

MAR 20 2026

Complaint Against the Valuation of Real Property

HILLARY HAMILTON
AUDITOR

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	Anna & Sandro Giunta,	2723 Whitman Dr., Brooklyn, NY 11234	
2. Complainant if not owner	Board of Education of the	Springfield City Schools	
3. Complainant's agent	Rich & Gillis Law Group, LLC,	5747 Perimeter Dr., Ste 150, Dublin, OH 43017	
4. Telephone number and email address of contact person:	(614) 228-5822; bor@richgillislawgroup.com		
5. Complainant's relationship to property if not owner:	Section 5715.19, Ohio Revised Code		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
See-attached.	See attached.		
7. Principal use of property:	435 Fast food drive-in restaurant		
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
See-attached.	1,186,750	441,910	744,840
9. The requested change in value is justified for the following reasons:	Recent arm's length sale of subject property for \$1,186,750		

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 04/24/24 and sale price \$1,186,750 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;
- A substantial improvement was added to the property;
- The property lost value due to a casualty;
- Property's occupancy changed by 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 3/11/2026 Complainant or agent (printed) KAROL FOX (if Agent) Attorney for Complainant

Complainant or agent (signature) Karl Fox

Sworn to and signed in my presence, this 11th day of March, 2026.

Notary Richelle Thoburn Ford



Richelle Thoburn Ford
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

(6)

(8) Complainant's Opinion Of:

Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1 340 -07-00036-201-061	Home Rd. Springfield, OH 45503	60,400	22,490	37,910
2 340 -07-00036-201-062	301 E. Home Rd. Springfield, OH 45503	59,200	22,020	37,180
3 340 -07-00036-201-063	301 E. Home Rd. Springfield, OH 45503	903,950	336,650	567,300
4 340 -07-00036-201-064	E. Home Rd. Springfield, OH 45503	69,800	25,970	43,830
5 340 -07-00036-201-065	2242 Grube St. Springfield, OH 45503	93,400	34,780	58,620
TOTALS		1,186,750	441,910	744,840

Parcel	Land	Building	Total
340-07-00036-201-063	4560	97320	101880
340-07-00036-201-062	4560	790	5350
340-07-00036-201-061	4560	550	5110
340-07-00036-201-064	5610	780	6390
340-07-00036-201-065	7340	1070	8410
	<hr/>	<hr/>	<hr/>
	26630	100510	127140

APPROVED
Clark County Tax Map

APR 24 2024
TSM
 Legal Description
 Survey Plat / Lotsplit
 Subdivision / Annexation

Transferred
Sale Price 418,600.00 ²⁰

APR 24 2024
HILLARY HAMILTON
AUDITOR

CLN2435230

LIMITED WARRANTY DEED

Robe Realty, a partnership, of Franklin County, Ohio, for valuable consideration paid, grant(s), with limited warranty covenants, to Anna Giunta and Sandro Giunta, wife and husband, for their joint lives remainder to the survivor of them, whose tax mailing address is 2723 Whitman Drive, Brooklyn, New York, 11234, the following **REAL PROPERTY**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel No.: 340-07-00036-201-063, 340-07-00036-201-061, 340-07-00036-201-062,
340-07-00036-201-064 and 340-07-00036-201-065
Property Address: 301 E Home Rd, Springfield, OH 45503-2740

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

Prior Instrument Reference: Volume 638, page 333, Recorder's Office

Signed on this 12th day of April, 2024.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR(S):

Robe Realty, a partnership

BY: [Signature]
Benjamin Horn
Manager

State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me this 12th of April, 2024 by Benjamin Horn, Manager of Robe Realty, a partnership, on behalf of the Partnership.

[Signature]
Notary Public
My Commission Expires: N/A

(SEAL)

This instrument was prepared by:
Davis & Meyer Law, LTD
2106 E. Main Street, Suite 301
Columbus, OH 43209



JEFFREY D. MEYER
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

CLEAN TITLE AGENCY, INC
2106 E MAIN STREET
SUITE 301
COLUMBUS, OH 43209

* See Sections 5302.07 and 5302.08 Ohio Revised Code



20240004862
BK 2236 PG 1628

EXHIBIT "A"
Legal Description

Property Address: 301 E Home Rd, Springfield, OH 45503-2740

Situated in the State of Ohio, County of Clark and City of Springfield and being described as follows:

Situate in the State of Ohio, County of Clark and within the corporate limits of the City of Springfield; and being all of Lot #22, parts of Lots #18, #19, #20, and #21 and including vacated alleys (Ordinance No. 69-28, dated 2/17/68) as designated in Adam Grube Subdivision and recorded in Plat Book 5, page 86 of the plat records of Clark County, Ohio, and being more particularly described as follows:

Beginning at an iron bar in the southeast right-of-way corner of East Home Road and Grube Street, said iron bar bears S 5° 13' 20" W 5.00' from the original northwest corner of Lot #18;

Thence with the south right of way line of East Home Road S 84° 46' 40" E 189.42' to an iron bar in the center of a vacated 12' alley;

Thence with the centerline of said vacated alley S 0° 40' 30" W 171.54' to an iron bar;

Thence with the south line of Lot #22, N 84° 46' 40" W 203.02 to an iron bar in the east right of way line of Grube Street;

Thence with said east right of way line, and the west lines of Lot #22 and Lot #18, N 5° 13' 20" E 171.0' to the place of beginning and containing 0.770 acres, subject, however, to a 25' sewer easement; and a 1.0' limited access easement to the City of Springfield.

The foregoing from new survey dated April 3, 1969 by George S. Lambert, Jr., Registered Surveyor #4229.

FOR INFORMATIONAL PURPOSES ONLY:

Parcel Nos.: 340-07-00036-201-063, 340-07-0036-201-061, 340-07-00036-201-062,
340-07-00036-201-064 and 340-07-00036-201-065

Also known as: 301 E. Home Road, Springfield, Ohio 45503

Clean Title Agency, Inc.
2106 E. Main Street, Suite 301
Columbus, Ohio 43209
614-237-3525

* See Sections 5302.07 and 5302.08 Ohio Revised Code

Deed (Limited Warranty)
OHD1034.doc / Updated: 02.08.23

Page 2

Printed: 03/28/24 @ 12:00 PM by HK
OH-FT-FXHA-01040.454666-CLN2435230

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : HOME RD Map ID: 340-07-00036-201-061 LUC: 499-OTHER COMMERCIAL STRUCTL Card: 1 of 1 Tax Year: 2025 Printed: 03/26/26

CURRENT OWNER	GENERAL INFORMATION
GIUNTA ANNA & SANDRO	Routing No. 0036-01 004-00 Class C-Commercial Living Units Neighborhood 340C5000 Alternate Id District Zoning CALVY
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	3.15	5,796		18,260
Total Acres: .1331					Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	6,390	18,260	18,260	0	0
Building	1,480	4,230	4,230	0	0
Total	7,870	22,490	22,490	0	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Date	ID	Entry Code	Source
01/29/25	STP	10-Adv	3-Other
04/10/18	KAR	0-Vac Or Obv Only	3-Other
05/21/12	ABC	0-Vac Or Obv Only	3-Other
04/11/06	GS		

Date Issued	Number	Price	Purpose	Note	Status

Transfer Date	Price	Type	Validity	Sales/Ownership History	Deed Reference	Deed Type	Grantor
04/24/24	1,186,800	2-Land & Building	M0-Multiple Parcel Sale - Valid				ROBE REALTY

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved 5-Sidewalk
 Traffic:
 Location: 5-Secondary Strip
 Spot Loc:

Legal Description

Parcel TieBack:
 Range - Township - Section: - -
 Legal Descriptions:
 GRUBE ALL BUT N PT & PT VAC ALLEY
 18

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : HOME RD

Parcel Id: 340-07-00036-201-061

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

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

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	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	1989			5,700	C	1	A	A		4,230

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : HOME RD

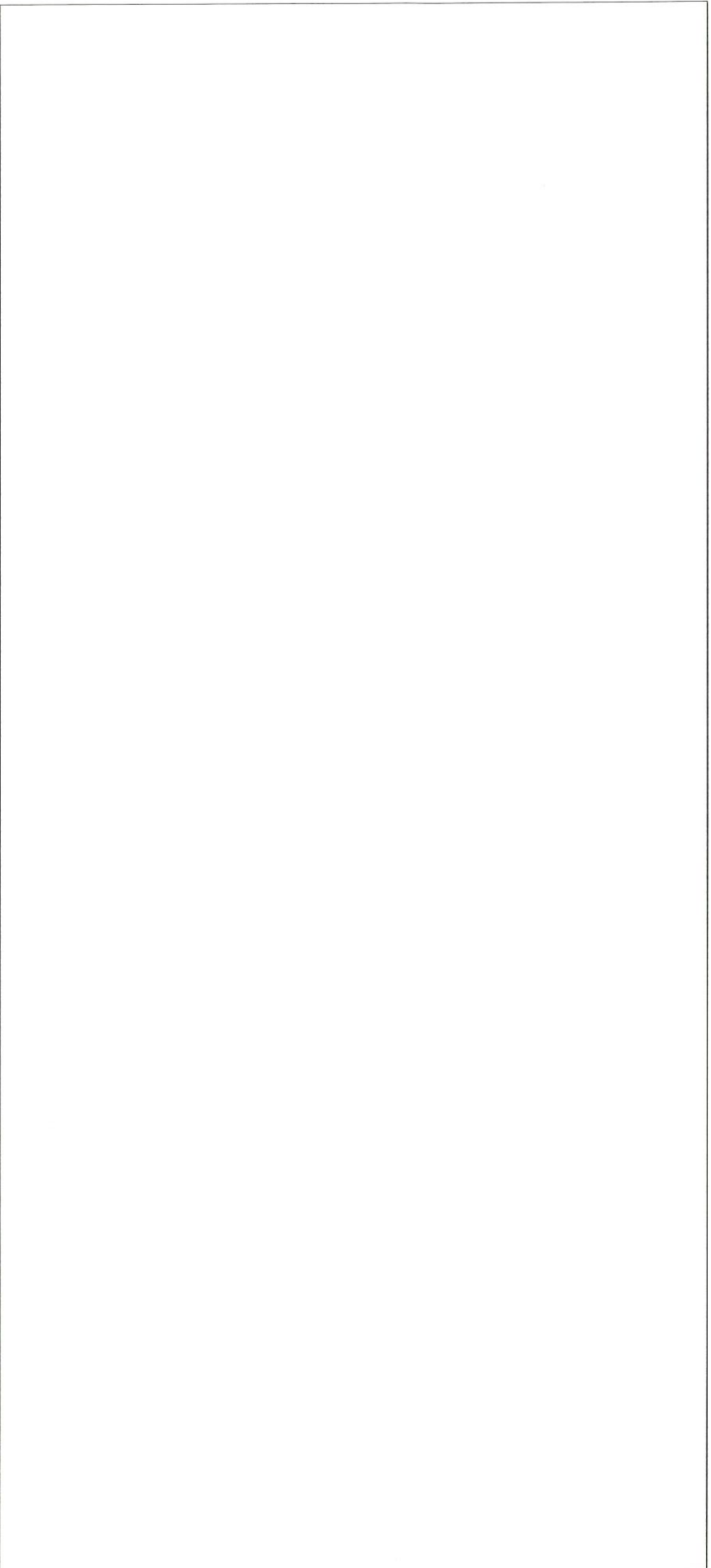
Parcel Id: 340-07-00036-201-061

LUC: 499-OTHER COMMERCIAL STRUCTU

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26



Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : HOME RD

Parcel Id: 340-07-00036-201-061

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Inc Grp Type 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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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	
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)

Total Gross Rent Area
Total Gross Building Area

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 301 E HOME RD

Map ID: 340-07-00036-201-062

LUC: 499-OTHER COMMERCIAL STRUCTL

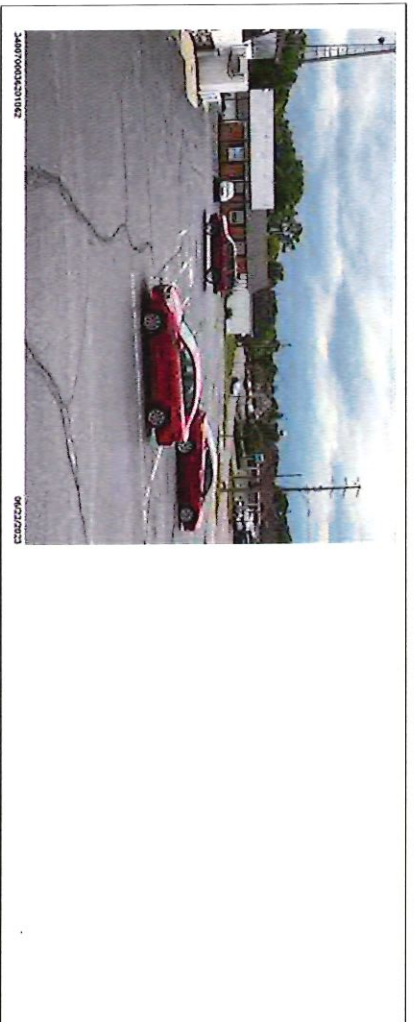
Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER	GENERAL INFORMATION
GIUNTA ANNA & SANDRO	Routing No. 0036-01 003-00 Class C-Commercial Living Units Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Inf %	Value
1-Primary Site	SF	3.15	5,796		18,260
Total Acres: .1331 Legal Acres: 0					

Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land	6,390	18,260	0	0	
Building	1,320	3,760	0	0	
Total	7,710	22,020	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
01/29/25	STP	10-Adv	3-Other
04/10/18	KAR	0-Vac Or Oby Only	3-Other
05/21/12	ABC	0-Vac Or Oby Only	3-Other
04/11/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
04/24/24	1,186,800 2-Land & Building	M0-Multiple Parcel Sale - Valid	ROBE REALTY

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved 5-Sidewalk
Traffic:
Location: 5-Secondary Strip
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: - - -
Legal Descriptions:
GRUBE ALL BUT N PT & PT VAC ALLEY
19

Addl TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 301 E HOME RD

Parcel Id: 340-07-00036-201-062

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

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 %Comp %Rent

Interior/Exterior Valuation Detail

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

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1989			5,000	C	1	A	A		3,760

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 301 E HOME RD

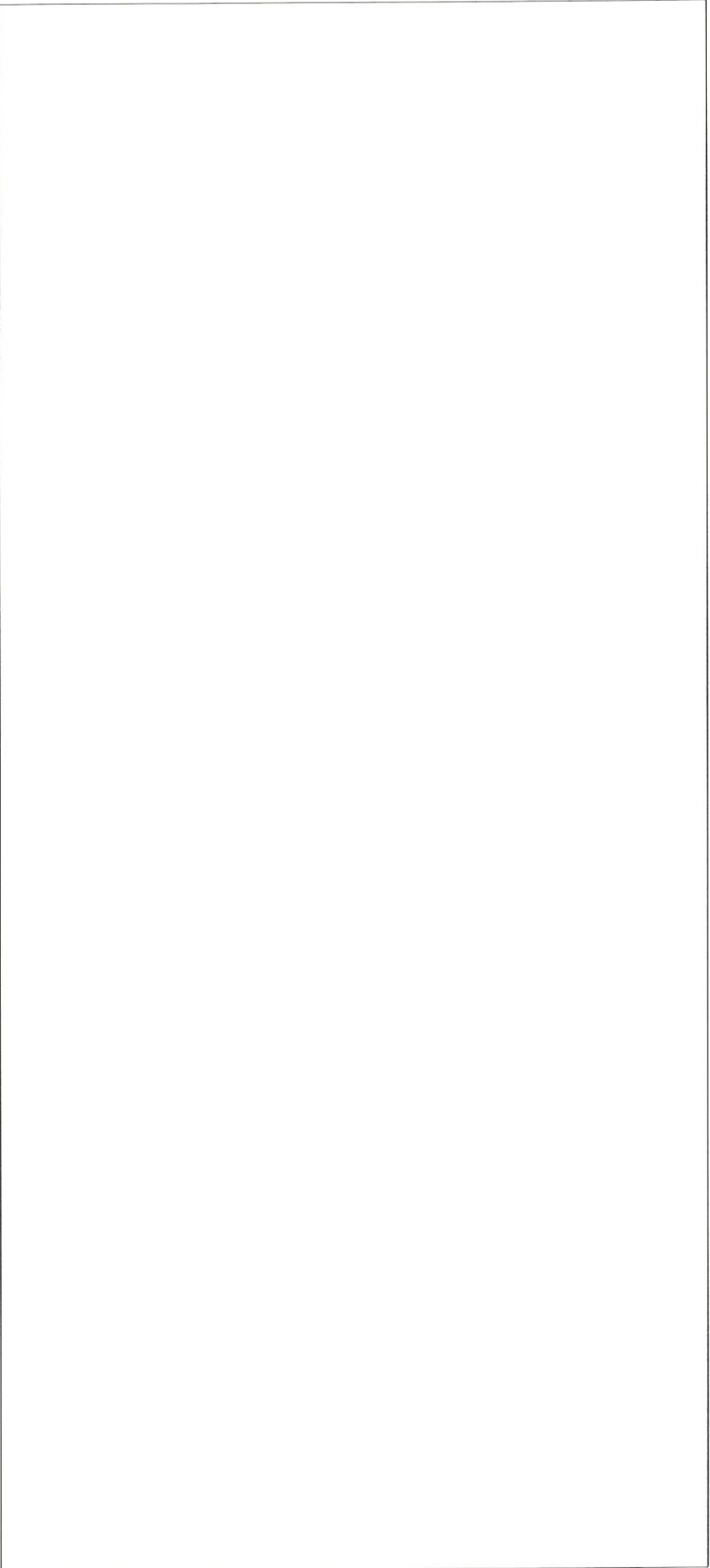
Parcel Id: 340-07-00036-201-062

LUC: 499-OTHER COMMERCIAL STRUCTU

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26



Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 301 E HOME RD

Parcel Id: 340-07-00036-201-062

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Inc Grp Type	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

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																

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

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area

Total Gross Building Area

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 301 E HOME RD

Map ID: 340-07-00036-201-063

LUC: 435-DRIVE-IN REST/FOOD SERVICE

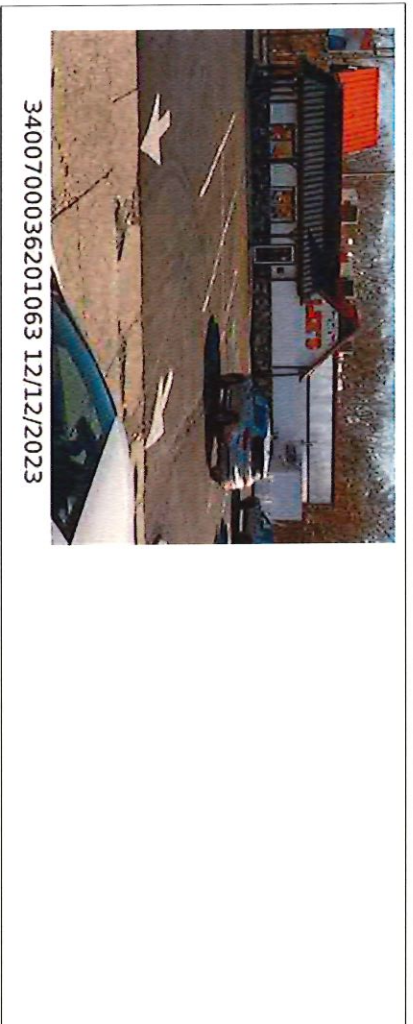
Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER	GENERAL INFORMATION
GIUNTA ANNA & SANDRO	Routing No. 0036-01 002-00 Class C-Commercial Living Units Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Inf %	Value
1-Primary Site	SF	3.15	5,796		18,260
Total Acres: .1331					Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	6,390	18,260	18,260	0	0
Building	111,440	318,390	318,390	0	0
Total	117,830	336,650	336,650	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
01/29/25	STP	10-Adv	3-Other
04/10/18	KAR	1-Entrance (Inspection)	4-Employee
05/21/12	ABC	1-Entrance (Inspection)	3-Other
04/11/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
04/24/24	1,186,800 2-Land & Building	M0-Multiple Parcel Sale - Valid	ROBE REALTY

Property Factors
Topo: 1-Level Utilities: 1-All Public Street/Road: 1-Paved Traffic: 5-Sidewalk Location: 5-Secondary Strip Spot Loc:

Legal Description
Parcel TieBack: Range - Township - Section: - - Legal Descriptions: GRUBE ALL BUT N PT & PT VAC ALLEY 20 Addl.TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 301 E HOME RD

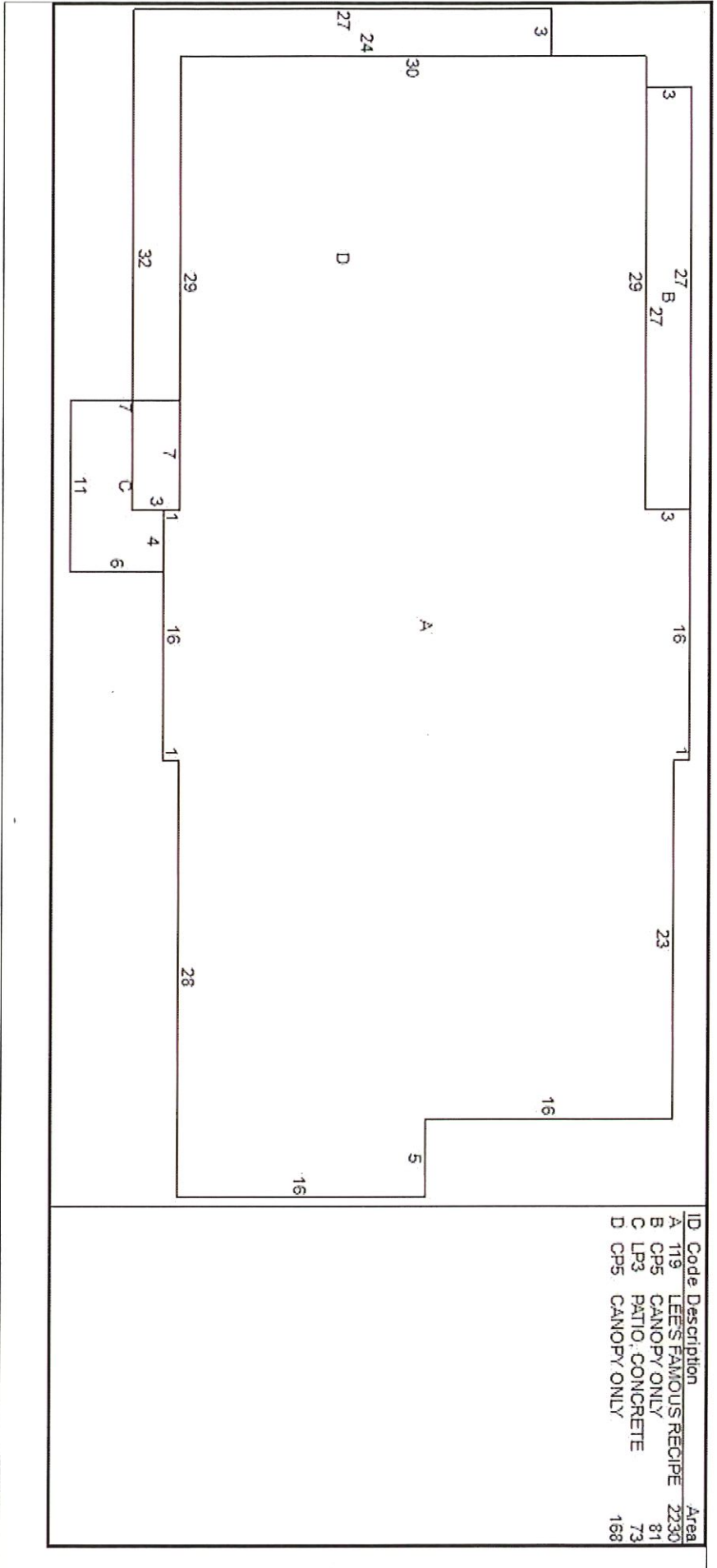
Parcel Id: 340-07-00036-201-063

LUC: 435-DRIVE-IN REST/FOOD SERVICE I

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26



Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Site: 301 E HOME RD

Parcel Id: 340-07-00036-201-063

LUC: 435-DRIVE-IN REST/FOOD SERVICE

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	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	2,230	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	2,230
Replace, Cost New Less Depr	318,390
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	318,390
NBHD Fact	1,0000
Value per SF	142.78

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	2,230
Total Gross Building Area	2,230
Total Net Income	
Capitalization Rate	0.025900
Sub total	
Residual Land Value	
Final Income Value	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : E HOME RD Map ID: 340-07-00036-201-064

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER	GENERAL INFORMATION
GIUNTA ANNA & SANDRO	Routing No. 0036-01 001-00 Class C-Commercial Living Units Neighborhood 340CC5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Land Information				
Type	Rate	Size	Influence Factors	Value
1-Primary Site	SF	3.15	7,119	22,420
Total Acres: .1634				Legal Acres: 0

Assessment Information				
Assessed	Appraised	Cost	Income	Market
Land	7,850	22,420	0	0
Building	1,240	3,550	0	0
Total	9,090	25,970	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
01/29/25	STP	10-Adv	3-Other
04/10/18	KAR	0-Vac Or Obv Only	3-Other
05/21/12	ABC	0-Vac Or Obv Only	3-Other
04/11/06	GS		

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History		
Transfer Date	Price Type	Validity
04/24/24	1-186,800 2-Land & Building	M0-Multiple Parcel Sale - Valid

Deed Reference	Deed Type	Grantor
		ROBE REALTY

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 5-Sidewalk
Location: 5-Secondary Strip
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: - - -
Legal Descriptions:
GRUBE ALL BUT N PT & PT VAC ALLEY
21

Addl TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : E HOME RD

Parcel Id: 340-07-00036-201-064

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Building Information	
Year Built/Est Year	/
Building #	
Structure Type	325-Franchise Food
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	Phy Fun	%Comp	%Rent
Interior/Exterior Information																	

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

Outbuilding Data											
Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1989			4,700	C	1	A	A		3,550

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : E HOME RD

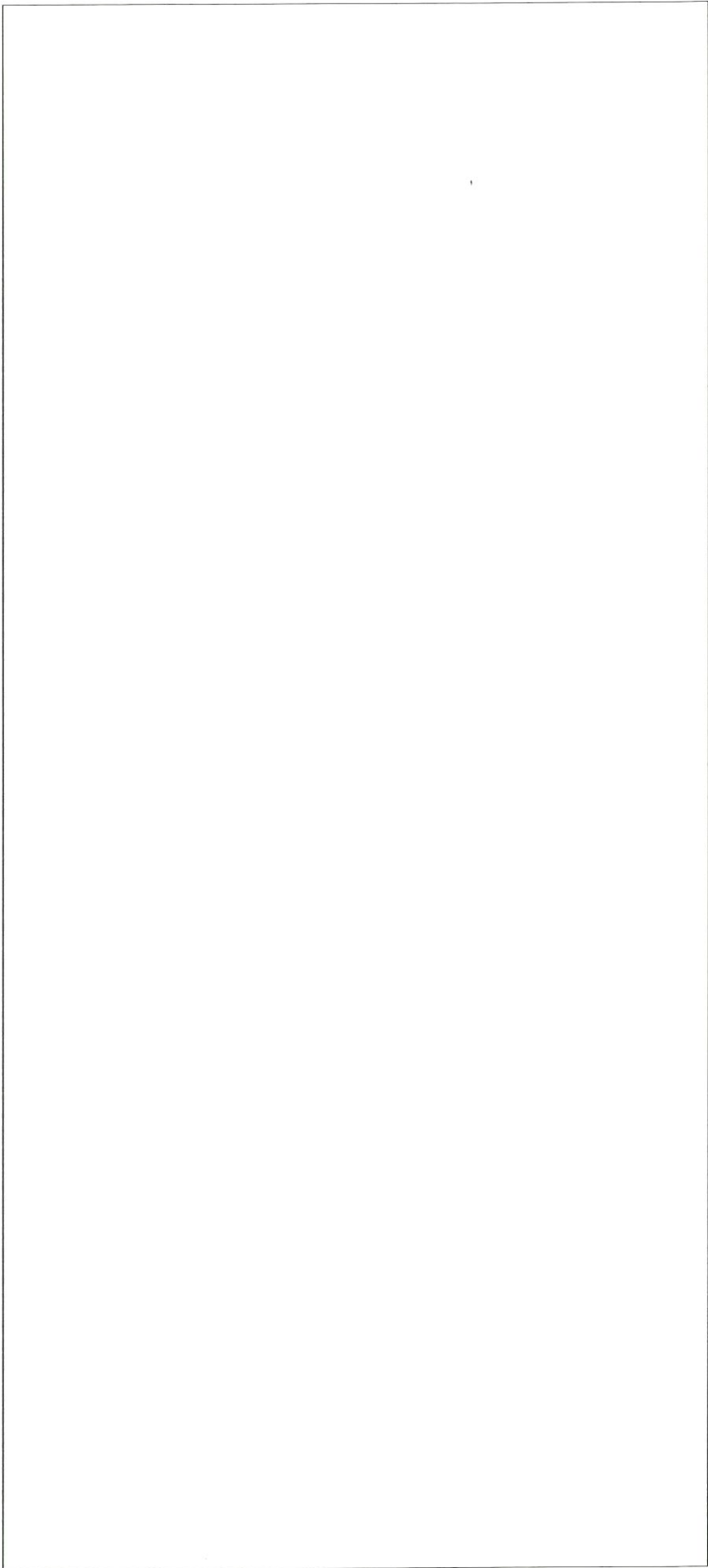
Parcel Id: 340-07-00036-201-064

LUC: 499-OTHER COMMERCIAL STRUCTU

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26



Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : E HOME RD

Parcel Id: 340-07-00036-201-064

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

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																	
Number of Identical Units																	
Economic Condition Factor																	
Final Building Value																	
NBHD Fact																	
Value per SF																	
0.00																	

Notes - Building 1 of 1																	
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Misc & Gross Building Values																	
Misc Building No																	
Gross Building:																	
Misc Adjusted Value																	

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area

Total Gross Building Area

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2242 GRUBE ST Map ID: 340-07-00036-201-065 LUC: 499-OTHER COMMERCIAL STRUCTL Card: 1 of 1 Tax Year: 2025 Printed: 03/26/26

CURRENT OWNER	GIUNTA ANNA & SANDRO	GENERAL INFORMATION	Routing No. 0036-01 005-00 Class C-Commercial Living Units Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:			

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Int'l %	Value
1-Primary Site	SF 3.15	9,315			29,340
Total Acres: .2138 Legal Acres: 0					

Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land	10,270	29,340	29,340	0	0
Building	1,900	5,440	5,440	0	0
Total	12,170	34,780	34,780	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
01/29/25	STP	10-Adv	3-Other
04/10/18	KAR	0-Vac Or Oby Only	3-Other
05/21/12	ABC	0-Vac Or Oby Only	3-Other
04/11/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
04/24/24	1,186,800 2-Land & Building	M0-Multiple Parcel Sale - Valid	ROBE REALTY

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	5-Sidewalk
Traffic:	
Location: 5-Secondary Strip	
Spot Loc:	

Legal Description	
Parcel TieBack:	Addl TieBack:
Range - Township - Section: - - -	
Legal Descriptions:	
GRUBE ALL & PT VAC ALLEY	
22	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2242 GRUBE ST

Parcel Id: 340-07-00036-201-065

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	325-Franchise Food
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
1								CI1-Asph Pave	1989							

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1					

Outbuilding Data											
Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	CI1-Asph Pave	1989			7,500	C	1		A	A	5,440

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2242 GRUBE ST

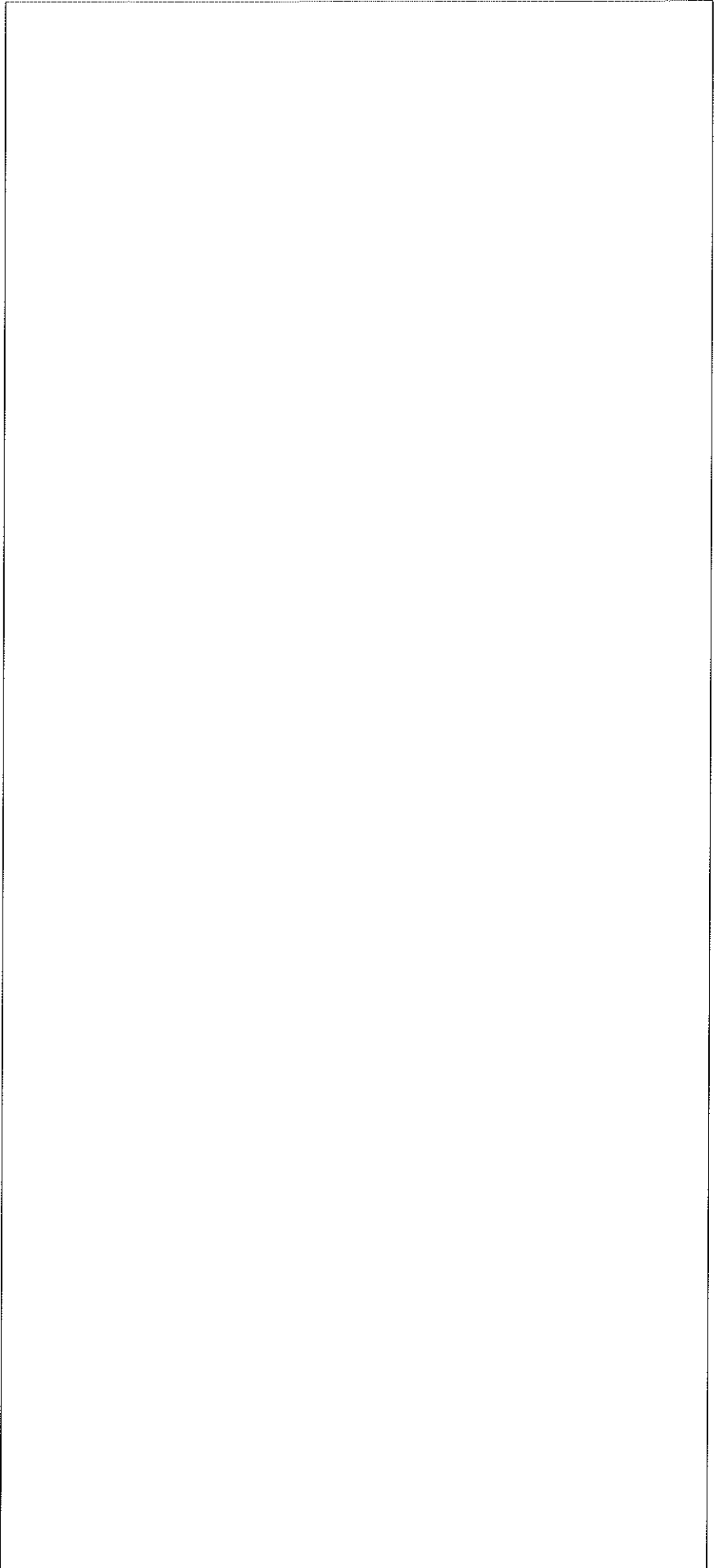
Parcel Id: 340-07-00036-201-065

LUC: 499-OTHER COMMERCIAL STRUCTU

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2242 GRUBE ST

Parcel Id: 340-07-00036-201-065

LUC: 499-OTHER COMMERCIAL STRUCTL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Income Detail (Includes all Buildings on Parcel)

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

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

Notes - Building 1 of 1

Total Gross Rent Area

Total Gross Building Area

Income Summary (Includes all Building on Parcel)

Misc & Gross Bulding Values

Misc Building No

Gross Building:

Misc Adjusted Value

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area

Total Gross Building Area