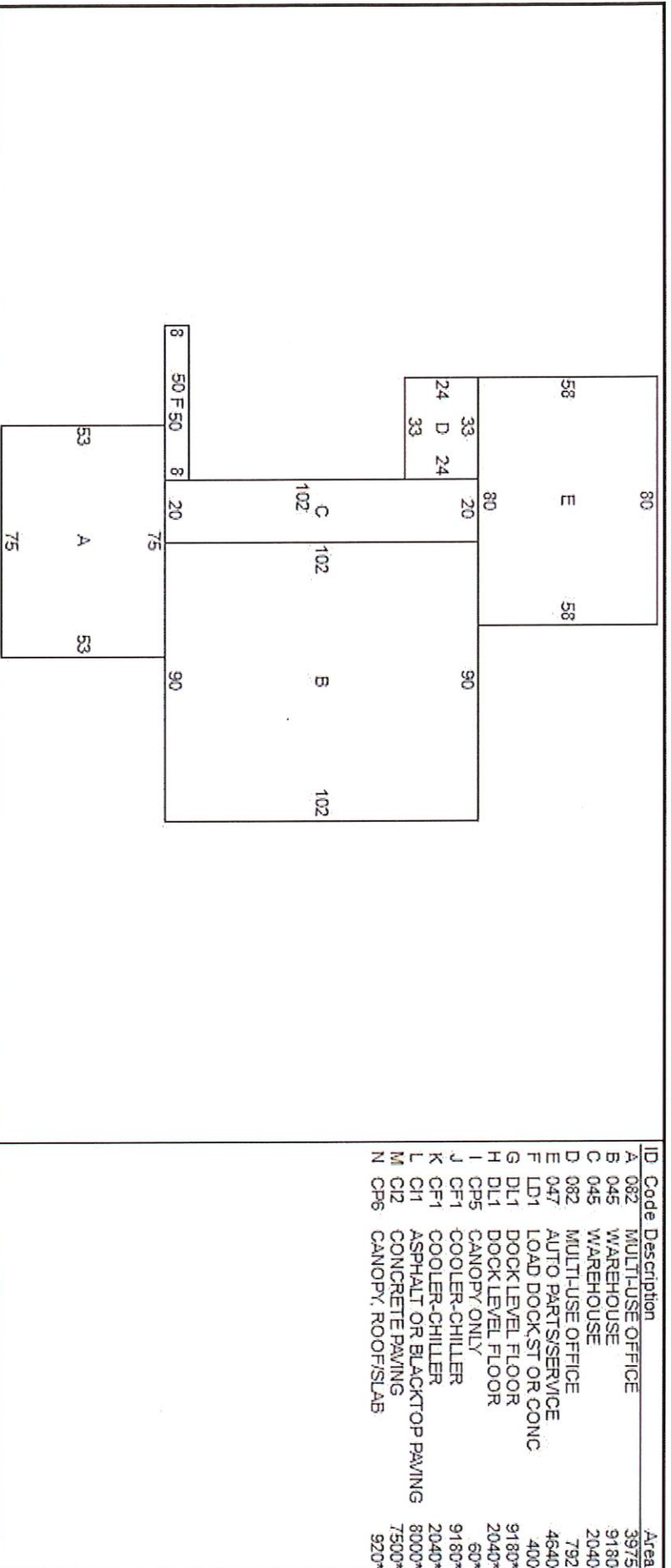
Parcel Id: 340-06-00011-203-006

LUC: 310-FOOD & DRINK PROCESS, PLAN

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26



ID	Code	Description	Area
A	082	MULTI-USE OFFICE	3975
B	045	WAREHOUSE	9180
C	045	WAREHOUSE	2040
D	082	MULTI-USE OFFICE	792
E	047	AUTO PARTS/SERVICE	4640
F	LD1	LOAD DOCK/ST OR CONIC	400
G	DL1	DOCK LEVEL FLOOR	9180*
H	DL1	DOCK LEVEL FLOOR	2040*
I	CP5	CANOPY ONLY	60*
J	CF1	COOLER-CHILLER	9180*
K	CF1	COOLER-CHILLER	2040*
L	C11	ASPHALT OR BLACKTOP PAVING	8000*
M	C12	CONCRETE PAVING	7500*
N	CP6	CANOPY, ROOF/SLAB	920*

Additional Property Photos



3400600011203006 06/06/2017



3400600011203006 06/06/2017



3400600011203006 12/14/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1941 COMMERCE RD

Parcel Id: 340-06-00011-203-006

LUC: 310-FOOD & DRINK PROCESS, PLAN

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grip Type	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	20.627	0.00				0							

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

Total Gross Building Area	20,627
Replace, Cost New Less Depr	806,840
Percent Complete	100
Number of Identical Units	102
Economic Condition Factor	822,977
Final Building Value	1,0000
NBHD Fact	
Value per SF	39.90

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Total Gross Rent Area	20,627
Total Gross Building Area	20,627
Total Net Income	
Capitalization Rate	0.025900
Sub total	
Residual Land Value	
Final Income Value	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1941 COMMERCE RD

Map ID: 340-06-00011-203-007

LUC: 399-OTHER INDUSTRIAL STRUCTUR

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER	GENERAL INFORMATION
DEAN DAIRY FLUID LLC -6561	Routing No. 0005-03 017-00 Class 1 Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	60984	.8600			52,450
Total Acres: .86 Legal Acres: 0					

Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 18,360	52,450	52,450	0	0	
Building 4,340	12,390	12,390	0	0	
Total 22,700	64,840	64,840	0	0	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Date	ID	Entry Code	Source
03/24/25	STP	10-Adv	3-Other
12/21/17	PRC	0-Vac Or Obv Only	3-Other
06/27/12	MJR	0-Vac Or Obv Only	3-Other
11/02/06	JL		

Date Issued	Number	Price	Permit Information	Note	Status
09/06/11	11-01066S		CANOPY		Closed Permit

Transfer Date	Price	Type	Validity	Sales/Ownership History	Deed Reference	Deed Type	Grantor
05/20/20	4,000,000	2-Land & Building	M0-Multiple Parcel Sale - Valid			AF-Affidavit	REITER DAIRY LLC REITER DAIRY INC LAWSON COMPANY THE
08/06/15							
12/01/81	735,000						
02/01/80							

Property Factors
Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic:
Location: 7-Com/Industrial Park
Spot Loc:

Legal Description
Parcel TieBack: 3400600011203006
Range - Township - Section: - - -
Legal Descriptions:
COMMERCE CIRCLE INDUSTRIAL PARK
17153
Addl.TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 1941 COMMERCE RD

Parcel Id: 340-06-00011-203-007

LUC: 399-OTHER INDUSTRIAL STRUCTUR

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Building Information

Year Built/Eff Year /
 Building # 401-Mfg/Processing
 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

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1987			12,000	C	1		A	A		8,410
2	C12-Conc Pave	1987			3,200	C	1		A	A		3,980

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1941 COMMERCE RD

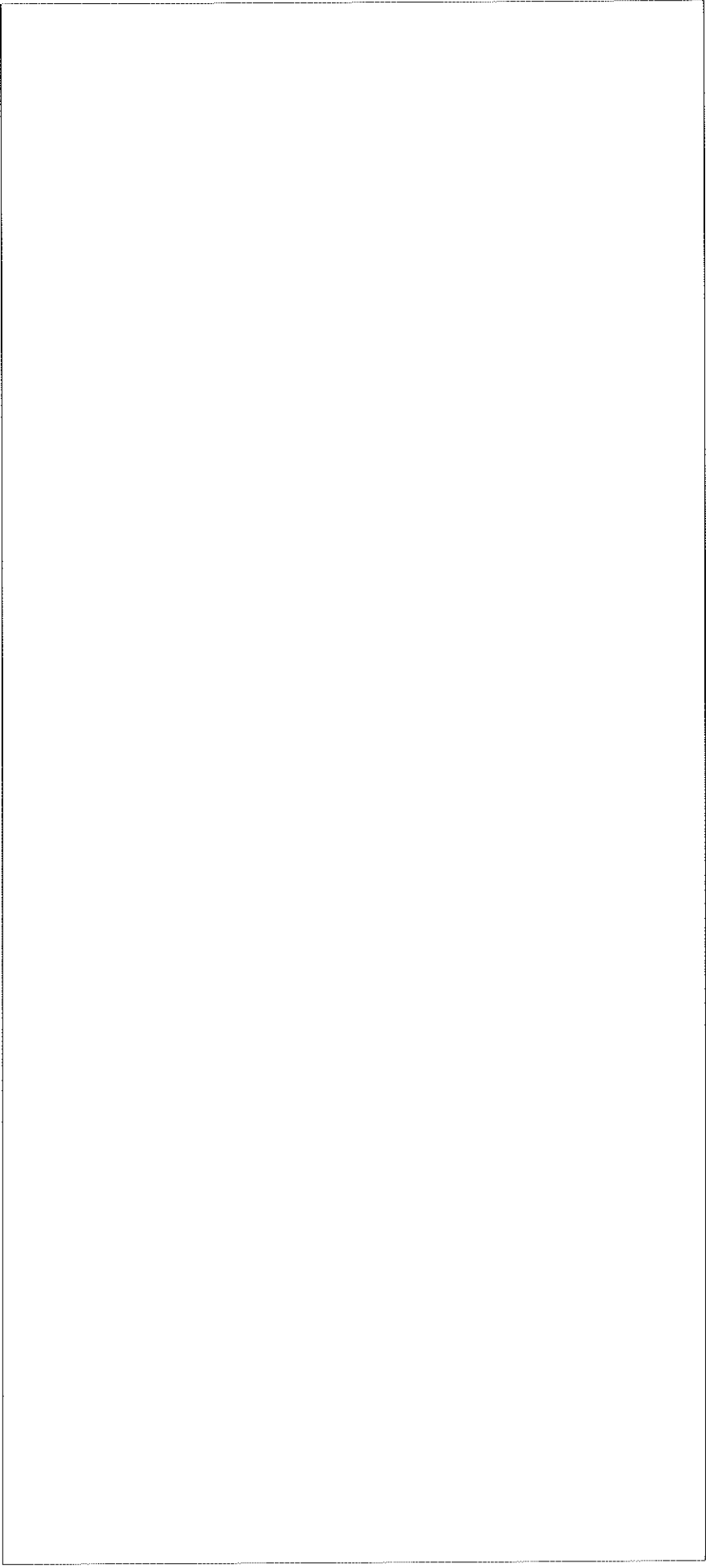
Parcel Id: 340-06-00011-203-007

LUC: 399-OTHER INDUSTRIAL STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1941 COMMERCE RD Parcel Id: 340-06-00011-203-007 LUC: 399-OTHER INDUSTRIAL STRUCTUR Card: 1 of 1 Tax Year: 2025 Printed: 03/17/26

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
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area
 Replace, Cost New Less Depr
 Percent Complete
 Number of Identical Units
 Economic Condition Factor
 Final Building Value
 NBHD Fact
 Value per SF

100

0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
 Total Gross Building Area

Misc & Gross Building Values

Misc Building No
 Gross Building:
 Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

Situs : 1961 COMMERCE CIR Map ID: 340-06-00011-204-001

LUC: 310-FOOD & DRINK PROCESS. PLAN

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER	GENERAL INFORMATION
DEAN DAIRY FLUID LLC	Routing No. 0005-03 001-00 Class I Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes: TY25 CONSTRUCTION START AFTER 1/1/25-
RECHECK TY26 Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	60984	3.1000			189,050
Total Acres: 3.1 Legal Acres: 0					

Assessed	Appraised	Cost	Income	Market
Land 66,170	189,050	189,050	0	0
Building 580,470	1,658,480	1,658,480	0	0
Total 646,640	1,847,530	1,847,530	0	0

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

Date	ID	Entry Code	Source
05/20/25	JW	1-Entrance (Inspection) Gained	4-Employee
03/24/25	STP	10-Adv	3-Other
12/22/17	PRC	2-Information At Door	1-Owner
06/27/12	MJR	2-Information At Door	3-Other
01/25/12	MWH	7-Quality Check	3-Other

Date Issued	Number	Price	Purpose	Note	Status
09/05/24	24-01400S		C/I BLDG	Storage Bldg	Recheck Next
09/06/11	11-01066S		CANOPY		Closed Permit
07/12/11	11-0704		COM ADDN		Closed Permit
12/12/07	07-1468		COM ALTER		Closed Permit
12/15/06	06-2105		ROOF		Closed Permit

Transfer Date	Price	Type	Validity
05/20/20	4,000,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
08/06/15			
12/01/81	735,000		
02/01/80			

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic:
Location: 7-Com/Industrial Park
Spot Loc:

Legal Description

Parcel Tieback:
Range - Township - Section: - -
Legal Descriptions:
COMMERCE CIRCLE INDUSTRIAL PARK & PT VAC STREET E SI
17160

Addl. Tieback:

Grantor
REITER DAIRY LLC
REITER DAIRY INC
LAWSON COMPANY THE

Deed Reference
AF-Affidavit

Sales/Ownership History

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1961 COMMERCE CIR

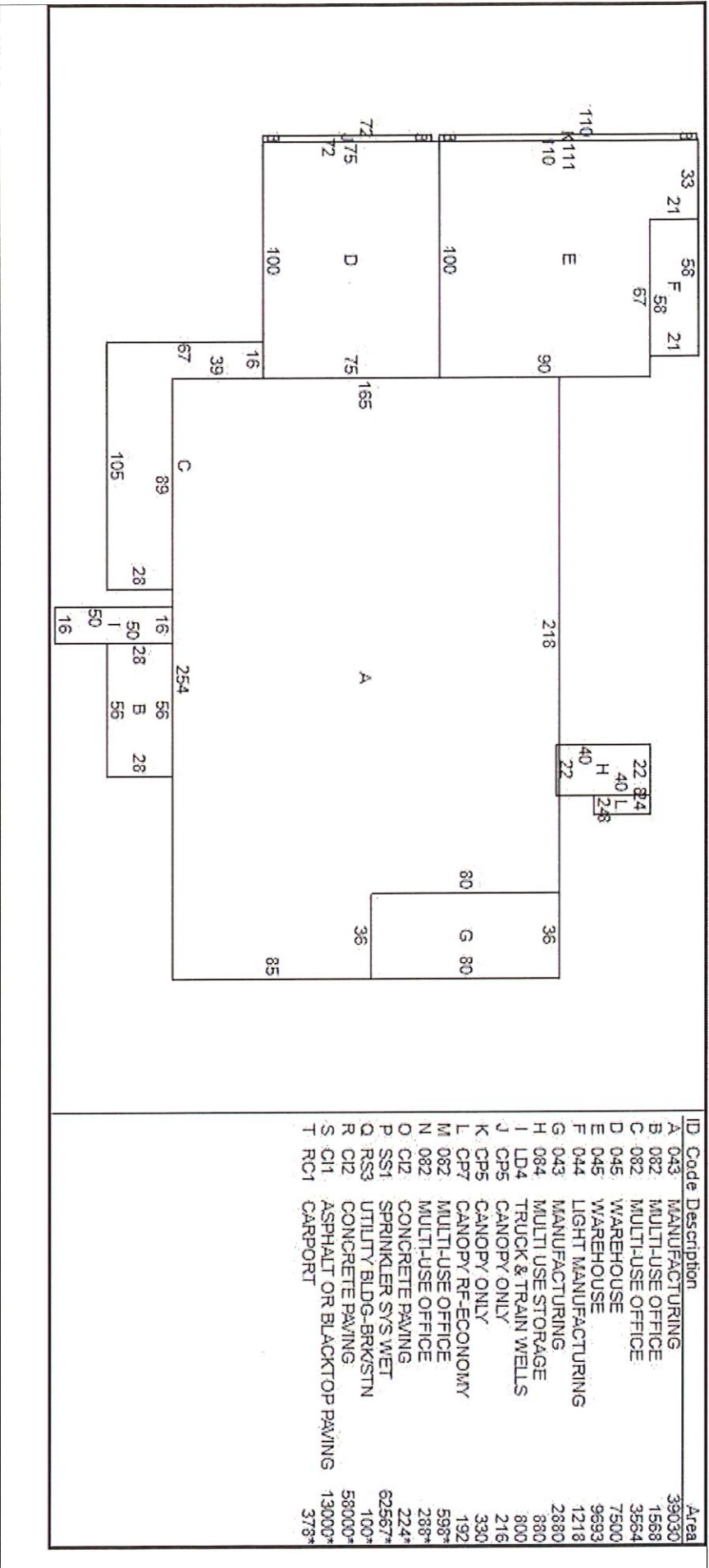
Parcel Id: 340-06-00011-204-001

LUC: 310-FOOD & DRINK PROCESS, PLAN

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26



Additional Property Photos



3400600011204001 12/14/2023



3400600011204001 06/06/2017



3400600011204001 12/14/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1961 COMMERCE CIR

Parcel Id: 340-06-00011-204-001

LUC: 310-FOOD & DRINK PROCESS, PLAN

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

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	67,219	0.00					0							

Apartment Detail - Building 1 of 1

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

Total Gross Building Area	67,219
Replace, Cost New Less Depr	1,585,900
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	1,585,900
Final Building Value	1,0000
NBHD Fact	
Value per SF	23.59

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Total Gross Rent Area	67,219
Total Gross Building Area	
Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	