

FILED
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-142
County Clark Date received 3/20/2026

DTE 1
Rev. 12/22

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	McGregor Family, LLC,	1305 Innisfallen Ave., Springfield, OH 45506
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: 320 Foundries and heavy manufacturing

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.	5,000,000	3,715,280	1,284,720

9. The requested change in value is justified for the following reasons:
Recent arm's length sale of subject property for \$5,000,000

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 09/30/24 and sale price \$5,000,000 and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

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
1 340-06-00004-314-026	1305 Innisfallen Ave. Springfield, OH 45506	4,953,400	3,680,680	1,272,720
2 340-06-00004-315-001	1243 Innisfallen Ave. Springfield, OH 45506	5,900	4,410	1,490
3 340-06-00004-315-007	1108 Cottage Ave. Springfield, OH 45506	4,700	3,530	1,170
4 340-06-00004-315-008	Cottage Ave. Springfield, OH 45506	4,300	3,240	1,060
5 340-06-00004-315-009	Cottage Ave. Springfield, OH 45506	4,300	3,240	1,060
6 340-06-00004-315-010	1116 Cottage Ave. Springfield, OH 45506	4,300	3,240	1,060
7 340-06-00004-315-011	1118 Cottage Ave. Springfield, OH 45506	4,700	3,530	1,170
8 340-06-00004-315-012	1120 Cottage Ave. Springfield, OH 45506	4,800	3,570	1,230
9 340-06-00004-315-013	Cottage Ave. Springfield, OH 45506	4,400	3,280	1,120
10 340-06-00004-315-015	Cottage Ave. Springfield, OH 45506	4,400	3,280	1,120
11 340-06-00004-315-016	1136 Cottage Ave. Springfield, OH 45506	4,800	3,280	1,520
TOTALS		5,000,000	3,715,280	1,284,720



Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).
TYPE OR PRINT ALL INFORMATION.

Type instrument <u>OC</u>	Tax list year <u>2003</u>	County number <u>12</u>	Tax. dist. number <u>3000</u>	Date <u>9/30/04</u>
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Property located in Sprida Corp taxing district
 Name on tax duplicate Ohio Stamping Machine LLC Tax duplicate year 2003
 Acct. or permanent parcel no. see attached Map book _____ Page _____
 Description _____ Platted _____ Unplatted _____

Auditor's comments: Split _____ New plat _____ New improvements _____ Partial value _____
 C.A.U.V. _____ Building removed _____ Other I

Number	3703
No. of Parcels	11
DTE Code No.	320
Neigh. Code	
No. of Acres	
Land Value	136980
Bldg. Value	98280
Total Value	1119800
DTE Use Only	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	
1. Yes 2. No	
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name McGregor Metal Innisfallen Works LLC Phone _____
 2. Grantee's name McGregor Family LLC Phone _____
 Grantee's address 1305 Innisfallen Ave., Springfield, OH 45506
 3. Address of property 1305 Innisfallen Ave., Springfield, OH 45506 -see attached for additional properties
 4. Tax billing address 1305 Innisfallen Ave., Springfield, OH 45506
 5. Are there buildings on the land? Yes _____ No _____ If yes, check type:
 1, 2 or 3 family dwelling _____ Condominium _____ Apartment: No. of units _____
 Manufactured (mobile) home _____ Farm buildings _____ Other Commercial Property _____
 If land is vacant, what is intended use? _____
 6. Conditions of sale (check all that apply) Grantor is relative _____ Part interest transfer _____ Land contract _____
 Trade _____ Life estate _____ Leased fee _____ Leasehold _____ Mineral rights reserved _____ Gift _____
 Grantor is mortgagee _____ Other _____
 7. a) New mortgage amount (if any).....\$ _____
 b) Balance assumed (if any).....\$ _____
 c) Cash (if any).....\$ 5,000,000.00
 d) Total consideration (add lines 7a, 7b and 7c).....\$ 5,000,000.00
 e) Portion, if any, of total consideration paid for items other than real property\$ _____
 f) Consideration for real property on which fee is to be paid (7d minus 7e)\$ 5,000,000.00
 g) Name of mortgagee _____
 h) Type of mortgage _____ Conv. _____ F.H.A. _____ V.A. _____ Other _____
 i) If gift, in whole or part, estimated market value of real property.....\$ _____
 8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No _____ If yes, complete form DTE 101.
 9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No _____ If yes, complete form DTE 102.
 10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes _____ No _____ If yes, is the property a multi-unit dwelling? Yes _____ No _____
 I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.
 Signature of grantee or representative [Signature] Date 9-23-24

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C. 319.54(G)(3)) and, if applicable, the fee required by R.C. 322, in the total amount of \$ _____ has been paid by _____ and received by the _____ county auditor.

County auditor _____

Date _____

Additional Properties Exhibit McGregor Family LLC

Property Address: 1243 Innisfallen Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-001

Property Address: 1108 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-007

Property Address: 0 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-008

Property Address: 0 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-009

Property Address: 1116 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-010

Property Address: 1118 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-011

Property Address: 1120 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-012

Property Address: 0 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-013

Property Address: 0 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-015

Property Address: 1136 Cottage Ave., Springfield, OH 45506
Parcel No. 340-06-00004-315-016

Parcel	Land	Building	Total
340-06-00004-314-026	126490	982120	1108610
340-06-00004-315-001	2020	760	2780
340-06-00004-315-007	990	0	990
340-06-00004-315-008	910	0	910
340-06-00004-315-009	910	0	910
340-06-00004-315-010	910	0	910
340-06-00004-315-011	990	0	990
340-06-00004-315-012	1000	0	1000
340-06-00004-315-013	920	0	920
340-06-00004-315-015	920	0	920
340-06-00004-315-016	920	0	920
	136980	982880	1119860



202400012111 09/30/2024 09:55 AM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$74.00
QC OR Vol 2242 Pgs 5655 - 5661

APPROVED Transferred
Clark County Tax Map Sale Price 5,000,000
3703 SEP 30 2024 JPK
SEP 30 2024
 Legal Description
 Survey Plat / Lotsplit
 Subdivision / Annexation
HILLARY HAMILTON
AUDITOR

QUIT CLAIM DEED
(Ohio Statutory Form)

MCGREGOR METAL INNISFALLEN WORKS LLC, an Ohio limited liability company, formerly **OHIO STAMPING & MACHINE LLC**, an Ohio limited liability company, for valuable consideration paid, grants to **MCGREGOR FAMILY LLC**, an Ohio limited liability company, whose tax mailing address is 1305 Innisfallen Avenue, Springfield, Ohio 45506, the following described real property:

See Exhibit A, attached hereto and incorporated herein.

**Prior instrument references listed following the legal description for each tract described in attached Exhibit A. Prior Inst. Ref: Vol. 2242, Pg. 5128

[Signature Page Follows Immediately]

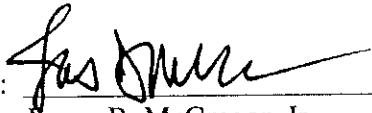
COLE ACTON HARMON DUNN
HOLD



202400012111
BK 2242 PG 5656

Executed this 23rd day of September, 2024.

**MCGREGOR METAL INNISFALLEN
WORKS LLC,**
an Ohio limited liability company

By: 
James B. McGregor, Jr.
Its: President and Chief Executive Officer

STATE OF OHIO, COUNTY OF CLARK, SS:

The foregoing instrument was acknowledged before me this 23rd day of September, 2024, by James B. McGregor, Jr., President and Chief Executive Officer of McGregor Metal Innisfallen Works LLC, an Ohio limited liability company, on behalf of said limited liability company.

Notary Public



SCOTT B. BEALS
Notary Public
State of Ohio
Commission Indefinite

This Instrument Prepared By:
R. Michael Osborn, Esq.
Coolidge Wall Co., L.P.A.
33 W. First Street, Suite 600
Dayton, Ohio 45402
937-223-8177
014254X00500V4866-3560-8219.1



EXHIBIT A

Tract I:

Located in Section 4, Town 4, Range 9, City of Springfield, Clark County, Ohio, and being further described as follows:

Beginning at an iron pin set at the intersection of the southerly line of Innisfallen Avenue with the westerly right-of-way line of Cottage Avenue;

Thence in a southwardly direction with said westerly line of Cottage Avenue on a bearing of South three degrees one minute forty-one seconds ($03^{\circ}01'41''$) West for a distance of seven hundred sixty-five and $46/100$ (765.46) feet to an iron pin set at the intersection of said westerly right-of-way line of Cottage Avenue with the northerly right-of-way line of State Street;

Thence in a westwardly direction with said northerly right-of-way line of State Street on a bearing of North eighty-six degrees ten minutes thirty-three seconds ($86^{\circ}10'33''$) West for a distance of five hundred sixty-seven and $57/100$ (567.57) feet to an iron pin set at the southeast corner of Tract "A" as conveyed to the McGregor Brothers State St. Ltd., by deed recorded in Volume 1143, Page 343, of the Deed Records of Clark County, Ohio;

Thence in a northwardly direction with the easterly line of said Tract "A" and McGregor Brothers land on a bearing of North three degrees six minutes fifty-six seconds ($03^{\circ}06'56''$) West for a distance of five hundred seventy-two and $40/100$ (572.40) feet to an iron pin set at the northeast corner of Tract "A", said pin also being in the south line of land conveyed to Emma Esther Atchison Nelson by deed recorded in Volume 749, Page 692, of the Deed Records of Clark County, Ohio;

Thence in an eastwardly direction with the south line of said Nelson land on a bearing of South eighty-six degrees nine minutes no seconds ($86^{\circ}09'00''$) East for a distance of fourteen and $46/100$ (14.46) feet to an iron pin found, said pin being the southeast corner of said Nelson land;

Thence in a northwardly direction with the east line of said Nelson land on a bearing of North two degrees fifty-eight minutes thirty-two seconds ($02^{\circ}58'32''$) East for a distance of forty-three and $36/100$ (43.36) feet to an iron pin found at an angle point;

Thence continuing in a northwardly direction with the east line of said Nelson land on a bearing of North three degrees eleven minutes forty seconds ($03^{\circ}11'40''$) East for a distance of one hundred forty-nine and $94/100$ (149.94) feet to an iron found at the northeast corner of said Nelson land, said pin also being in the south right-of-way line of Innisfallen Avenue;

Thence in an eastwardly direction with said southerly right-of-way line of Innisfallen Avenue on a bearing of South eighty-six degrees nine minutes no seconds ($86^{\circ}09'00''$) East for a distance of



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BK 2242 PG 5658

five hundred fifty-one and 84/100 (551.84) feet to the point of beginning containing nine and 8999/10,000 (9.8999) acres and being subject to all easements and roadways of record.

The above description is subject to an easement for ingress/egress purposes, said easement being further described as follows:

Located in Section 4, Town 4, Range 9, City of Springfield, Clark County, Ohio, and being further described as follows:

Beginning at the intersection of the north line of State Street with the relocated west line of Cottage Avenue, thence in a westwardly direction with the north line of State Street on a bearing of North eighty-six degrees ten minutes thirty-three seconds (86°10'33") West for a distance of four hundred eighty-two and 57/100 (482.57) feet to the southeast corner of the easement herein described:

Thence continuing in a westwardly direction with said north line of State Street on the last described course for a distance of eighty-five and no/100 (85.00) feet to an iron pin set at the southeast corner of land conveyed to McGregor Brothers State St. Ltd., by deed recorded in Volume 1143, Page 343, of said Official Records of Clark County, Ohio, said being the southwest corner of said easement;

Thence in a northwardly direction with the east line of said McGregor land and west line of the easement on a bearing of North three degrees six minutes fifty-six seconds (03°06'56") East for a distance of five hundred seventy-two and 40/100 (572.40) feet to an iron pin set in the south line of land conveyed to Emma Esther Atchinson Nelson by deed recorded in Volume 749, Page 692, of the Deed Records of Clark County, Ohio, said pin also being the northeast corner of said McGregor land;

Thence in an eastwardly direction with the south line of said Nelson land and line to said easement on a bearing of South eighty-six degrees nine minutes no second (86°09'00") East for a distance of fourteen and 46/100 (14.46) feet to an iron pin found at the southeast corner of said Nelson land;

Thence in a northwardly direction with the east line of said Nelson land and continuing with the west line of said easement on a bearing of North two degrees fifty-eight minutes thirty-two seconds (02°58'32") East for a distance of forty-three and 36/100 (43.36) feet to an iron pin found;

Thence continuing in a northwardly direction with the east line to said Nelson land and the west line of said easement on a bearing of North three degrees eleven minutes forty seconds (03°11'40") East for a distance of one hundred forty-nine and 94/100 (149.94) feet to an iron pin found at the northeast corner of said Nelson land, said pin also being in the south line of Innisfallen Avenue;



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Thence in an eastwardly direction with the south line of said Innisfallen Avenue on a bearing of South eighty-six degrees nine minutes no seconds (86°09'00") East for a distance of seventy and 44/100 (70.44) feet to the east line of said easement;

Thence in a southwardly direction with the east line of said easement on a bearing of South three degrees six minutes fifty-six seconds (03°06'56") West for a distance of seven hundred sixty-five and 66/100 (765.66) feet to the true point of beginning containing one and 4299/10,000 (1.4299) acres and being subject to all easements, all other easements and agreements of record.

The above-described easement was conveyed to the McGregor Brothers State St., Ltd., by deed recorded in Volume 1143, Page 346, of the Official Records of Clark County, Ohio.

The reference bearing for this survey is South eighty-six degrees nine minutes no seconds (86°09'00") East which is the bearing for the centerline of Innisfallen Avenue as determined by a previous survey recorded in Volume 12, Page 204, of the Survey Records of Clark County, Ohio. The above-described tract is out of land conveyed to Morgal Machine Tool Company by deed recorded in Volume 769, Page 968, of the Deed Records of Clark County, Ohio.

The above description is based on a field survey conducted by Louis A. Green, Registered Surveyor No. 6147, State of Ohio, completed May 13, 1998.

PPN: 3400600004314026

Prior Instrument Reference: Official Records Volume 1404, Page 1918

Tract II:

Situated in the City of Springfield, in the County of Clark and State of Ohio.

Being Lot Numbered 8545, as the same is numbered and designated on the record plat of lots known as the Rosedale Addition to the City, of record in Volume 6, Page 69 and also together with the portion of vacated alley vacated by City Ordinance 83-535.

PPN: 3400600004315001

Prior Instrument Reference: Official Records Volume 1938, Page 942

Tract III:

Situated in the City of Springfield, in the County of Clark and State of Ohio and being Lot Numbered 8557, as the same is numbered and designated on the record plat of lots known as the Rosedale Addition to the City, of record in Plat Book 6, Page 69 and also that portion of an alley vacated by City Ordinance 83-535.



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BK 2242 PG 5660

PPN: 3400600004315007

Prior Instrument Reference: Official Records Volume 1880, Page 1082

Tract IV:

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

Being Lots Numbered 8558 and 8559 as the same is numbered and designated on the plat of lots laid out as an addition to Springfield, and known as "Rosedale", which plat is recorded in Volume 6, Page 69 and also including that portion of an alley vacated by City Ordinance 83-535.

PPN's: 3400600004315008 and 3400600004315009

Prior Instrument Reference: Official Records Volume 1404, Page 1917

Tract V:

Situated in the City of Springfield, in the County of Clark, and State of Ohio and being more particularly described as follows: Being Lot Numbers 8560 and 8561 as the same are numbered and designated on the plat of Rosedale Addition to the City of Springfield, Ohio, which plat is recorded in Vol. 6, at Page 69 of the Plat Records of Clark County, Ohio plus the Western one-half of a 12 foot alley vacated by City Ordinance 83-535.

PPN's: 3400600004315010 and 3400600004315011

Official Records Volume 1404, Page 1918

Tract VI:

Situate in the City of Springfield, County of Clark and State of Ohio which is described as follows: Being Lots numbered Eight Thousand Five Hundred Sixty-two (8562) and Eight Thousand Five Hundred Sixty-three (8563) as the same are numbered and designated on the plat of Rosedale Addition to the City of Springfield, Ohio which plat is recorded in Vol. 6, at Page 69 of the Plat Records of Clark County, Ohio and including one half of the vacated alleys along the rear of Lots 8562 and 8563 along the side of Lot 8562 vacated by City Ordinance 83-535.

PPN's: 3400600004315012 and 3400600004315013

Prior Instrument Reference: Official Records Volume 1836, Page 2275

Tract VII:

Situated in the City of Springfield, in the County of Clark and State of Ohio and being Lot Numbered 8565 as the same is numbered and designated on the Plat of Rosedale Addition, as

Page 6 of 7



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BK 2242 PG 5661

recorded in Volume 6, Page 69. Also conveyed herewith is so much of the westerly half of a 12 foot alley which is contiguous with the east side of the above described premises, which alley was vacated by Springfield Ordinance 83-535.

ALSO:

Situated in the County of Clark, State of Ohio and in the City of Springfield:

Being Lot Number 8566 as the same are numbered and designated on the plat of Rosedale Addition, as recorded in Volume 6, Page 69 of the Clark County, Ohio Plat Records.

Also conveyed herewith is so much of the westerly half of a 12 foot alley which is contiguous with the east side of the above described premises, which alley was vacated by Springfield Ordinance No. 83-535.

PPN's: 3400600004315015 and 3400600004315016

Prior Instrument References: Official Records Volume 1895, Page 698 and Volume 1903, Page 578

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1243 INNISFALLEN AVE

Map ID: 340-06-00004-315-001

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

GENERAL INFORMATION

Routing No. 0004-04 353-00
 Class Residential
 Living Units 0
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

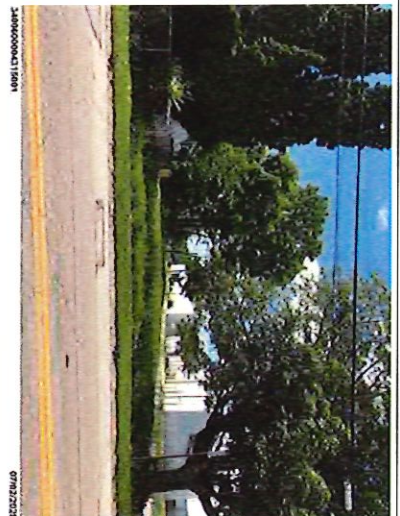
CAUV

Field Review Flag:

Property Notes

TY25 RG1 25% REMAINING

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 42	152		3,610

Total Acres: .1466

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 1,260	3,610	3,610	0	0
Building 280	800	800	0	0
Total 1,540	4,410	4,410	0	0

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

Entrance Information

Date	ID	Entry Code	Source
07/02/25	ZF	0-Vac Or Oby Only	3-Other
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
11/16/17	GSK	10-Adv	3-Other
08/23/11	DLY	0-Vac Or Oby Only	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
09/30/24	5,000,000	2-Land & Building	MI-Multiple Parcel Sale - Invalid
09/26/24			
08/29/11			

Deed Reference

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed	QC-Quit Claim Deed	MCGREGOR METAL INNISFALLEN WORK
QC-Quit Claim Deed	QC-Quit Claim Deed	OHIO STAMPING & MACHINE LLC
AU-Auditor'S Deed	AU-Auditor'S Deed	CHANDLER FATE & HELEN

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEY S
 8545
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1243 INNISFALLEN AVE

Parcel Id: 340-06-00004-315-001

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks	
Pre-Fab	
Misc	Qty

Grade D+	Functional
CDU PR-POOR	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design 0	

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
Subtotal	Adj Factor
	Additions

Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

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

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1971		24x22	528	D	1		P	P			800

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1108 COTTAGE AVE

Map ID : 340-06-00004-315-007

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

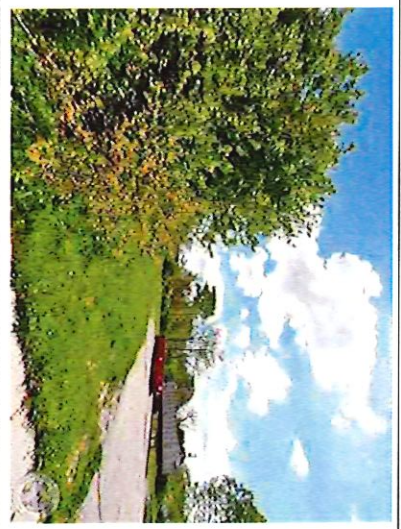
GENERAL INFORMATION

Routing No. 0004-04 320-00
 Class Residential
 Living Units
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 48 126			3,530

Total Acres: .1388

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,240	3,530	3,530	0	0
Building	0	0	0	0	0
Total	1,240	3,530	3,530	0	0

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
08/23/11	DLY	0-Vac Or Oby Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
09/30/24	5,000,000	1-Land	Ml-Multiple Parcel Sale - Invalid
09/26/24			
07/17/09			

Deed Reference

Deed Type
 OC-Quit Claim Deed
 OC-Quit Claim Deed
 SD-Sheriff's Deed

Grantor

MC GREGOR METAL INNISFALLEN WORK
 OHIO STAMPING & MACHINE LLC
 MOORE CAUSE M & CHARLES TIDWELL

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEYSN & E
 8557
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Sttus : COTTAGE AVE

Map ID : 340-06-00004-315-008

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

GENERAL INFORMATION

Routing No. 0004-04 321-00
 Class Residential
 Living Units
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F	40 126		3,240

Total Acres: .1157

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,130	3,240	3,240	0	0
Building	0	0	0	0	0
Total	1,130	3,240	3,240	0	0

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
08/23/11	DLV	0-Vac Or Obv Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/30/24	5,000,000	1-Land	MI-Multiple Parcel Sale - Invalid	QC-Quit Claim Deed	QC-Quit Claim Deed	MC GREGOR METAL INNISFALLEN WORK
09/26/24				QC-Quit Claim Deed	QC-Quit Claim Deed	OHIO STAMPING & MACHINE LLC
04/01/02						MC GREGOR BROTHERS 1305 LTD
08/27/99						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEY E
 8558
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : COTTAGE AVE

Parcel Id: 340-06-00004-315-008

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks
Pre-Fab

Misc

Qty

Grade D+
CDU PR-POOR
Market Adj
% Complete 0
Cost & Design 0

Functional
Economic
% Good Ovr
NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions

Ground Floor Area
Total Living Area

Dwelling Value

Building Notes

Misc & Gross Building Values

Misc Building No
Gross Building:

Misc Adjusted Value

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

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

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

Number
Unit Type
Unit View
Model (MH)
Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : COTTAGE AVE

Map ID : 340-06-00004-315-009

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

GENERAL INFORMATION

Routing No. 0004-04 322-00
 Class Residential
 Living Units
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 40 126			3,240

Total Acres: .1157

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,130	3,240	3,240	0	0
Building	0	0	0	0	0
Total	1,130	3,240	3,240	0	0

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
08/23/11	DLY	0-Vac Or Oby Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor
09/30/24	5,000,000 1-Land	MI-Multiple Parcel Sale - Invalid	OC-Quit Claim Deed	OC-Quit Claim Deed	MC GREGOR METAL INNISFALLEN WORK
09/26/24					OHIO STAMPING & MACHINE LLC
04/01/02					MC GREGOR BROTHERS 1305 LTD
08/27/99					

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEY E
 8559
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : COTTAGE AVE

Parcel Id: 340-06-00004-315-009

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

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

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1116 COTTAGE AVE

Map ID : 340-06-00004-315-010

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

GENERAL INFORMATION

Routing No. 0004-04 323-00
 Class Residential
 Living Units
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 40	126		3,240

Total Acres: .1157 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,130	3,240	3,240	0	0
Building	0	0	0	0	0
Total	1,130	3,240	3,240	0	0

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
08/23/11	DLY	0-Vac Or Obv Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/30/24	5,000,000	1-Land	MI-Multiple Parcel Sale - Invalid	QC-Quit Claim Deed	QC-Quit Claim Deed	MCGREGOR METAL INNISFALLEN WORK
09/26/24				QC-Quit Claim Deed	QC-Quit Claim Deed	OHIO STAMPING & MACHINE LLC
04/01/02						MCGREGOR BROTHERS 1305 LTD
08/27/99						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT AC ALLEY E
 8560
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1116 COTTAGE AVE

Parcel Id: 340-06-00004-315-010

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade	Functional
CDU	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design	

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
------	-----	-----	-----	-----	------	---------	--------	-------	-----	-------	-------

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1118 COTTAGE AVE

Map ID: 340-06-00004-315-011

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

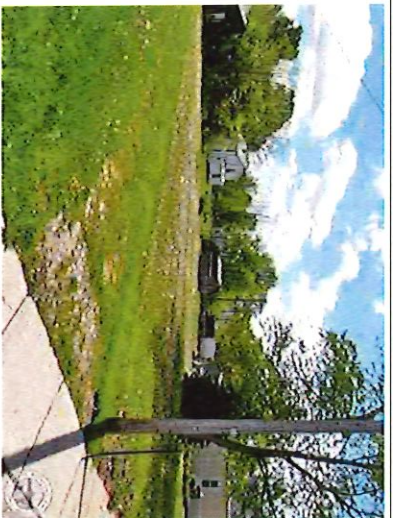
GENERAL INFORMATION

Routing No. 0004-04 324-00
 Class Residential
 Living Units 340R0069
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 48	126		3,530

Total Acres: .1388

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,240	3,530	3,530	0	0
Building	0	0	0	0	0
Total	1,240	3,530	3,530	0	0

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
08/23/11	DLY	0-Vac Or Obv Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/30/24	5,000,000	1-Land	MI-Multiple Parcel Sale - Invalid	QC-Quit Claim Deed	QC-Quit Claim Deed	MCGREGOR METAL INNISFALLEN WORK
09/26/24				QC-Quit Claim Deed	QC-Quit Claim Deed	OHIO STAMPING & MACHINE LLC
04/01/02						MCGREGOR BROTHERS 1305 LTD
08/27/99						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEYS N & E
 8561
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 11118 COTTAGE AVE

Parcel Id: 340-06-00004-315-011

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade D+	
CDU RR-POOR	
Market Adj	Functional
% Complete	Economic
Cost & Design 0	% Good Ovr
	NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

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

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 1120 COTTAGE AVE

Map ID: 340-06-00004-315-012

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 0

Tax Year: 2025

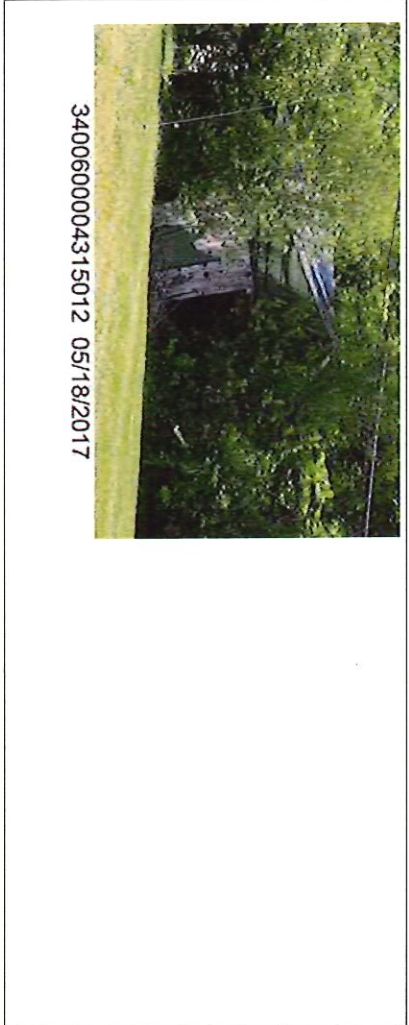
Printed: 03/26/26

CURRENT OWNER	
MCGREGOR FAMILY LLC	
CAUV	
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	0004-04 325-00
Class	Residential
Living Units	
Neighborhood	340R0069
District	
Zoning	
Alternate Id	
Tax District	Springfield Corp. Scsd

Property Notes

Note Codes:



Land Information				
Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F	49 126		3,570
Total Acres: .1417				
Legal Acres: 0.0000				NBHD Fact: 1.0000

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	1,250	3,570	3,570	0	0
Building	0	0	0	0	0
Total	1,250	3,570	3,570	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason: Base Date of Value Effective Date of Value Owner Occupied					

Entrance Information			
Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
11/16/17	GSK	10-Adv	3-Other
08/23/11	DLY	0-Vac Or Obv Only	3-Other
07/24/08	TT		

Permit Information			
Date Issued	Number	Price Purpose	Note
03/25/08	08-341	DEMO	
Status: Closed Permit			

Sales/Ownership History		
Transfer Date	Price Type	Validity
09/30/24	5,000,000 1-Land	MI-Multiple Parcel Sale - Invalid
09/26/24		
12/14/07	10,000	
09/15/06		

Deed Reference			Deed Type			Grantor		
Deed Reference	Deed Type	Grantor	Deed Reference	Deed Type	Grantor	Deed Reference	Deed Type	Grantor
	QC-Quit Claim Deed	MC GREGOR METAL INNISFALLEN WORK		QC-Quit Claim Deed	OHIO STAMPING & MACHINE LLC			
		PERRIN CARLA DENISE			PERRIN GRACE			

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEY E
 8562

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1120 COTTAGE AVE Parcel Id: 340-06-00004-315-012

LUC: 500-RESIDEN VAC, PLATTED VAC Card: 1 of 0 Tax Year: 2025 Printed: 03/26/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs EXT	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade D+	
CDU PR-POOR	
Market Adj	Functional
% Complete	Economic
Cost & Design 0	% Good Ovr
	NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal 0	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

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

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : COTTAGE AVE

Map ID: 340-06-00004-315-013

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

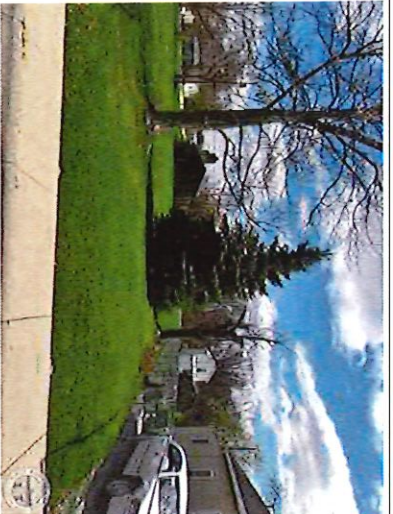
GENERAL INFORMATION

Routing No. 0004-04 326-00
 Class Residential
 Living Units
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 41 126			3,280

Total Acres: .1186

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,150	3,280	3,280	0	0
Building	0	0	0	0	0
Total	1,150	3,280	3,280	0	0

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
08/23/11	DLY	0-Vac Or Oby Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
09/30/24	5,000,000	1-Land	Invalid
09/26/24			
12/14/07	10,000		
09/15/06			

Deed Reference

OC-Quit Claim Deed
 OC-Quit Claim Deed

Grantor

MC GREGOR METAL INNISFALLEN WORK
 OHIO STAMPING & MACHINE LLC
 PERRIN CARLA DENISE
 PERRIN GRACE

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEY E
 8563

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : COTTAGE AVE Parcel Id: 340-06-00004-315-013

LUC: 500-RESIDEN VAC, PLATTED VAC Card: 1 of 1 Tax Year: 2025 Printed: 03/26/26

Dwelling Information

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

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

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

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : COTTAGE AVE

Map ID : 340-06-00004-315-015

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

GENERAL INFORMATION

Routing No. 0004-04 328-00
 Class Residential
 Living Units 340R0069
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 41 126			3,280

Total Acres: .1186

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 1,150	3,280	3,280	0	0
Building 0	0	0	0	0
Total 1,150	3,280	3,280	0	0

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/1/1/18	JHR	R-Review	3-Other
08/23/11	DLY	0-Vac Or Obv Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/30/24	5,000,000	1-Land	MI-Multiple Parcel Sale - Invalid	QC-Quit Claim Deed	QC-Quit Claim Deed	MC GREGOR METAL INNISFALLEN WORK
09/26/24				QC-Quit Claim Deed	QC-Quit Claim Deed	OHIO STAMPING & MACHINE LLC
01/22/10				SD-Sheriff's Deed	SD-Sheriff's Deed	WILLIAMS OTIS JR
10/1/94	6,000					JONES EDWARD R

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEY E
 8565
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : COTTAGE AVE

Parcel Id: 340-06-00004-315-015

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

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

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	
Total Living Area	Dwelling Value
Building Notes	

Misc & Gross Buidng Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

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

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1136 COTTAGE AVE

Map ID: 340-06-00004-315-016

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

MCGREGOR FAMILY LLC

GENERAL INFORMATION

Routing No. 0004-04 329-00
 Class Residential
 Living Units
 Neighborhood 340R0069
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Assessment Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F	41 126		3,280

	Assessed	Appraised	Cost	Income	Market
Land	1,150	3,280	3,280	0	0
Building	0	0	0	0	0
Total	1,150	3,280	3,280	0	0

Total Acres: .1186

Legal Acres: 0.0000

NBHD Fact: 1.0000

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
05/10/24	KQ	10-Adv	3-Other
04/11/18	JHR	R-Review	3-Other
08/23/11	DLY	0-Vac Or Obv Only	3-Other
03/06/06	BR		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/30/24	5,000,000	1-Land	MI-Multiple Parcel Sale - Invalid		QC-Quit Claim Deed	MC GREGOR METAL INNISFALLEN WORK
09/26/24					QC-Quit Claim Deed	OHIO STAMPING & MACHINE LLC
05/18/10					AU-Auditor'S Deed	WILLIAMS OTIS JR
10/11/94	6,000					JONES EDWARD R

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 ROSEDALE ALL & PT VAC ALLEY E
 8566

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1136 COTTAGE AVE

Parcel Id: 340-06-00004-315-016

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade D+	
CDU RR-POOR	
Market Adj	Functional
% Complete	Economic
Cost & Design 0	% Good Ovr
	NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

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

Outbuilding Data

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

Condominium / Mobile Home Information

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

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1305 INNISFALLEN AVE Map ID: 340-06-00004-314-026

LUC: 320-FOUNDERIES & HEAVY MFG PL

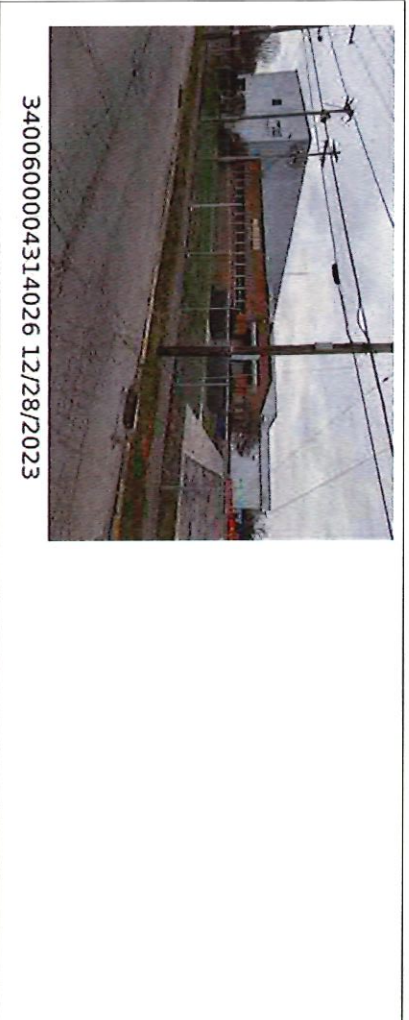
Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER	GENERAL INFORMATION
MCGREGOR FAMILY LLC	Routing No. 0004-04 297-00 Class I Living Units Neighborhood 340C2000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	72800	4,0000			291,200
8-Undeveloped AC	36400	5,9000			214,760
Total Acres: 9.9					Legal Acres: 9.9

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	177,090	505,960	505,960	505,960	0
Building	1,111,150	3,174,720	3,174,720	-352,560	0
Total	1,288,240	3,680,680	3,680,680	153,400	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
06/12/24	STP	10-Adv	3-Other
11/08/17	KAR	1-Entrance (Inspection)	4-Employee
05/11/12	MJR	1-Entrance (Inspection)	3-Other
05/18/06	JL		

Sales/Ownership History			
Transfer Date	Price Type	Validity	
09/30/24	5,000,000	2-Land & Building	MI-Multiple Parcel Sale - Invalid
09/26/24			
04/01/02			340/6091

Deed Reference				Permit Information	
Deed Reference	Deed Type	Grantor	Date Issued	Number	Status
QC-Quit Claim Deed		MC GREGOR METAL INNISFALLEN WORK			
QC-Quit Claim Deed		OHIO STAMPING & MACHINE LLC			

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: 09 - 04 - 04 Addl. TieBack:
Legal Descriptions:
S SI INNISFALLEN 50 FT W OF COTTAGE

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1305 INNISFALLEN AVE

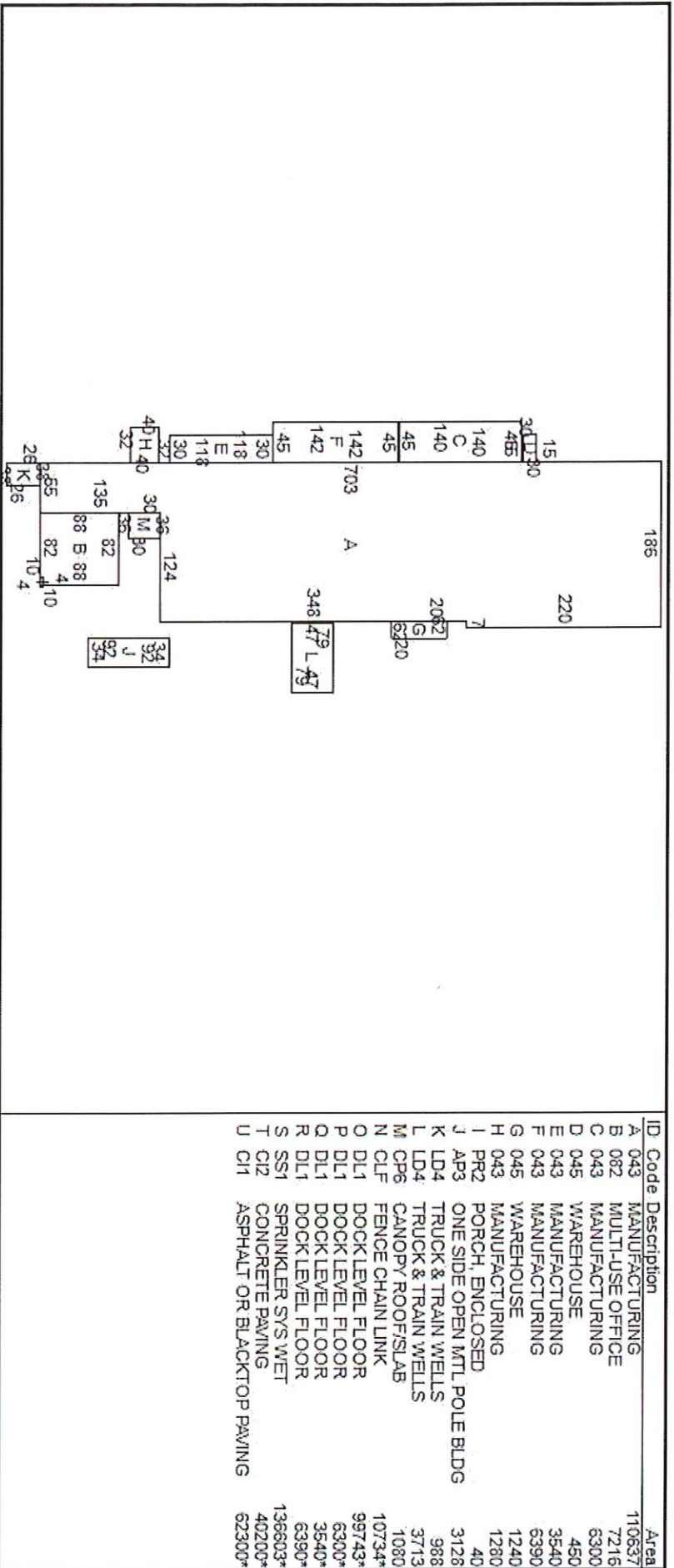
Parcel Id: 340-06-00004-314-026

LUC: 320-FOUNDERIES & HEAVY MFG PL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26



Additional Property Photos



3400600004314026 05/18/2017



3400600004314026 05/18/2017



3400600004314026 05/18/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Site: 1305 INNISFALLEN AVE

Parcel Id: 340-06-00004-314-026

LUC: 320-FOUNDERIES & HEAVY MFG PL

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	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	137,053	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	137,053
Replace, Cost New Less Depr	3,174,720
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	3,174,720
NBHD Fact	1,0000
Value per SF	23.16

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	153,400
Final Income Value	153,400
Total Gross Rent Area	
Total Gross Building Area	137,053

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value