



MAR 23 2026

Tax year 2025 BOR no. 2025-124
County Clark Date received 3/23/2026

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

Original complaint Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	PREP PHARMACY ENON LLC	600 Superior Ave E #1810 Cleveland OH 44114	
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.	1 PPG Place, #2810, Pittsburgh, PA 15222	
4. Telephone number and email address of contact person 724-205-1188; edward.hirshberg@ryanlawyers.com			
5. Complainant's relationship to property, if not owner Attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
2100500001404011		101 W MAIN ST ENON OH	
7. Principal use of property Commercial - Retail			
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
2100500001404011	900,000	2,942,260	-2,042,260
9. The requested change in value is justified for the following reasons: The assessed value results in an implied fair market value above and beyond market value.			

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.

- 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 03/20/2026 Complainant or agent (printed) Edward F. Hirshberg, Esq. Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 20th day of March 2026
(Date) (Month) (Year)

Notary 

Commonwealth of Pennsylvania - Notary Seal
Robyn L. Weisbrod, Notary Public
Allegheny County
My commission expires October 14, 2028
Commission number 1210464
Member, Pennsylvania Association of Notaries

2:10

Re: Informal Hearing Contact Info

From Alex Day <Alex.Day@ryan.com>
Date Mon 10/6/2025 2:41 PM
To Gray, Shayne <sgray@clarkcountyohio.gov>

216-952-4244.

Alex J. Day
Consultant, Property Tax Consulting
Ryan
Fifth Third Center
600 Superior Ave East
Suite 1810
Cleveland, OH 44114
216-952-4244 Mobile

UPDATED
100% COMP
STP
10/7/25

From: Gray, Shayne <sgray@clarkcountyohio.gov>
Sent: Monday, October 6, 2025 2:39 PM
To: Alex Day <Alex.Day@ryan.com>
Subject: Re: Informal Hearing Contact Info

⚠ External mail. Click links or attachments from trusted sender only.

Whats a good number to call you

From: Alex Day <Alex.Day@ryan.com>
Sent: Monday, October 6, 2025 2:13 PM
To: Gray, Shayne <sgray@clarkcountyohio.gov>
Subject: Re: Informal Hearing Contact Info

Okay, thanks for the heads up! Also, what is a good number to call for tomorrow's meeting?

Alex J. Day
Consultant, Property Tax Consulting
Ryan
Fifth Third Center
600 Superior Ave East
Suite 1810
Cleveland, OH 44114
216-952-4244 Mobile

From: Gray, Shayne <sgray@clarkcountyohio.gov>
Sent: Sunday, October 5, 2025 12:30 PM
To: Alex Day <Alex.Day@ryan.com>
Subject: Re: Informal Hearing Contact Info

⚠ External mail. Click links or attachments from trusted sender only.

Okay, sounds good — I just wanted to make you aware and let you know what to expect.

Shayne Gray

Clark County Auditor

GIS Director

937-521-1885

From: Alex Day <Alex.Day@ryan.com>
Sent: Sunday, October 5, 2025 12:28 PM
To: Gray, Shayne <sgray@clarkcountyohio.gov>
Subject: Re: Informal Hearing Contact Info

You don't often get email from alex.day@ryan.com. [Learn why this is important \[aka.ms\]](#)

Shayne,

We totally respect the time constraints, but we should have no issue covering all 11 properties within that 30-minute time frame. Also, when we originally had the discussion, I thought I had said we would have roughly 10 properties. Regardless, like I said, we should be able to cover them all. Let me know if you have questions on any properties prior to our meeting.

Thanks,

Alex J. Day
Consultant, Property Tax Consulting
Ryan
Fifth Third Center
600 Superior Ave East
Suite 1810
Cleveland, OH 44114
216-952-4244 Mobile

Get [Outlook for iOS \[aka.ms\]](#)

From: Gray, Shayne <sgray@clarkcountyohio.gov>
Sent: Sunday, October 5, 2025 7:41:50 AM
To: Alex Day <Alex.Day@ryan.com>
Subject: Re: Informal Hearing Contact Info

This is quite a few more properties than we originally discussed. I have a 30-minute time slot scheduled for you, and I'll need to keep us within that timeframe. Anything we don't have time to cover will need to be addressed through the formal BOR hearing process. I just want to be upfront about our time constraints.

Shayne Gray

Clark County Auditor

GIS Director

937-521-1885

From: Alex Day <Alex.Day@ryan.com>
Sent: Friday, October 3, 2025 5:24 PM
To: Gray, Shayne <sgray@clarkcountyohio.gov>
Subject: Re: Informal Hearing Contact Info

You don't often get email from alex.day@ryan.com. [Learn why this is important \[aka.ms\]](#)

Shayne,

Please see the attached evidence packets ahead of our meeting on Tuesday. Let me know if you have questions or concerns.

Alex J. Day
Consultant, Property Tax Consulting
Ryan
Fifth Third Center
600 Superior Ave East
Suite 1810
Cleveland, OH 44114
216-952-4244 Mobile

From: Alex Day <Alex.Day@ryan.com>
Sent: Tuesday, September 30, 2025 3:13 PM
To: sgray@clarkcountyohio.gov <sgray@clarkcountyohio.gov>
Subject: Informal Hearing Contact Info

Hey Shayne,

I look forward to looking working with you. I will send over all the evidence and a good phone number by the end of the day on Friday Oct. 3rd.

Thanks,

Alex J. Day

Consultant, Property Tax Consulting
Ryan
Fifth Third Center
600 Superior Ave East
Suite 1810
Cleveland, OH 44114
216-952-4244 Mobile

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 W MAIN ST Map ID: 210-05-00001-404-011

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

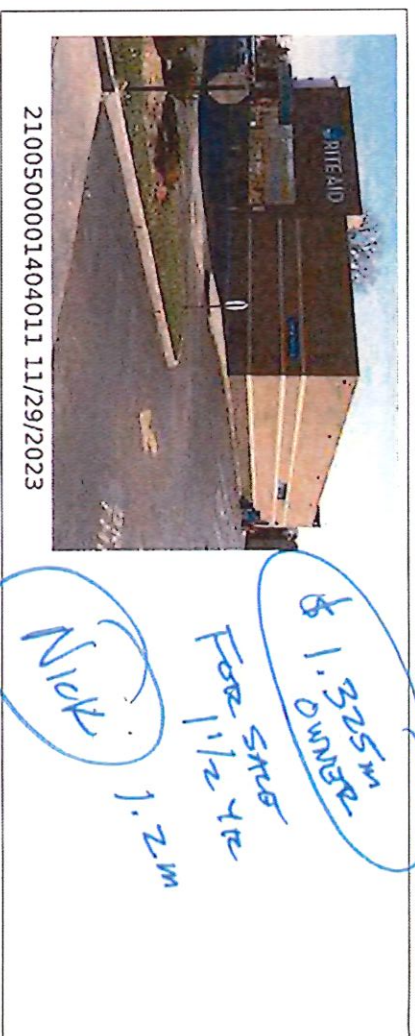
Tax Year: 2025

Printed: 10/07/25

CURRENT OWNER	GENERAL INFORMATION
PREP PHARMACY ENON LLC	Routing No. DNNW3-H1 090-00 Class C-Commercial Living Units Neighborhood 210C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:

Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	3.08	73,616 7-Corner / All	200	680,210
Total Acres: 1.69 Legal Acres: 1.69					



Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 238,070	680,210	680,210	0	0	
Building 791,720	2,262,050	2,262,050	0	0	
Total 1,029,790	2,942,260	2,942,260	0	0	
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
05/01/25	STP	10-Adv	3-Other
04/27/18	RVT	1-Entrance (inspection) Gained	4-Employee
07/23/12	DWP	2-Information At Door	3-Other
08/29/07	RN		

DATE ISSUED NUMBER PRICE PURPOSE NOTE STATUS

WATT ON BTA DECISION. NO ADD. NOW PER HURRY. 10/7/25.

Transfer Date	Price	Type	Validity
06/01/18	2,925,000	2-Land & Building	0-Valid Sale
08/16/06	3,090,000		0-Valid Sale
12/12/05	2,717,000		0-Valid Sale
05/04/99			

Sales/Ownership History			
Deed Reference	Deed Type	Grantor	
	GW-General Warranty	GNUS OF OHIO LLC & JSGN OF OHIO LLC	
	LD-Limited Warranty Deed	SOVEREIGN R A LLC	
	LD-Limited Warranty Deed	RITE AID OF OHIO INC	

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

Legal Description	
Parcel TieBack:	
Range - Township - Section:	- - -
Legal Descriptions:	CORY & BAKER PT 31 & 33 & ALL 32 & 34-39 PT VAC ST 31 TO 39
Addl. TieBack:	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 101 W MAIN ST

Parcel Id: 210-05-00001-404-011

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

Tax Year: 2025

Printed: 10/07/25

Building Information

Year Built/Eff Year 2005 / 2012
 Building # 1
 Structure Type 373-Retail Single Oc
 Identical Units 1
 Total Units 1
 Grade A+
 # Covered Parking
 # Uncovered Parking
 DBA RITE AID

Building Other Features

Line Type	CP6-Canopy Roof/Slab	+/-	Meas1	Meas2 # Stp	IU	Line Type	+/-	Meas1	Meas2 # Stp	IU
1	CP6-Canopy Roof/Slab	+/-	17	21	1					

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	11,121	417	034-Retail Store	22	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	5	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	11,121	034-Retail Store	92		2,236,000

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2005			39,500	C	1	A	A		26,050

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 W MAIN ST

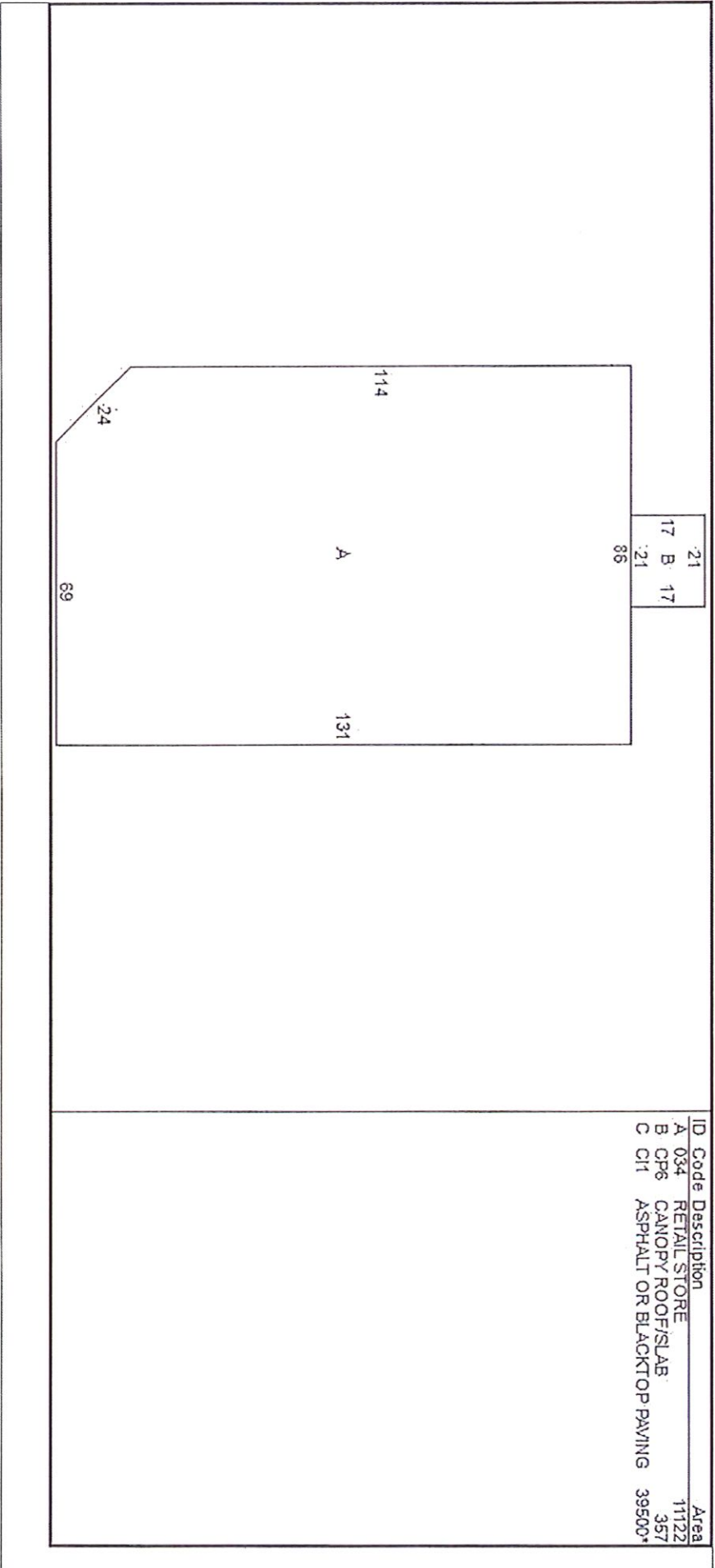
Parcel Id: 210-05-00001-404-011

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

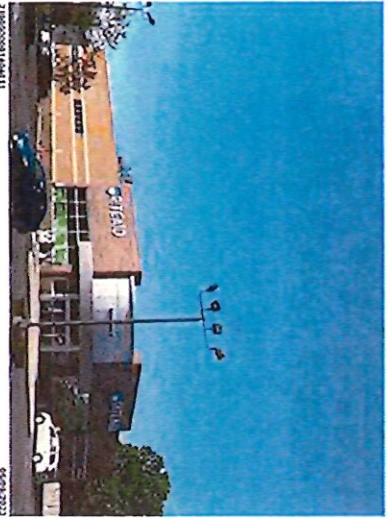
Tax Year: 2025

Printed: 10/07/25



ID Code	Description	Area
A 034	RETAIL STORE	11122
B CP6	CANOPY ROOF/SLAB	357
C C11	ASPHALT OR BLACKTOP PAVING	39500*

Additional Property Photos



210050001404011

08/08/2023



2100500001404011 08/07/2017



2100500001404011 11/29/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 W MAIN ST Parcel Id: 210-05-00001-404-011 LUC: 429-OTHER RETAIL STRUCTURES Card: 1 of 1 Tax Year: 2025 Printed: 10/07/25

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	11,121	0.00					0							

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	11,121
Replace, Cost New Less Depr	2,236,000
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	2,236,000
NBHD Fact	1.0000
Value per SF	201.06

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	0.027900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	11,121
Total Gross Building Area	

ANALYSIS OF PROPERTY

GENERAL INFORMATION

CLIENT NAME: PREP Property Group
 PROPERTY OWNER: PREP PHARMACY ENON LLC
 SITE NAME: Rite Aid - Enon, Ohio
 PROPERTY PARCEL(S): 2100500001404011
 ADDRESS: 101 W Main Street, Enon, Ohio 45323
 JURISDICTION: Clark County
 GENERAL DESCRIPTION: Retail
 LAND (ACRES): 1.69
 ZONING: Commercial
 BUILDING:
 SIZE (SF): 11,121
 YR. BUILT: 2005
 PROPERTY USE: Retail Pharmacy



AUDITOR'S VALUATION

AS OF 1/1/2024		AS OF 1/1/2025	
TOTAL:	\$2,668,450	TOTAL:	\$2,942,260
	\$245 PER SF		\$265 PER SF

VALUATION EVIDENCE AS OF 1/1/2025

OUR VALUATION AS OF 01/01/2025:

Property was purchased in a leased-fee transaction in 2018 for \$2,925,000. Property was leased for \$20,622.88/month NNN at the time. Lease was extended 10 years in 2022 at a new rate of \$18,875/month NNN. Rite Aid vacated the property due to bankruptcy on September 8th, 2024, property has been vacant with no income since. Property owner has been marketing for sale or lease for the past year. Leasing efforts have been unsuccessful with best offers at \$9,167/month (gross) for 10 years. Best offer to purchase the property is at \$1.2MM, and owner has countered at \$1,450,000. Expectation is to close at midpoint, but that deal has not yet closed. LOI attached.

CONCLUSION

PROPERTY OWNER'S CONCLUSION OF VALUE AS OF 01/01/2025:

FMV: \$1,325,000
 PER SF VALUE: \$119 PER SF

COMMENTS

Current value appears to be heavily influenced by 2018 leased-fee sale. The fee simple value of the property is substantially lower.

To Be Printed on Client Letterhead

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

PREP PHARMACY ENON LLC

Property Owner

101 W Main Street, Enon, Ohio 45323 (PIN 2100500001404011)

Subject Property

Clark County, OH

Jurisdiction and State

2025

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; change mailing addresses; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

Patricia Lewis

Patricia Lewis

9/24/2025

Signature

Printed Name

Date

Title

Sworn and subscribed before me this 24th day of September, 2024⁵

Notary Public



JAMES CRAYCROFT
Notary Public
State of Ohio
My Comm. Expires
November 12, 2025



Hillary Hamilton
County Auditor | Clark County, Ohio

SEARCH MAP INFO FORMS TOOLS

Search by Parcel, Owner or Address

Photos Sketches



Parcel

2100500001404011

(429) OTHER RETAIL STRUCT...

Owner

PREP PHARMACY ENON LLC

SOLD: 6/1/2018 \$2,925,000.00

Address

101 W MAIN ST ENON

GREENON LSD

Appraised

\$2,668,450.00

ACRES: 1.690



2100500001404011 11/29/2023

EagleView

Mini Map

MAP





60ft
43.733 39.377 Degrees

CLICK TO INTERACT

Jump To

7 OF 10

Location

Parcel 2100500001404011
 Owner PREP PHARMACY ENON LLC
 Address 101 W MAIN ST ENON
 City / Township ENON CORPORATION
 School District GREENON LSD

Tax Payer Address

Mailing Name PREP PHARMACY ENON LLC
 Mailing Address 5905 E GALBRAITH RD STE 1000
 City, State, Zip CINCINNATI OH 45236

Valuation



Wednesday 9.10.2025

Prep
2750 Rasmussen Rd.
Suite 202
Park City, UT 84098


Re: Letter of Intent – Former Rite Aid – 101 W Main St Enon, OH

This letter of intent (“LOI”) is intended only to describe the material terms and conditions on which Seller (defined below) is willing to proceed in good faith to negotiate a Purchase and Sale Agreement (“PSA”) concerning the above-referenced property. If these terms are acceptable, please execute this LOI and return the original to me.

1. **Property.** 101 W Main Street Enon, OH (“Property”).
2. **Tenant.** None – Rite Aid, the former Tenant is closed and the space is vacant (“Tenant”).
3. **Transaction.** Seller shall prepare a draft of the PSA and deliver the same to Purchaser not later than five (5) business days following execution of this LOI. The PSA will contain, among other things, the terms outlined in this LOI.
4. **Purchaser.** [REDACTED], located at _____
5. **Seller.** PREP Pharmacy-Enon LLC, located at 2750 Rasmussen Road, Suite 202 Park City, UT 84098.
6. **Purchase Price.** The sale price for the Property is \$1,200,000.00. Concurrent with the execution of the PSA, Purchaser shall deposit \$30,000.00 of earnest money in an interest-bearing account with a title company of Seller’s choice.
7. **Due Diligence.** [REDACTED]
8. **Closing.** Closing shall occur on a mutually acceptable date no later than Fifteen (15) days following expiration of the Due Diligence Period (“Closing”).
9. **Expenses.** Purchaser shall pay all title premiums, search and exam costs, cancellation costs and transfer taxes, if applicable. The parties shall share in customary closing cost equally.
10. **Commission.** None.

Commented [SB1]: 1200000.00
 Commented [SB2]: 30000.00



- 11. **Confidentiality.** Purchaser and Seller agree to keep this LOI and its contents confidential and not to distribute it to, or discuss it with, any third party (other than parties' brokers, legal, and financial advisors, who shall be informed of the confidential nature of this document).
- 12. **Governing Law.** This LOI and the PSA shall be governed by the laws of the State of Illinois without giving effect to any conflict of laws principals.
- 13. **Effect of Letter of Intent/Multiple Offers.** This LOI is a nonbinding expression of interest only and does not constitute a binding legal obligation of the parties until a definitive PSA is executed and delivered by all parties. Additionally, Seller is hereby providing Purchaser notice that Seller is still soliciting and accepting multiple offers and LOIs on the Property and there is NO legal binding obligation on Seller to sell the Property until a definitive PSA is executed and delivered by all parties. This LOI may not be relied on as the basis for a claim concerning the Property based on an express or implied contract, estoppel, detrimental reliance, or any other legal or equitable theory of any kind.
- 14. **Counterparts.** This LOI may be executed by Seller and Purchaser in multiple counterparts which together shall constitute one agreement.
- 15. **Financing Contingency:** 

Sincerely,

PREP Co, LLC
Management company on behalf of

Name: _____
Title: _____

AGREED and ACCEPTED:

a _____ limited liability company

Name: _____
Title: _____



LOI Effective Date of Purchaser's Execution and Delivery: _____

Exhibit "A"

Due Diligence Materials

1. a complete copy of all leases affecting the Property (unless the same have previously been provided to Buyer) and all amendments and assignments thereto and all related lease guaranties;
2. a copy of the survey of the Property;
3. a copy of Seller's owner's policy relating to the Property;
4. a copy of Seller's Phase 1 Environmental Site Assessment regarding the Property; and
5. sales reports in Seller's possession, if any.

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025 *	\$680,210.00	\$2,262,050.00	\$2,942,260.00	\$238,070.00	\$791,720.00	\$1,029,790.00
2024	\$485,870.00	\$2,182,580.00	\$2,668,450.00	\$170,050.00	\$763,900.00	\$933,950.00
2023	\$485,870.00	\$2,182,580.00	\$2,668,450.00	\$170,050.00	\$763,900.00	\$933,950.00
2022	\$485,870.00	\$2,182,580.00	\$2,668,450.00	\$170,050.00	\$763,900.00	\$933,950.00
2021	\$485,870.00	\$2,182,580.00	\$2,668,450.00	\$170,050.00	\$763,900.00	\$933,950.00
2020	\$485,870.00	\$2,182,580.00	\$2,668,450.00	\$170,050.00	\$763,900.00	\$933,950.00

* Preliminary Valuation

Historic Appraised (100%) Values



Legal

Legal Acres	1.690	Homestead Reduction	NO
Legal Description	CORY & BAKER PT 31 & 33 & ALL 32 & 34-39 PT VAC S... (Not to be used on legal documents)	Owner Occupied Reduction	NO
Land Use	(429) OTHER RETAIL STRUCTURES	Neighborhood	210C0000
Section		Town	
Range		Appraisal ID	
Card Count	1	Annual Tax	\$100,312.49

Owners

Name	PREP PHARMACY ENON LLC	Ownership	100%
------	------------------------	-----------	------

Residential

No Residential Records Found.

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

Card 1

Name	Card	Year Built	Building Number	Number Of Units	Identical Units
RITE AID	1	2005	1	1	1

Features

Code	Description	Measurement 1	Measurement 2	Elevator Stops	Value
CP6	CANOPY ROOF/SLAB	17.00	21.00		\$3,790.00

Construction

Section Number	From	To	Width	Length	Area	Perimeter	Description	Wall Height	Exterior	Construction	H
1	01	01			11121	417	RETAIL STORE	22	Unknown	FIRE RESISTANT	N

Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(CI1) - ASPHALT OR BLACKTOP PAVING	1	0x0	39,500	C	2005	\$30,060.00	\$10,520.00
Totals						\$30,060.00	\$10,520.00

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
6/1/2018	PREP PHARMACY ENON LLC	GNJS OF OHIO LLC & JSGN OF OHIO LLC	1917 (/)	GW - GENERAL WARRANTY	0 - VALID SALE	0	\$2,925,000.00
8/16/2006	GNJS OF OHIO LLC & JSGN OF OHIO LLC	SOVEREIGN R A LLC	3808 (/)	LD - LIMITED WARRANTY DEED	0 - VALID SALE	0	\$5,090,000.00
12/12/2005	SOVEREIGN R A LLC	RITE AID OF OHIO INC	6121 (/)	LD - LIMITED WARRANTY DEED	0 - VALID SALE	0	\$2,717,000.00
5/4/1999	RITE AID OF OHIO INC		1877 (/)	- Unknown	- Unknown	0	\$0.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
SQUARE FOOT	PRIMARY SITE	0	0	1.690	73,616.00	\$485,870.00
Totals				1.690	73,616	\$485,870.00

Tax

2024 Payable 2025	2023 Payable 2024	2022 Payable 2023	2021 Payable 2022	2020 Payable 2021
2019 Payable 2020	2018 Payable 2019	2017 Payable 2018	2016 Payable 2017	2015 Payable 2016
2014 Payable 2015	2013 Payable 2014	2012 Payable 2013	2011 Payable 2012	2010 Payable 2011

	Delinquent	First Half	Second Half	Total
Gross Tax	\$36,331.67	\$37,026.47	\$37,026.47	\$110,384.61
Reduction		-\$4,210.34	-\$4,210.34	-\$8,420.68
Effective Tax	\$36,331.67	\$32,816.13	\$32,816.13	\$101,963.93
Non-Business Credit		\$0.00	\$0.00	\$0.00
Owner Occupancy Credit		\$0.00	\$0.00	\$0.00
Homestead Reduction		\$0.00	\$0.00	\$0.00
Net General	\$36,331.67	\$32,816.13	\$32,816.13	\$101,963.93
Special Assessments		\$0.00	\$0.00	\$0.00
CAUV Recoupment		\$0.00	\$0.00	\$0.00
Penalty And Adjustments	\$0.00	\$0.00	\$0.00	\$0.00
Taxes Billed	\$36,331.67	\$32,816.13	\$32,816.13	\$101,963.93
Payments Made	-\$36,331.67	-\$32,816.13	-\$32,816.13	-\$101,963.93
Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00
GROSS TAX RATE:			OTHER CREDITS	\$0.00
79.29				
EFFECTIVE TAX RATE:				
70.27				

Yearly Tax Value Summary

Year	Effective Tax	Net General	Taxes Billed
2024	\$101,963.93	\$101,963.93	\$100,312.49
2025	\$66,057.58	\$66,057.58	\$67,709.02
2022	\$65,717.38	\$65,717.38	\$65,717.38
2021	\$69,829.30	\$69,829.30	\$69,829.30
2020	\$70,333.10	\$70,333.10	\$70,333.10
2019	\$71,853.38	\$71,853.38	\$71,853.38
2018	\$46,086.14	\$46,086.14	\$46,086.14
2017	\$46,326.32	\$46,326.32	\$46,326.32
2016	\$40,880.14	\$40,880.14	\$40,880.14
2015	\$41,713.96	\$41,713.96	\$41,713.96
2014	\$41,090.52	\$41,090.52	\$41,090.52
2013	\$58,124.54	\$58,124.54	\$58,124.54
2012	\$65,607.86	\$65,607.86	\$65,607.86
2011	\$64,714.92	\$64,714.92	\$64,714.92
2010	\$62,202.28	\$62,202.28	\$62,202.28

Tax Payments

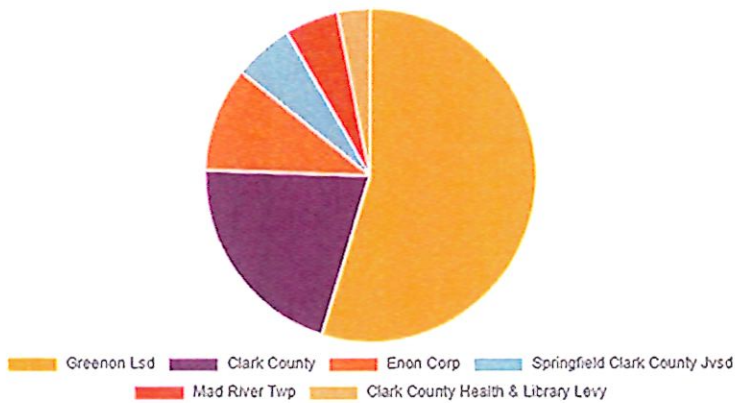
Payment Date	Tax Year	Amount
6/13/2025	2024	\$32,816.13
2/12/2025	2024	\$32,816.13
8/7/2024	2023	\$1,651.44
7/17/2024	2023	\$33,028.79
3/6/2024	2023	\$33,028.79
6/21/2023	2022	\$32,858.69
2/9/2023	2022	\$32,858.69

Tax Distribution

2024

Click on a section to show more details.

All Distributions



Tax Unit Name	Levy Name	Amount	Percentage
Clark County	Clark County	\$13,658.88	20.81%
Clark County Health & Library Levy	Clark County Health & Library Levy	\$2,114.28	3.22%
Enon Corp	Enon Corp	\$6,647.70	10.13%
Greenon Lsd	Greenon Lsd	\$35,928.67	54.74%
Mad River Twp	Mad River Twp	\$3,447.12	5.25%
Springfield Clark County Jvsd	Springfield Clark County Jvsd	\$3,835.61	5.84%
Totals		\$65,632.26	100%

Special Assessments

No Special Assessment Records Found.

[Discrepancies / Questions About This Parcel?](#)

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Data Last Processed:
9/17/2025, 9:40:13 PM

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COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 W MAIN ST

Map ID: 210-05-00001-404-011

LUC: 429-OTHER RETAIL STRUCTURES

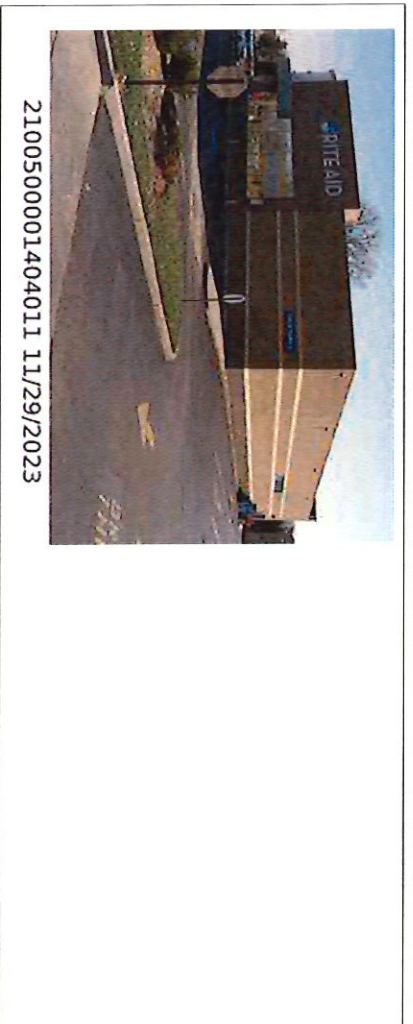
Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

CURRENT OWNER	GENERAL INFORMATION
PREP PHARMACY ENON LLC	Routing No. DNW3-H1 090-00 Class C-Commercial Living Units Neighborhood 210C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Land Information				
Type	Rate	Size	Influence Factors	Value
1-Primary Site	SF	3.08	73.616 7-Corner / All	680,210
Total Acres: 1.69				
Legal Acres: 1.69				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	238,070	680,210	680,210	0	0
Building	791,720	2,262,050	2,262,050	0	0
Total	1,029,790	2,942,260	2,942,260	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
05/01/25	STP	10-Adv	3-Other
04/27/18	RVT	1-Entrance (Inspection)	4-Employee
07/23/12	DWP	2-Information At Door	3-Other
08/29/07	RN		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
06/01/18	2,925,000	2-Land & Building	0-Valid Sale
08/16/06	3,090,000		0-Valid Sale
12/12/05	2,717,000		0-Valid Sale
05/04/99			

Deed Reference			Grantor
Deed Reference	Deed Type		
			GNUS OF OHIO LLC & JSGN OF OHIO LLC
			SOVEREIGN R A LLC
			RITE AID OF OHIO INC

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

Legal Description	
Parcel Tieback:	Addl Tieback:
Range - Township - Section:	- - -
Legal Descriptions:	
CORY & BAKER PT 31 & 33 & ALL 32 & 34-39 PT VAC ST	
31 TO 39	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 W MAIN ST

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Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

Building Information

Year Built/Est Year 2005 / 2012
 Building # 1
 Structure Type 373-Retail Single Oc
 Identical Units 1
 Total Units 1
 Grade A+
 # Covered Parking
 # Uncovered Parking
 DBA RITE AID

Building Other Features

Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU
1	CP6-Canopy Roof/Slab	17	21	1							

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	11,121	417	034-Retail Store	22	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	5	4	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	11,121	034-Retail Store	92		2,236,000

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2005			39,500	C	1	A	A		26,050

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 W MAIN ST

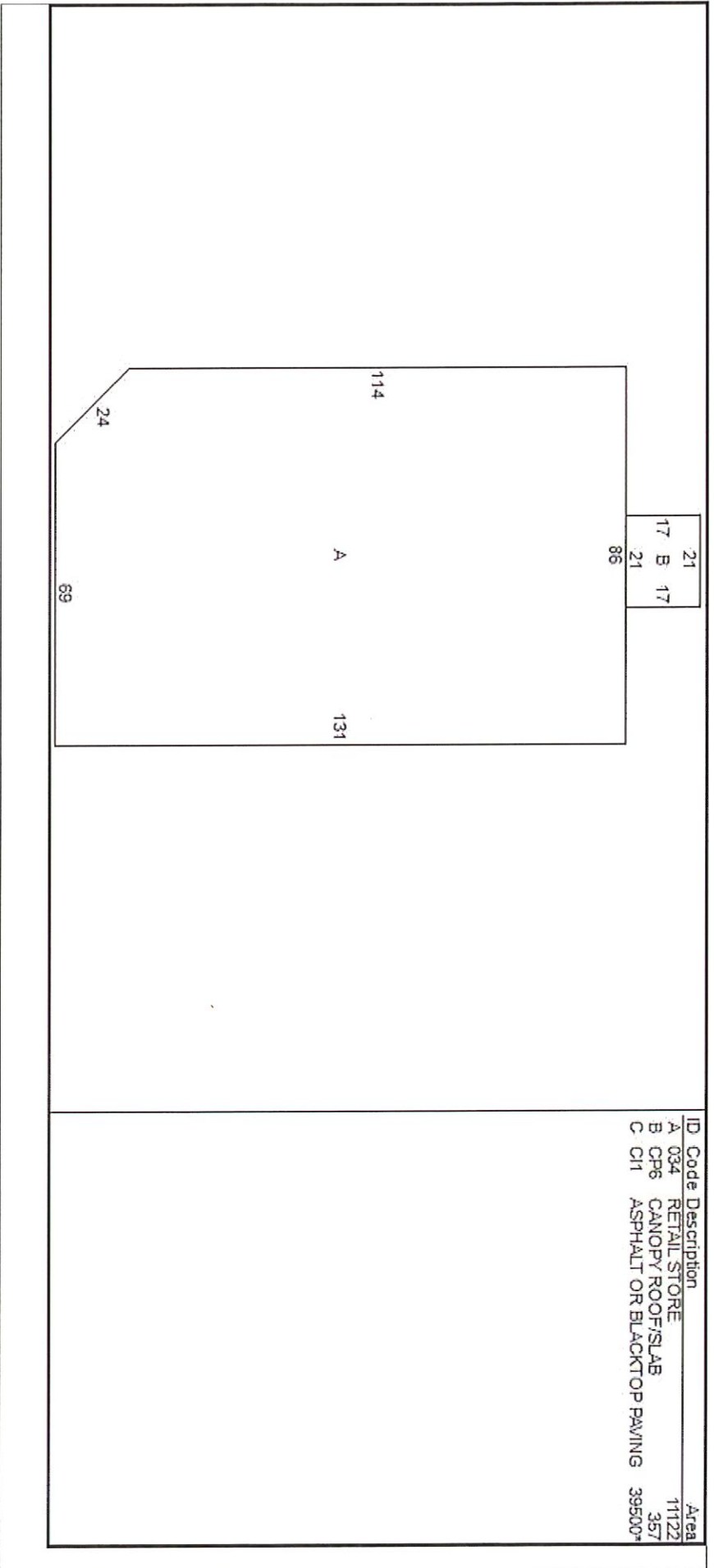
Parcel Id: 210-05-00001-404-011

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26



Additional Property Photos



2100500001404011

08/07/2017



2100500001404011 08/07/2017



2100500001404011 11/29/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 101 W MAIN ST Parcel Id: 210-05-00001-404-011 LUC: 429-OTHER RETAIL STRUCTURES Card: 1 of 1 Tax Year: 2025 Printed: 03/24/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	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	11,121	0.00				0							

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	11,121
Replace, Cost New Less Depr	2,236,000
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	2,236,000
NBHD Fact	1,0000
Value per SF	201.06

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	0.027900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	11,121
Total Gross Building Area	11,121

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value