

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	VB Eleven, LLC, PO Box 131251,	Dallas, TX 75313
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: 510 Single family dwelling On Platted Lot

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.	1,802,000	1,190,500	611,500

9. The requested change in value is justified for the following reasons:
Recent arm's length sale of subject property for \$1,802,000

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/04/24 and sale price \$1,802,000 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 Title of Agent Attorney for Complainant

Complainant or agent (signature) [Signature]
Sworn to and signed in my presence, this 11th day of March, 2026.

Notary [Signature]
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	010-05-00031-111-006	844 Cliffside Dr. Carlisle, OH 45344	221,700	146,500	75,200
2	300-06-00003-310-045	2175 S. Yellow Springs St. Springfield, OH 45506	168,700	111,490	57,210
3	300-06-00003-310-046	S. Yellow Springs St. Springfield, OH 45506	14,500	9,600	4,900
4	340-06-00005-309-002	1429 Broadway St. Springfield, OH 45504	113,300	74,910	38,390
5	340-07-00021-100-009	2010 Rutland Ave. Springfield, OH 45505	138,200	91,340	46,860
6	340-07-00021-101-044	1425 Texas Ave. Springfield, OH 45505	126,500	83,620	42,880
7	340-07-00021-112-020	2217 S. Hadley Rd. Springfield, OH 45505	161,700	106,890	54,810
8	310-07-00022-205-008	136 Fourth Ave. Springfield, OH 45505	145,500	96,160	49,340
9	340-07-00022-208-031	432 Mountjoy St. Springfield, OH 45505	136,400	90,120	46,280
10	340-07-00033-306-026	122 Bassett Dr. Springfield, OH 45506	153,700	101,570	52,130
11	340-07-00036-408-002	307 Warren Dr. Springfield, OH 45503	159,700	105,560	54,140
12	340-07-00036-418-012	1317 Valley View Dr. Springfield, OH 45503	262,100	172,740	89,360
	TOTALS		1,802,000	1,190,500	611,500



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	LD	Tax list year	2023	County number	12	Tax. dist. number	3000, 1100, 1010	Date	12/4/24
Property located in	City of Springfield, Springfield Twp, Bethel Twp							taxing district	
Name on tax duplicate	NREA VB III LLC				Tax duplicate year	2023			
Acct. or permanent parcel no.	see attached				Map book	Page			
Description									
Auditor's comments: <input type="checkbox"/> Split <input type="checkbox"/> New plat <input type="checkbox"/> New improvements <input type="checkbox"/> Partial value <input type="checkbox"/> C.A.U.V <input type="checkbox"/> Building removed <input type="checkbox"/> Other									

Number	4641
No. of Parcels	12
DTE Code No.	510
Neigh. Code	
No. of Acres	
Land Value	55260
Bldg. Value	232230
Total Value	287490
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 NREA VB III LLC Phone _____

2. Grantee's name VB ELEVEN, LLC Phone _____
Grantee's address 3500 Park Center Dr., Suite 100, Dayton, OH 45414

3. Address of property see Attached

4. Tax billing address 3500 Park Center Dr., Suite 100, Dayton, OH 45414

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 _____
 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 Transfer between related entities

7. a) New mortgage amount (if any).....\$ _____
 b) Balance assumed (if any).....\$ _____
 c) Cash (if any).....\$ _____
 d) Total consideration (add lines 7a, 7b and 7c).....\$ _____
 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).....\$ 1,802,000.00
 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% of 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 Will this property be grantee's multi-unit dwelling? Yes No

I declare under penalties of perjury that this statement has been prepared by me and to the best of my knowledge and belief is true, correct and complete statement.

X _____
Signature of grantee or representative Date 12/4/2024

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

STANDARD ELEMENTS
 13:13
 RECEIVED
 12/4/2024
 4641
 510
 12

Count	File Number	Address	City	State	Zip
1	550206-VB-24-3	122 BASSETT DR	SPRINGFIELD	OH	45506
2	550466-VB-24-3	1317 VALLEY VIEW DR	SPRINGFIELD	OH	45503
3	550571-VB-24-3	136 FOURTH AVE	SPRINGFIELD	OH	45505
4	550661-VB-24-3	1425 TEXAS AVE	SPRINGFIELD	OH	45505
5	550199-VB-24-3	1429 BROADWAY ST	SPRINGFIELD	OH	45504
6	550207-VB-24-3	2010 RUTLAND AVE	SPRINGFIELD	OH	45505
7	550200-VB-24-3	2175 S YELLOW SPRINGS ST	SPRINGFIELD	OH	45506
8	550201-VB-24-3	2217 S HADLEY RD	SPRINGFIELD	OH	45505
9	550208-VB-24-3	307 WARREN DR	SPRINGFIELD	OH	45503
10	550204-VB-24-3	432 MOUNT JOY ST	SPRINGFIELD	OH	45505
11	550689-VB-24-3	844 CLIFFSIDE DR	NEW CARLISLE	OH	45344

Parcel #	Land Code	Acres	Land Value	Bldg Value	Total Value
340-07-00033-306-026			4280	19040	23320
340-07-00036-418-012			5080	17810	22890
310-07-00022-205-008			4760	14450	19210
340-07-00021-101-044			4410	20920	25330
340-06-00005-309-002			3250	14020	17270
340-07-00021-100-009			4410	22840	27250
300-06-00003-310-045			4730	26130	30860
300-06-00003-310-046			2360		2360
340-07-00021-112-020			5360	22390	27750
340-07-00036-408-002			4490	26250	30740
340-07-00022-208-031			4820	18230	23050
R10-05-00031-111-006			7310	30150	37460
TOTAL			55260	232230	287490



202400015663 12/12/2024 11:45 AM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$134.00
WARR OR Vol 2246 Pgs 640 - 651

APPROVED

Clark County Tax Map

DEC 03 2024

TSM
 Legal Description
 Survey Plat / Lotsplit
 Subdivision / Annexation

Transferred
Sale Price 1,802,000
4041 DEC - 4 2024 JBR

HILLARY HAMILTON
AUDITOR

LIMITED WARRANTY DEED

NREA VB III LLC, a Delaware limited liability company, for valuable consideration paid, grants, with limited warranty covenants, to VB ELEVEN, LLC, a Delaware limited liability company, the tax-mailing address of which is 3500 Park Center Dr., Suite 100, Dayton, OH 45414, the following **REAL PROPERTY**:

See Exhibit "A" attached hereto and made a part hereof.

Subject to and excepting therefrom all non delinquent real estate taxes and assessments, if any, and all zoning ordinances, legal highways, easements, reservations, limitations and restrictions of record

Prior instrument reference included in Exhibit A.

[SIGNATURE ON FOLLOWING PAGE.]

OH - NREA VB III LLC - DEED

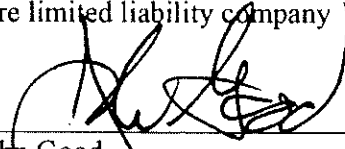
OS NATIONAL
319 FELDSPAR DR
JEFFERSON, GA 30549



202400015663
BK 2246 PG 641

EXECUTED this 15 day of October, 2024.

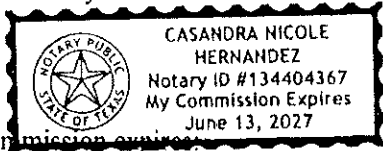
NREA VB III LLC,
a Delaware limited liability company

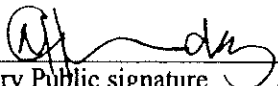
By: 
Name: John Good
Title: Authorized Signatory

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me on this 15 day of October, 2024, by John Good, as Authorized Signatory of NREA VB III LLC, a Delaware limited liability company, on behalf of the company.

Witness my hand and Official seal




Notary Public signature
Name typed/printed: Casandra N Hernandez

This instrument was prepared in its unexecuted form
without benefit of title examination by:
Stephen M. Griffith, Jr.
Taft Stettinius & Hollister LLP
425 Walnut St,
Suite 1800
Cincinnati, OH 45202
(513) 381-2838

OH - NREA VB III LLC - DEED



202400015663
BK 2246 PG 642

EXHIBIT "A"



202400015663
BK 2246 PG 643

PROPERTY SCHEDULE



202400015663
BK 2246 PG 644

Count	File Number	Address	City	State	Zip
1	550206-VB-24-3	122 BASSETT DR	SPRINGFIELD	OH	45506
2	550466-VB-24-3	1317 VALLEY VIEW DR	SPRINGFIELD	OH	45503
3	550571-VB-24-3	136 FOURTH AVE	SPRINGFIELD	OH	45505
4	550661-VB-24-3	1425 TEXAS AVE	SPRINGFIELD	OH	45505
5	550199-VB-24-3	1429 BROADWAY ST	SPRINGFIELD	OH	45504
6	550207-VB-24-3	2010 RUTLAND AVE	SPRINGFIELD	OH	45505
7	550200-VB-24-3	2175 S YELLOW SPRINGS ST	SPRINGFIELD	OH	45506
8	550201-VB-24-3	2217 S HADLEY RD	SPRINGFIELD	OH	45505
9	550208-VB-24-3	307 WARREN DR	SPRINGFIELD	OH	45503
10	550204-VB-24-3	432 MOUNT JOY ST	SPRINGFIELD	OH	45505
11	550689-VB-24-3	844 CLIFFSIDE DR	NEW CARLISLE	OH	45344

DEED

Page 1 of 1

CLARK
NREA VB III LLC



202400015663
BK 2246 PG 645

LEGAL DESCRIPTIONS



202400015663
BK 2246 PG 646

EXHIBIT A-1 ✓

STREET ADDRESS: 122 BASSETT DR, SPRINGFIELD, OH, 45506

COUNTY: CLARK

CLIENT CODE: 550206-VB-24-3

TAX PARCEL ID/APN: 340-07-00033-306-026

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE COUNTY OF CLARK, IN THE STATE OF OHIO, AND IN THE CITY OF SPRINGFIELD AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING LOT NUMBER FIFTEEN THOUSAND EIGHT HUNDRED FIFTY-TWO (15852) AS THE SAME IS NUMBERED AND DESIGNATED ON THE RECORDED PLAT OF SOUTHGATE ADDITION NUMBER 3, SECTION FOUR TO THE CITY OF SPRINGFIELD, OHIO WHICH PLAT IS RECORDED IN VOLUME 11, PAGE 7, PLAT RECORDS OF CLARK COUNTY, OHIO.

EXHIBIT A-2 ✓

STREET ADDRESS: 1317 VALLEY VIEW DR, SPRINGFIELD, OH, 45503

COUNTY: CLARK

CLIENT CODE: 550466-VB-24-3

TAX PARCEL ID/APN: 340-07-00036-418-012

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATE IN THE CITY OF SPRINGFIELD, COUNTY OF CLARK, STATE OF OHIO, BEING LOT NO. 10929 AS THE SAME IS NUMBERED AND DESIGNATED IN A PLAT OR SUBDIVISION TO THE CITY OF SPRINGFIELD, OHIO CALLED "GLEN TERRACE" WHICH PLAT IS RECORDED IN VOLUME 9, PAGE 11, PLAT RECORDS OF CLARK COUNTY, OHIO.



202400015663
BK 2246 PG 647

EXHIBIT A-3

STREET ADDRESS: 136 FOURTH AVE, SPRINGFIELD, OH, 45505

COUNTY: CLARK

CLIENT CODE: 550571-VB-24-3

TAX PARCEL ID/APN: 310-07-00022-205-008

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE STATE OF OHIO, COUNTY OF CLARK, AND IN THE TOWNSHIP OF SPRINGFIELD; BEING LOT NUMBER FOUR HUNDRED FIFTY-NINE (459) OF THE PLAT OF SUBDIVISION OF LOTS NUMBERED FROM 216 AND 232 BOTH INCLUSIVE AND FROM 265 AND 273. BOTH INCLUSIVE OF MAPLEWOOD ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 6, PAGE 63, RECORDER'S OFFICE, CLARK COUNTY, OHIO. ALSO ALL THAT PART OF THE VACATED ALLEY WHICH LIES EAST OF AND ADJACENT TO SAID LOT NUMBER FOUR HUNDRED FIFTY-NINE (459).

EXHIBIT A-4

STREET ADDRESS: 1425 TEXAS AVE, SPRINGFIELD, OH, 45505

COUNTY: CLARK

CLIENT CODE: 550661-VB-24-3

TAX PARCEL ID/APN: 3400700021101044

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE COUNTY OF CLARK, IN THE STATE OF OHIO, AND IN THE CITY OF SPRINGFIELD BOUNDED AND DESCRIBED AS FOLLOWS: BEING PART OF SECTION 21, TOWNSHIP 5, RANGE 9, MRS, BEGINNING AT AN IRON PIN IN THE WEST LINE OF TEXAS AVENUE, SAID PIN BEING SOUTH 216 FEET DISTANCE FROM THE SOUTH LINE OF RUTLAND AVENUE; THENCE SOUTH WITH THE WEST LINE OF TEXAS AVENUE, 50 FEET TO AN IRON PIN; THENCE WEST PARALLEL WITH RUTLAND AVENUE 188.64 FEET TO AN IRON PIN; THENCE NORTH PARALLEL WITH TEXAS AVENUE 50 FEET TO AN IRON PIN; THENCE EAST PARALLEL WITH RUTLAND AVENUE 188.64 FEET TO THE PLACE OF BEGINNING.



202400015663
BK 2246 PG 648

EXHIBIT A-5

STREET ADDRESS: 1429 BROADWAY ST, SPRINGFIELD, OH, 45504

COUNTY: CLARK

CLIENT CODE: 550199-VB-24-3

TAX PARCEL ID/APN: 340-06-00005-309-002

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE COUNTY OF CLARK, IN THE STATE OF OHIO, AND IN THE CITY OF SPRINGFIELD AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING LOT NUMBERED TWO THOUSAND EIGHT HUNDRED FORTY-FOUR (2844) AND (4) FEET OFF THE WEST SIDE OF LOT NUMBER TWO THOUSAND EIGHT HUNDRED FORTY-FIVE (2845) OF BECHTLE'S ADDITION TO SAID CITY OF SPRINGFIELD, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT BOOK 1, PAGE 235 OF CLARK COUNTY, OHIO PLAT RECORDS.



202400015663
BK 2246 PG 649

EXHIBIT A-6

STREET ADDRESS: 2010 RUTLAND AVE, SPRINGFIELD, OH, 45505

COUNTY: CLARK

CLIENT CODE: 550207-VB-24-3

TAX PARCEL ID/APN: 340-07-00021-100-009

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE COUNTY OF CLARK IN THE STATE OF OHIO AND IN THE CITY OF SPRINGFIELD AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5, RANGE 9: BEGINNING AT A PIPE ON THE NORTH LINE OF RUTLAND AVENUE, 110 FEET EAST OF THE EAST LINE OF BELMONT AVENUE; THENCE NORTH PARALLEL TO BELMONT AVENUE 100 FEET TO A PIPE; THENCE EAST PARALLEL TO RUTLAND AVENUE 40 FEET TO A PIPE; THENCE NORTH PARALLEL TO BELMONT AVENUE 46 FEET TO A PIPE; THENCE EAST PARALLEL TO RUTLAND AVENUE 30 FEET TO A PIPE; THENCE SOUTH PARALLEL TO BELMONT AVENUE 146 FEET TO A PIPE; THENCE WEST ALONG THE NORTH LINE OF RUTLAND AVENUE 70 FEET TO THE PLACE OF BEGINNING.

EXHIBIT A-7

STREET ADDRESS: 2175 S YELLOW SPRINGS ST, SPRINGFIELD, OH, 45506

COUNTY: CLARK

CLIENT CODE: 550200-VB-24-3

TAX PARCEL ID/APN: 300-06-00003-310-045 ✓ & 300-06-00003-310-046 ✓

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF CLARK AND STATE OF OHIO AND BEING LOTS NUMBERED FORTY FOUR (44) AND FORTY FIVE (45) IN BLOCK A, SUNNYLAND ADDITION AS RECORDED IN PLAT BOOK 9, PAGES 11 AND 12 OF THE PLAT RECORDS OF CLARK COUNTY, OHIO.

DEED

Page 4 of 6

NREA VB III LLC



202400015663
BK 2246 PG 650

EXHIBIT A-8

STREET ADDRESS: 2217 S HADLEY RD, SPRINGFIELD, OH, 45505

COUNTY: CLARK

CLIENT CODE: 550201-VB-24-3

TAX PARCEL ID/APN: 3400700021112020

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

THE FOLLOWING SITUATED IN THE COUNTY OF CLARK, IN THE STATE OF OHIO AND IN THE CITY OF SPRINGFIELD; BEING LOT NO. 14267 AS THE SAME IS NUMBERED AND DESIGNATED ON THE RECORDED PLAT OF BELMONT MEADOWS ADDITION NO. 3, TO THE CITY OF SPRINGFIELD, OHIO, WHICH PLAT IS RECORDED IN VOLUME 7, PAGE 97, RECORDS OF CLARK COUNTY, OHIO.

EXHIBIT A-9

STREET ADDRESS: 307 WARREN DR, SPRINGFIELD, OH, 45503

COUNTY: CLARK

CLIENT CODE: 550208-VB-24-3

TAX PARCEL ID/APN: 3400700036408002

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE CITY OF SPRINGFIELD, COUNTY OF CLARK, STATE OF OHIO: BEING LOT NUMBER FOUR THOUSAND NINE HUNDRED SIXTY-TWO (4962) AS THE SAME IS NUMBERED AND DESIGNATED ON LENA MARRISON'S PLAT OF LOTS RECORDED IN THE RECORDS OF SAID COUNTY BOOK OF PLAT VOLUME 2, PAGE 157.

DEED

Page 5 of 6

NREA VB III LLC



202400015663
BK 2246 PG 651

EXHIBIT A-10

STREET ADDRESS: 432 MOUNT JOY ST, SPRINGFIELD, OH, 45505

COUNTY: CLARK

CLIENT CODE: 550204-VB-24-3

TAX PARCEL ID/APN: 3400700022208031

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE COUNTY OF CLARK, IN THE STATE OF OHIO, AND IN THE CITY OF SPRINGFIELD, BOUNDED AND DESCRIBED AS FOLLOWS: BEING LOT NO. 13782 AS THE SAME IS NUMBERED AND DESIGNATED ON THE PLAT OF LAYNES' THIRD ADDITION TO SAID CITY, WHICH PLAT IS RECORDED IN VOLUME 8, PAGE 14-B OF THE PLAT RECORDS OF CLARK COUNTY, OHIO.

EXHIBIT A-11

STREET ADDRESS: 844 CLIFFSIDE DR, NEW CARLISLE, OH, 45344

COUNTY: CLARK

CLIENT CODE: 550689-VB-24-3

TAX PARCEL ID/APN: 010-05-00031-111-006 ✓

PRIOR DEED BOOK/PAGE REFERENCE: 2151/1783

PRIOR INSTRUMENT REFERENCE: 201800015569

SITUATED IN THE COUNTY OF CLARK, IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF BETHEL: BEING LOT NUMBERED ONE HUNDRED TEN (110) ON THE PARK LAYNE MANOR PLAT, SECTION ONE (1), PART TWO (2), AS RECORDED IN PLAT BOOK "11", PAGE 6, OF THE PLAT RECORDS OF CLARK COUNTY, OHIO.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 844 CLIFFSIDE DR

Map ID: 010-05-00031-111-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

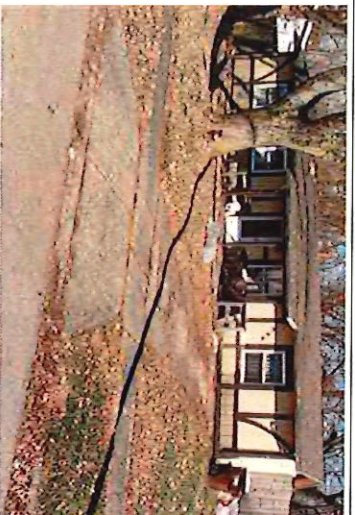
Routing No. BSW3-B1 010-00
 Class Residential
 Living Units 1
 Neighborhood 010R0004
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500031111006 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 70 120			28,580

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,000	28,580	28,580	0	28,580
Building	41,270	117,920	117,920	0	99,190
Total	51,270	146,500	146,500	0	127,770

Total Acres: .1928

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 N

Entrance Information

Date	ID	Entry Code	Source
07/08/24	LB	10-Adv	3-Other
07/05/18	JHR	R-Review	3-Other
12/13/17	KRT	10-Adv	3-Other
11/03/11	ABC	5-Occupant Not Home	3-Other
09/30/05	RS		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18			
03/12/18			
12/27/17			

Deed Reference

Deed Type

SD-Sheriff's Deed

Grantor
 NREA VB III LLC
 VBANNEK B BORROWER LLC
 FEDERAL NATIONAL MORTGAGE ASSOC
 MURRAY HELEN I

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 PARK LAYNE MANOR SEC 1 PT 2
 110
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 844 CLIFFSIDE DR

Parcel Id: 010-05-00031-111-006

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	1	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	1960	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

Grade C-
CDU AV-AVERAGE
Market Adj
% Complete 0
Cost & Design 0

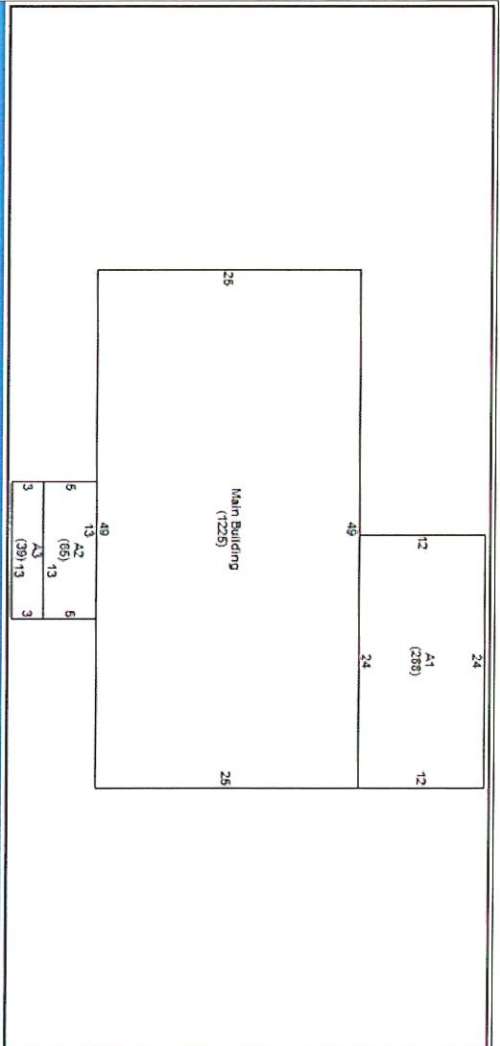
Functional Economic
% Good Ovr
NBHD Fact 1

Dwelling Computations

Base Price	157,370	% Good	70
Plumbing		Market Adj	
Basement	-10,230	Functional	
Heating	5,600	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	152,740	Adj Factor	1
		Additions	11,000
Ground Floor Area	1,225		
Total Living Area	1,225	Dwelling Value	117,920
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,225						
1		1			288						12,200
2		1			65						2,800
3		25			39						700

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 : 2175 S YELLOW SPRINGS ST

Map ID: 300-06-00003-310-045

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. SSW8-F1 029-00
 Class Residential
 Living Units 1
 Neighborhood 300R0001
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3000600003310045 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 150			19,190

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,720	19,190	19,190	0	19,190
Building	32,310	92,300	92,300	0	93,850
Total	39,030	111,490	111,490	0	113,040

Total Acres: .1722

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 N

Entrance Information

Date	ID	Entry Code	Source
07/15/24	NV	10-Adv	3-Other
04/26/18	GBL	R-Review	3-Other
11/28/17	GSK	10-Adv	3-Other
03/13/12	DWP	7-Quality Check	3-Other
02/28/12	GMC	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18			
08/18/17	190,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
03/18/09			

Deed Reference Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 CEDARGATE PROPERTIES LLC
 SECRETARY OF HOUSING & URBAN DEV

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:
 SUNNYLAND PLAT (BLOCK A)
 44

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2175 S YELLOW SPRINGS ST

Parcel Id: 300-06-00003-310-045

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

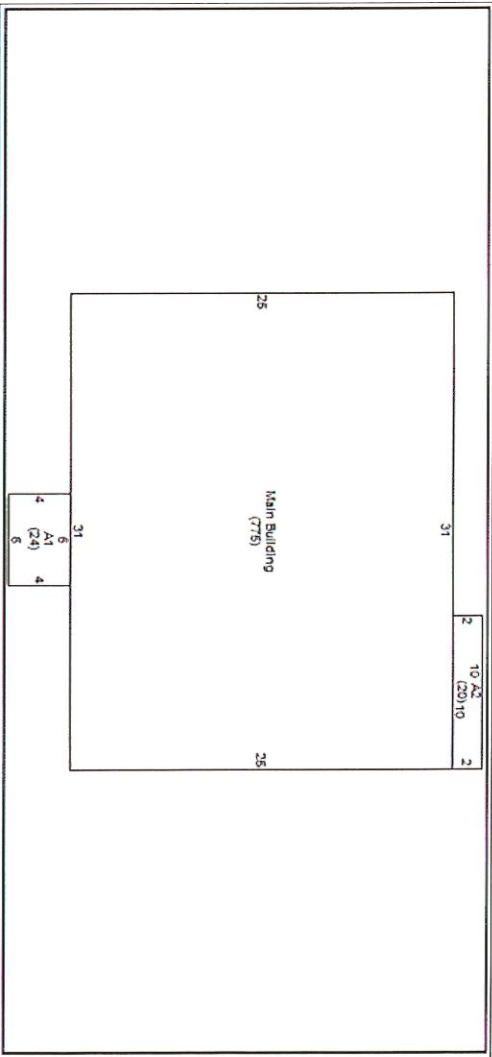
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	1
Style	07-Cape Cod	Family Rooms	0
Year Built	1941	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	123,590	% Good	60
Plumbing		Market Adj	
Basement	0	Functional Economic	
Heating	4,150	% Complete	
Attic	18,690	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	146,430	Additions	1,800
Ground Floor Area	775		
Total Living Area	1,105	Dwelling Value	89,660
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
0					775						
1		28	54		24						1,000
2	55	35M			20						2,000

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1955		16x20	320	D	1		F	F			2,640

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 : S YELLOW SPRINGS ST

Map ID: 300-06-00003-310-046

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. SSW8-F1 030-00
 Class Residential
 Living Units
 Neighborhood 300R0001
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 50 150			9,600

Total Acres: .1722

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,360	9,600	9,600	0	0
Building	0	0	0	0	0
Total	3,360	9,600	9,600	0	0

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
07/15/24	NV	10-Adv	3-Other
04/25/18	GBL	R-Review	3-Other
02/28/12	GMC	0-Vac Or Oby Only	3-Other
04/17/06	RG		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M/0-Multiple Parcel Sale - Valid
11/15/18			
08/18/17	190,000	2-Land & Building	M/0-Multiple Parcel Sale - Valid
03/18/09			

Deed Reference

Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 CEDARGATE PROPERTIES LLC
 SECRETARY OF HOUSING & URBAN DEV

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:
 SUNNYLAND PLAT (BLOCK A)
 45

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 1429 BROADWAY ST

Map ID: 340-06-00005-309-002

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. 0011-01 236-00
 Class Residential
 Living Units 1
 Neighborhood 340R0002
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:

09-364



3400600005309002 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 42 150			12,150

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,250	12,150	12,150	0	12,150
Building	21,970	62,760	62,760	0	70,950
Total	26,220	74,910	74,910	0	83,100

Total Acres: .1446

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 N

Entrance Information

Date	ID	Entry Code	Source
05/23/18	JHR	R-Review	3-Other
09/07/17	AGS	10-Adv	3-Other
09/28/11	DLY	5-Occupant Not Home	3-Other
01/11/06	AH		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18	190,000	2-Land & Building	M1-Multiple Parcel Sale - Invalid
08/18/17	16,000		B-Bank Sale
10/31/08			

Deed Reference Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 CEDARGATE PROPERTIES LLC
 HSBC BANK USA TRUSTEE

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 BECHTLE
 ALL 2844 W SI 2845

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2010 RUTLAND AVE

Map ID: 340-07-00021-100-009

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. 0021-01 141-00
 Class Residential
 Living Units 1
 Neighborhood 340R0127
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700021100009 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 70 120			12,600

Total Acres: .1928

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,410	12,600	12,600	0	12,600
Building	27,560	78,740	78,740	0	89,690
Total	31,970	91,340	91,340	0	102,290

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
06/25/24	KQ	10-Adv	3-Other
04/17/18	GBL	R-Review	3-Other
11/15/17	GSK	10-Adv	3-Other
09/14/11	JHC	6-Prop Unoccupied At Listing	3-Other
03/16/06	AH		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18			
08/18/17	230,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
08/22/12		2-Land & Building	S-Sheriff

Deed Reference Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 CORNELL GROUP LLC THE
 SECRETARY OF THE DEPARTMENT OF H

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 21
 Legal Descriptions:
 N SI RUTLAND E OF BELMONT

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2010 RUTLAND AVE

Parcel Id: 340-07-00021-100-009

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

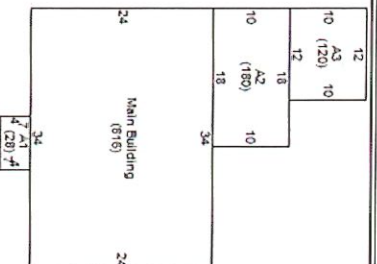
Story height	1	Total Rooms	4
Exterior Walls	2-Brick	Bedrooms	2
Style	07-Cape Cod	Family Rooms	0
Year Built	1953	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	127,530	% Good	49
Plumbing		Market Adj	
Basement	0	Functional	
Heating	4,280	Economic	
Attic	19,290	% Complete	
Other Features	0	C&D Factor	
Subtotal	151,100	Adj Factor	1
		Additions	2,300
Ground Floor Area	816		
Total Living Area	1,142	Dwelling Value	76,340
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					816						
1		28			28						800
2		25			180						3,300
3		26			120						700

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1958		14x20	280	D	1		F	F			2,400

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

Stus : 1425 TEXAS AVE

Map ID: 340-07-00021-101-044

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. 0021-01 095-00
 Class Residential
 Living Units 1
 Neighborhood 340R0127
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700021101044 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 189			12,600

Total Acres: .2169

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,410	12,600	12,600	0	12,600
Building	24,860	71,020	71,020	0	72,550
Total	29,270	83,620	83,620	0	85,150

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
06/26/24	KQ	10-Adv	3-Other
04/17/18	GBL	R-Review	3-Other
11/15/17	GSK	10-Adv	3-Other
09/14/11	JHC	5-Occupant Not Home	3-Other
03/24/06	AH		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18			
03/05/18	47,000	2-Land & Building	0-Valid Sale
11/02/17			

Deed Reference Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 CORNELL GROUP LLC THE
 FEDERAL HOME LOAN MORTGAGE CORP

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 21
 Legal Descriptions:
 W S1 TEXAS S OF RUTLAND TR 6

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1425 TEXAS AVE

Parcel Id: 340-07-00021-101-044

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	6-AlV/Inyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1971	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

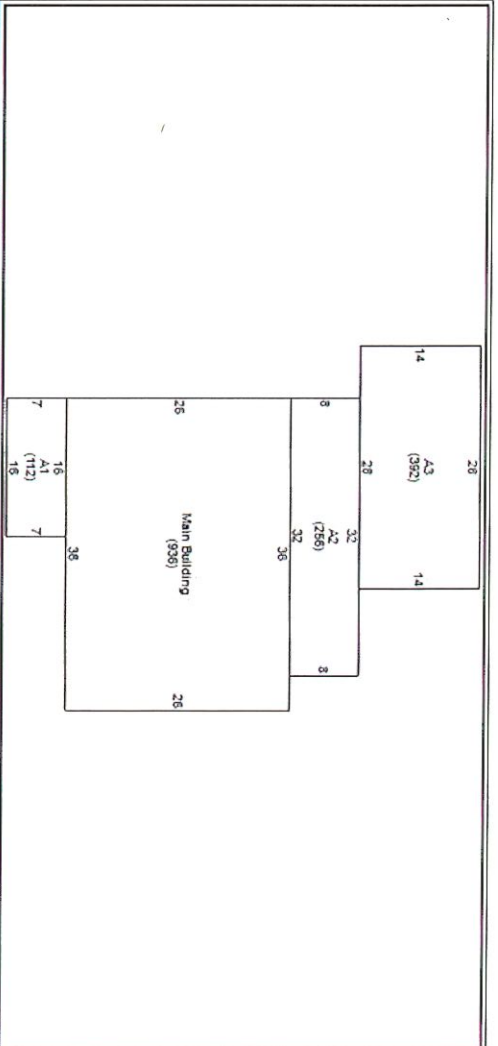
Dwelling Computations

Base Price	131,170	% Good	52
Plumbing		Market Adj	
Basement	-4,590	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	126,580	Adj Factor	1
		Additions	5,200
Ground Floor Area	936		
Total Living Area	936	Dwelling Value	71,020
Building Notes			

Misc & Gross Building Values

Misc Building No

Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					936						
1		26	54		112						2,300
2		26	54		256						5,300
3		26			392						2,300

Outbuilding Data

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

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 : 2217 S HADLEY RD

Map ID: 340-07-00021-112-020

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. 0021-02 128-00
 Class Residential
 Living Units 1
 Neighborhood 340R0096
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700021112020 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 55 160			16,760

Total Acres: .202

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,870	16,760	16,760	0	16,760
Building	31,550	90,130	90,130	0	101,780
Total	37,420	106,890	106,890	0	118,540

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

Entrance Information

Date	ID	Entry Code	Source
06/11/24	KQ	10-Adv	3-Other
05/17/18	JHR	R-Review	3-Other
11/21/17	KRT	10-Adv	3-Other
09/13/11	JPH	2-Information At Door	3-Other
04/05/06	AH		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18	53,500	2-Land & Building	0-Valid Sale
08/18/17	16,900	2-Land & Building	2-Not Open Market
03/10/10			

Deed Reference

Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 CORNELL ESTATES LLC
 OHIO INVESTMENTS LLC

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 BELMONT MEADOWS ADDN NO 3
 14267

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2217 S HADLEY RD

Parcel Id: 340-07-00021-112-020

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

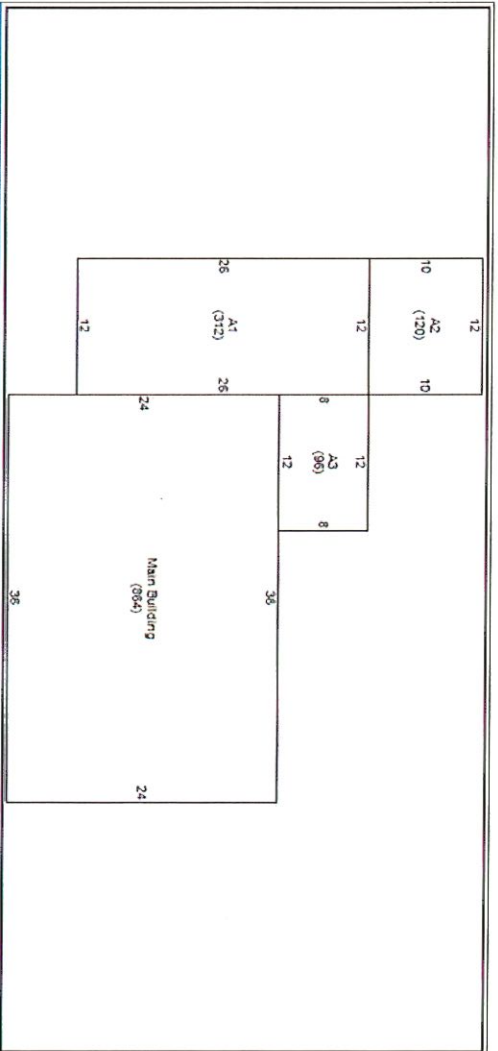
Story height	1	Total Rooms	5
Exterior Walls	6-Alu/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1953	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	118,090	% Good	70
Plumbing		Market Adj	
Basement	-7,680	Functional Economic	
Heating	4,200	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	114,610	Additions	9,900
Ground Floor Area	864		
Total Living Area	864	Dwelling Value	90,130
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					864								10,400
1		59			312								3,100
2		63			120								500
3		26			96								

Outbuilding Data

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

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

Siteus : 136 FOURTH AVE

Map ID : 310-07-00022-205-008

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. SSE5-D2 008-00
 Class Residential
 Living Units 1
 Neighborhood 310R0001
 District
 Zoning
 Alternate Id
 Tax District Springfield City S.D.

CAUV

Field Review Flag:

Property Notes

Note Codes:



3100700022205008 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 151			15,520

Total Acres: .1387

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,430	15,520	15,520	0	15,520
Building	28,220	80,640	80,640	0	60,970
Total	33,650	96,160	96,160	0	76,490

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

Entrance Information

Date	ID	Entry Code	Source
10/01/24	KQ	10-Adv	3-Other
05/15/18	GBL	R-Review	3-Other
11/30/17	LRW	10-Adv	3-Other
02/27/12	JHC	5-Occupant Not Home	3-Other
03/01/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18			
12/27/17	85,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
05/08/07	27,000		

Deed Reference

Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 TSCHIDA INVESTMENTS LLC
 FEDERAL NATIONAL MORTGAGE ASSOC

Property Factors

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

4-Proposed

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 MAPLEWOOD ALL & VAC ALLEY IN REAR
 459
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 136 FOURTH AVE

Parcel Id: 310-07-00022-205-008

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

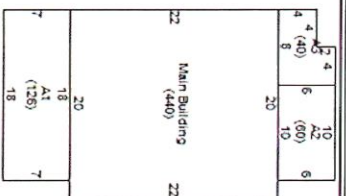
Story height	2	Total Rooms	6
Exterior Walls	6-Alt/Invl	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1937	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	122,500	% Good	60
Plumbing		Market Adj	
Basement	-2,860	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	119,640	Adj Factor	1
		Additions	5,800
Ground Floor Area	440		
Total Living Area	880	Dwelling Value	77,580
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					440						
1		1			126						5,100
2		3			60						3,800
3		25			40						700

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1956		28x14	392	D	1		A	F			3,060

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 : 432 MOUNTJOY ST

Map ID: 340-07-00022-208-031

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. 0022-01 021-00
 Class Residential
 Living Units 1
 Neighborhood 340R0099
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700022208031 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 132			14,700

Total Acres: .1515

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,150	14,700	14,700	0	14,700
Building	26,400	75,420	75,420	0	79,940
Total	31,550	90,120	90,120	0	94,640

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
06/13/24	KQ	10-Adv	3-Other
04/24/18	GBL	R-Review	3-Other
11/29/17	KRT	10-Adv	3-Other
07/14/11	JCW	5-Occupant Not Home	3-Other
02/28/06	AH		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18			
08/18/17	230,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
10/17/11			

Deed Reference	Deed Type	Grantor
		NREA VB III LLC
		VBANNEX B BORROWER LLC
		CORNELL GROUP LLC
		OHIO INVESTMENTS LLC

QC-Quit Claim Deed

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section:
 Legal Descriptions:
 LAYNES 3RD ADD ALL
 13782

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 432 MOUNTJOY ST

Parcel Id: 340-07-00022-208-031

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	6-Al/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1952	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		

Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

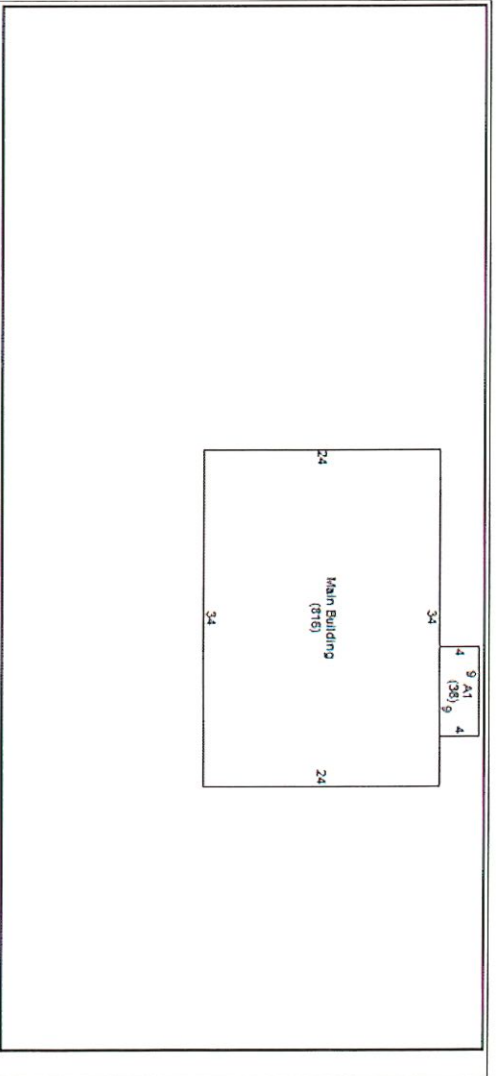
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	120,310	% Good	60
Plumbing		Market Adj	
Basement		Functional	
Heating	-4,210	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	116,100	Adj Factor	1
		Additions	900
Ground Floor Area	816		
Total Living Area	816	Dwelling Value	70,560
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
0					816						
1		28	54		36						1,500

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1994		20X18	360	D	1		A		A		4,860

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 : 122 BASSETT DR

Map ID: 340-07-00033-306-026

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. 0033-01 219-00
 Class Residential
 Living Units 1
 Neighborhood 340R0073
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700033306026 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 67 120			14,390

Total Acres: .1846

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,040	14,390	14,390	0	14,390
Building	30,510	87,180	87,180	0	60,530
Total	35,550	101,570	101,570	0	74,920

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

Entrance Information

Date	ID	Entry Code	Source
05/16/24	LB	10-Adv	3-Other
04/11/18	GBL	R-Review	3-Other
11/22/17	GSK	10-Adv	3-Other
07/26/12	LA	7-Quality Check	
08/16/11	DLY	6-Prop Unoccupied At Listing	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18			
08/18/17	190,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
03/22/12	25,000	2-Land & Building	2-Not Open Market

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/24/12	COUNTY		FD CK		Closed Permit

Deed Reference

Deed Reference	Deed Type	Grantor
		NREA VB III LLC VBANNEX B BORROWER LLC CEDARGATE PROPERTIES LLC US BANK NATIONAL ASSOCIATION TRUS

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 SOUTHGATE ADD 3 SEC 4
 15852

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 122 BASSETT DR

Parcel Id: 340-07-00033-306-026

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1960	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

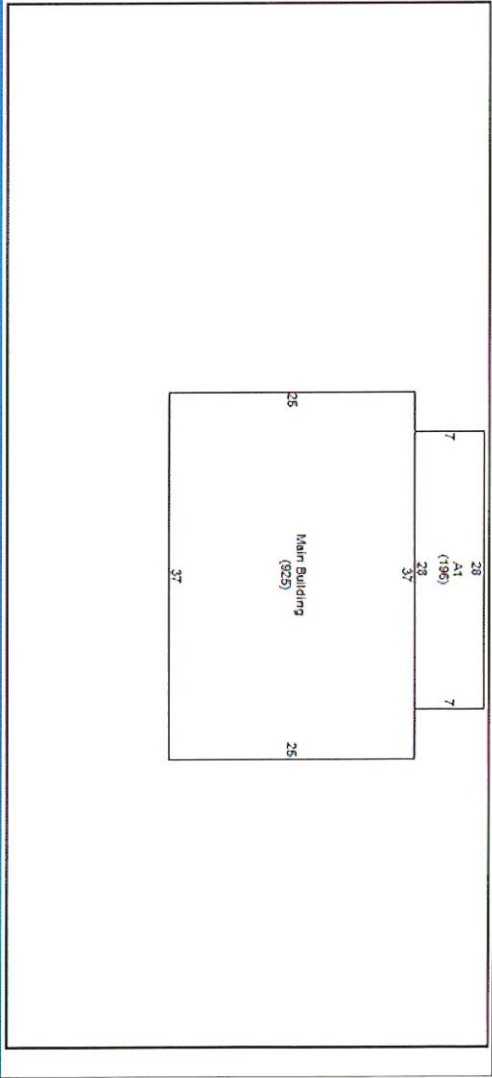
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE		
Market Adj		Functional Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	137,880	% Good	60
Plumbing		Market Adj	
Basement	-8,460	Functional Economic	
Heating	4,630	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	134,050	Additions	2,500
Ground Floor Area	925		
Total Living Area	925	Dwelling Value	82,930

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
0					925						
1		26	54		196						4,100

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1975		22X16	352	C	1	A	A			4,250

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 : 307 WARREN DR

Map ID: 340-07-00036-408-002

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

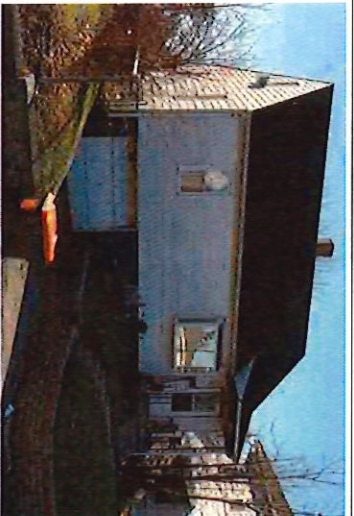
Routing No. 0036-01 006-00
 Class Residential
 Living Units 1
 Neighborhood 340R0033
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700036408002 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 116		15,090

Total Acres: .1331

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,280	15,090	15,090	0	15,090
Building	31,660	90,470	90,470	0	103,360
Total	36,940	105,560	105,560	0	118,450

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

Entrance Information

Date	ID	Entry Code	Source
04/18/24	NV	10-Adv	3-Other
06/07/18	GBL	R-Review	3-Other
03/28/18	LA	5-Occupant Not Home	3-Other
10/11/17	AGS	10-Adv	3-Other
09/02/11	NAC	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/15/18	230,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
08/18/17	15,500	2-Land & Building	2-Not Open Market
08/16/11			

Deed Reference

Deed Type

Grantor
 NREA VB III LLC
 VBANNEX B BORROWER LLC
 CORNELL GROUP LLC THE
 E H POOLED 910 LP

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 MARMION ALL
 4962

Addl. Tieback:

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
03/27/18	18-COUNT	FD CK			Closed Permit

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 307 WARREN DR

Parcel Id: 340-07-00036-408-002

LUC: 510-SINGLE FAMILY, PLATTED L

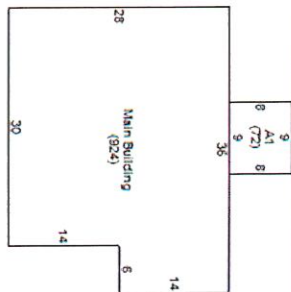
Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	2
Style	07-Cape Cod	Family Rooms	0
Year Built	1955	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	1
Stacks			
Pre-Fab			
Misc	BG-Bsmt Gar	Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		



Dwelling Computations

Base Price	147,870	% Good	49
Plumbing	3,100	Market Adj	
Basement	-4,220	Functional Economic	
Heating	5,260	% Complete	
Attic	23,700	C&D Factor	1
Other Features	3,110	Adj Factor	1
Subtotal	178,820	Additions	2,600
Ground Floor Area	924		
Total Living Area	1,294	Dwelling Value	90,220
Building Notes			

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RS2-Metal Shed	1975		8x8	64	C	1		F	F			250

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					924						
1		3			72						5,400

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

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 : 1317 VALLEY VIEW DR

Map ID: 340-07-00036-418-012

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

VB ELEVEN LLC

GENERAL INFORMATION

Routing No. 0036-01 011-00
 Class Residential
 Living Units 1
 Neighborhood 340R0032
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700036418012 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 110			16,800

Total Acres: .1263

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,880	16,800	16,800	0	16,800
Building	54,580	155,940	155,940	0	144,930
Total	60,460	172,740	172,740	0	161,730

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

Entrance Information

Date	ID	Entry Code	Source
04/18/24	NV	10-Adv	3-Other
06/06/18	GBL	R-Review	3-Other
10/11/17	AGS	10-Adv	3-Other
09/01/11	MJT	5-Occupant Not Home	3-Other
02/17/06	N1		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/04/24	1,802,000	2-Land & Building	M0-Multiple Parcel Sale - Valid			NREA VB III LLC
11/15/18						V B ANNEX B BORROWER LLC
11/08/17						SECRETARY OF HOUSING & URBAN DEV
05/16/17						OCWEN LOAN SERVICING LLC

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 GLEN TERRACE ALL
 10929
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1317 VALLEY VIEW DR

Parcel Id: 340-07-00036-418-012

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

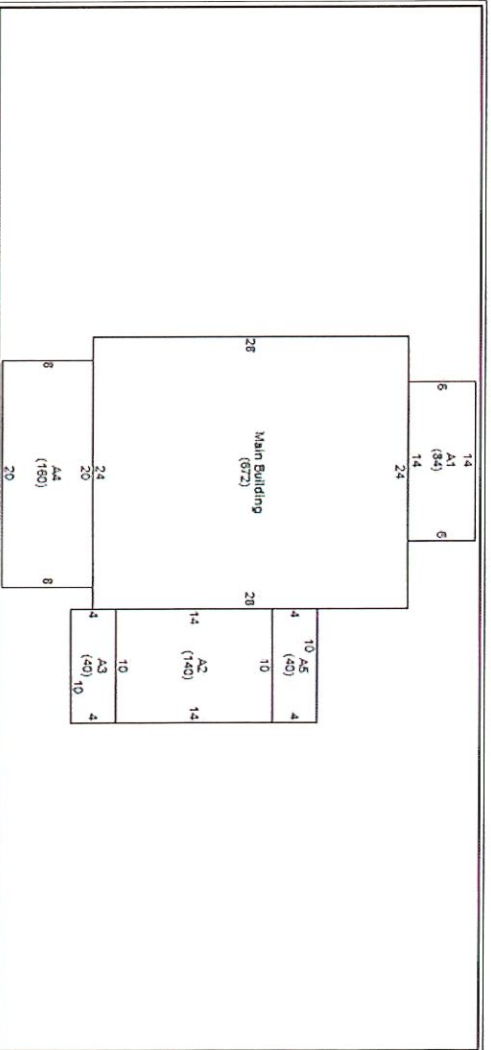
Story height	2	Total Rooms	8
Exterior Walls	6-AV/Inyl	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1928	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod	4-Full Brmt		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Brmt Gar	1
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	182,950	% Good	60
Plumbing	3,100	Market Adj	
Basement	0	Functional	
Heating	6,510	Economic	
Attic	19,550	% Complete	
Other Features	10,627	C&D Factor	1
Subtotal	222,740	Adj Factor	1
		Additions	22,300
Ground Floor Area	672		
Total Living Area	1,837	Dwelling Value	155,940
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
0					672						
1	58	35			84						6,600
2	55	35			140						14,900
3		59			40						4,000
4		1			160						7,700
5		59			40						4,000

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)

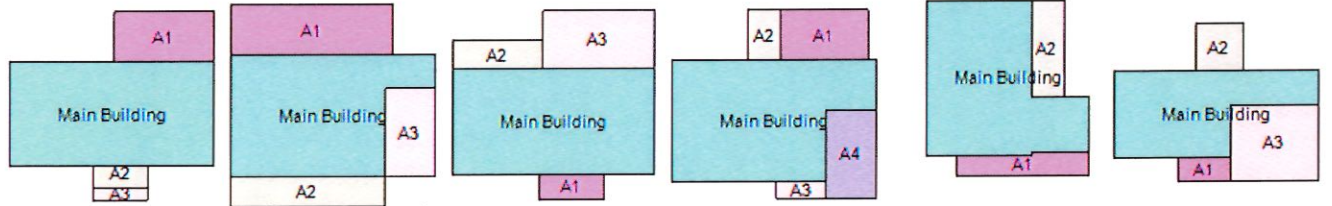
PARID 0100500031111006
 NBHD 010R0004
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 844 CLIFFSIDE DR



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 0100500031111006	0100500031407039	0100500025332021	0100500025335008	0100500031417011	0100500025329002
Address: 844	1110	922	939	419 E	484
CLIFFSIDE	GRISSOM	ASPEN	ASPEN	CARPENTER	WINCHESTER
DR	AVE	RD	RD	DR	ST
Card: 1					
Salekey:	203167	219367	205449	207933	207129



Model: 4	4	4	4	4	4
Cluster: 4	4	4	4	4	4
NBHD Group: 6002	6002	6002	6002	6002	6002
Neighborhood: 010R0.004	010R0.004	010R0.004	010R0.004	010R0.004	010R0.004
L U C: 510	510	510	510	510	510
Dwelling Data					
Acres: .1928	.2727	.1928	.1928	.2137	.1954
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built: 1960/	1963/	1964/	1966/	1964/	1965/
Year Remodelled:				1979	
Mastrim Area:				120	480
C D U: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 1225	1169	1225	1313	1107	1110
M G F A: 1225	1169	1225	1217	1107	1110
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 7	6	4	6	6	6
Bed Rooms: 3	3	2	3	3	3
Family Rooms: 1	1	0	1	1	1
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	5	5
W B Fireplace:	1	1			
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 1-FRAME	1-FRAME	2-BRICK	2-BRICK	1-FRAME	1-FRAME
Open Porch Area: 353	259	474	252	0	105
Closed Porch Area: 0	0	0	0	0	0
Basement Cars:					
Attach Garage Area: 0	252	0	252	0	572
Detach Garage Area: 0	0	484	0	576	0
Detach Garage Area: 0	0	484	0	576	0

Market Adj:	-	-	-	-	-
Cost & Design:	-	-	-	-	-
Physical Condition: A	A	A	A	A	A
Pricing Info					
R C N: 152,740	154,380	168,790	161,370	152,350	152,030
Depr % Good: 70	70	70	71	70	71
R C N L D: 117,920	129,070	132,850	135,970	110,250	127,340
Land Value: 28,580	33,320	28,580	28,580	30,010	28,780
Building Value: 117,920	129,070	139,940	135,970	116,490	127,340
O B Y Value: 0	0	7,090	0	6,240	0
Dwelling Value: 117,920	129,070	132,850	135,970	110,250	127,340
Cost Value: 146,500	162,390	168,520	164,550	146,500	156,120
Sale Date:	23-MAY-2022	08-OCT-2024	08-SEP-2022	23-JAN-2023	30-NOV-2022
Sale Price:	140,000	175,000	152,000	132,000	152,000
Valuation					
Adj Price:	115,710	142,480	124,830	124,080	133,260
M R A Estimate: 130,540	146,430	152,560	148,590	130,540	140,160
Distance:	16	22	28	28	29
Weighted Estimate: 127,940					
Market Value: 127,770					
F C C: 2					
MKT / SF: 104.30	119.76	142.86	115.77	119.24	136.94
COST / SF: 119.59	138.91	137.57	125.32	132.34	140.65

PARID 3000600003310045
 NBHD 300R0001
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 2175 S YELLOW SPRINGS ST



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3000600003310045	3000600003310027	3000600003310054	3000600003310030	3000600003305045	3000600003300021
Address: 2175 S YELLOW SPRINGS ST	2236 SEMINOLE AVE	2229 S YELLOW SPRINGS ST	2252 SEMINOLE AVE	1222 CHEROKEE DR	2135 SCIOTO DR
Card: 1					
Salekey:	201508	213602	220914	215251	212326



3000600003310045 12/28/2023



3000600003310027 12/11/2023



3000600003310054 12/28/2023



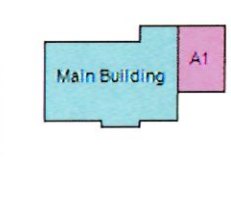
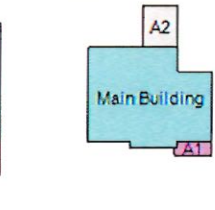
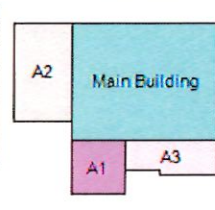
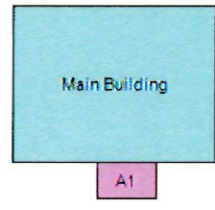
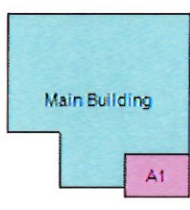
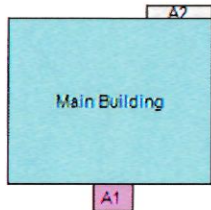
3000600003310030 12/11/2023



3000600003305045 12/11/2023



3000600003300021 12/11/2023



Model: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1101	1101	1101	1101	1101	1101
Neighborhood: 300R0.001	300R0.001	300R0.001	300R0.001	300R0.001	300R0.001
L U C: 510	510	510	510	510	510

Dwelling Data

Acres: .1722	.1825	.2066	.2066	.3264	1.8306
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 07-CAPE COD	07-CAPE COD	07-CAPE COD	07-CAPE COD	07-CAPE COD	07-CAPE COD
Year Built: 1941/	1942/	1941/	1939/	1946/	1943/
Year Remodelled:					
Mastrim Area:				160	
C D U: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 1105	1099	1061	1086	930	1361
M G F A: 775	916	884	720	930	1134
Attic: 4-FULLY FINISHED	3-PT FINISHED	3-PT FINISHED	2-UNFINISHED	2-UNFINISHED	3-PT FINISHED
Basement: 4-FULL	4-FULL	4-FULL	4-FULL	4-FULL	3-PART
F B L A:					
Fin Rec Room:	400				
Unfin Area:					
Total Rooms: 5	5	5	5	7	8
Bed Rooms: 1	3	2	2	3	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	5	5
W B Fireplace:		1	1		2
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 2-BRICK	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	2-BRICK
Open Porch Area: 0	96	60	0	0	0
Closed Porch Area: 0	0	0	0	0	0
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	315
Detach Garage Area: 320	264	216	576	936	0
Detach Garage Area: 320	264	216	576	936	0

Market Adj:					
Cost & Design:					
Physical Condition: A	A	A	A	G	A
Pricing Info					
R C N: 146,430	153,460	147,980	130,830	148,440	186,720
Depr % Good: 60	60	60	60	60	60
R C N L D: 89,660	94,580	90,290	100,500	90,160	118,630
Land Value: 19,190	19,770	21,110	21,110	27,350	51,700
Building Value: 92,300	97,280	92,310	108,940	107,370	145,330
O B Y Value: 2,640	2,700	2,020	8,440	17,210	26,700
Dwelling Value: 89,660	94,580	90,290	100,500	90,160	118,630
Cost Value: 111,490	117,050	113,420	130,050	134,720	197,030
Sale Date:	01-MAR-2022	20-NOV-2023	30-DEC-2024	01-MAR-2024	25-SEP-2023
Sale Price:	103,500	140,000	100,000	157,000	235,000
Valuation					
Adj Price:	91,730	129,670	75,440	124,350	135,360
M R A Estimate: 105,150	110,710	107,080	123,710	128,380	190,690
Distance:	4	16	20	50	73
Weighted Estimate: 109,630					
Market Value: 113,040					
F C C: 5					
MKT / SF: 102.30	94.18	131.95	92.08	168.82	172.67
COST / SF: 100.90	106.51	106.90	119.75	144.86	144.77

PARID 3400600005309002
 NBHD 340R0002
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 1429 BROADWAY ST

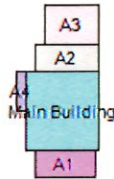


Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400600005309002	3400600005308009	3400600005317005	3400600005310013	3400600005304004	3400600005313013
Address: 1429 BROADWAY ST	1501 BROADWAY ST	1015 MAIDEN LN	1328 MAIDEN LN	364 N ISABELLA ST	1421 MAIDEN LN
Card: 1					
Salekey:	205244	201615	212030	211273	203596



3400600005309002 12/11/2023



3400600005308009 12/11/2023



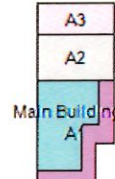
Error: Invalid vector (ASU58R41CCU10X10): contains multiple starting positions.



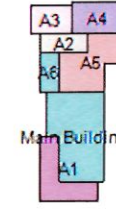
3400600005317005 12/11/2023



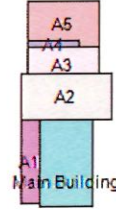
3400600005310013 12/11/2023



3400600005304004 12/11/2023



3400600005313013 12/11/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.002	340R0.002	340R0.002	340R0.002	340R0.002	340R0.002
L U C: 510	510	510	510	510	510
Dwelling Data					
Acres: .1446	.1515	.0539	.1653	.1511	.1543
Living Units: 1	1	1	1	1	1
Story Height: 2	2	2	2	2	2
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1906/	1903/	1901/	1906/	1902/	1901/
Year Remodelled:	1968				
Mastrim Area:					
C D U: FR-FAIR	FR-FAIR	FR-FAIR	PR-POOR	GD-GOOD	GD-GOOD
S F L A: 1244	1349	1418	1260	1481	1557
M G F A: 528	448	616	462	448	416
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 4-FULL	3-PART	3-PART	1-NONE	3-PART	4-FULL
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 7	5	5	6	6	7
Bed Rooms: 3	2	2	2	3	3
Family Rooms: 1	0	0	1	0	0
Full Baths: 1	1	1	1	1	2
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	5	8
W B Fireplace:				1	
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH
Exterior Wall: 1-FRAME	6-ALUMINUM/VINYL	1-FRAME	1-FRAME	1-FRAME	6-ALUMINUM/VINYL
Open Porch Area: 144	126	140	252	309	150
Closed Porch Area: 0	250	0	240	90	32
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 308	320	0	0	384	0
Detach Garage Area: 308	320	0	0	384	0

Market Adj:					
Cost & Desgn:					
Physical Condition: F	G	F	P	G	G
Pricing Info					
R C N: 146,440	125,660	134,520	103,660	134,600	127,560
Depr % Good: 35	35	35	27	43	43
R C N L D: 59,750	64,180	52,880	40,390	82,080	81,650
Land Value: 12,150	12,420	7,600	12,940	12,470	12,590
Building Value: 62,760	69,270	52,880	42,230	85,720	81,650
O B Y Value: 3,010	5,090	0	1,840	3,640	0
Dwelling Value: 59,750	64,180	52,880	40,390	82,080	81,650
Cost Value: 74,910	81,690	60,480	55,170	98,190	94,240
Sale Date:	31-AUG-2022	04-MAR-2022	06-SEP-2023	27-JUL-2023	10-JUN-2022
Sale Price:	122,000	35,000	37,800	120,000	115,000
Valuation					
Adj Price:	107,900	47,330	55,270	89,520	88,770
M R A Estimate: 71,010	77,790	56,580	51,270	94,290	90,340
Distance:	28	46	59	117	127
Weighted Estimate: 89,820					
Market Value: 83,100					
F C C: 6			EXCESS ADJ		
MKT / SF: 66.80	90.44	24.68	30.00	81.03	73.86
COST / SF: 60.22	60.56	42.65	43.79	66.30	60.53

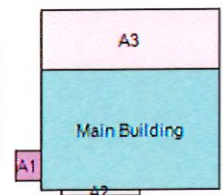
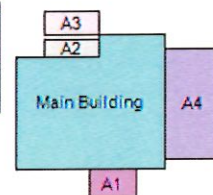
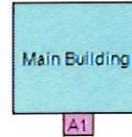
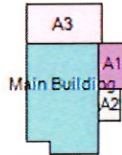
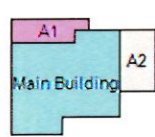
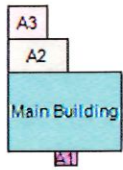
PARID 340070002110009
 NBHD 340R0127
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 2010 RUTLAND AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 340070002110009	3400700021100028	3400700021100025	3400700021104001	3400700028312024	3400700022317025
Address: 2010 RUTLAND AVE	2112 RUTLAND AVE	2068 RUTLAND AVE	1304 TEXAS AVE	1007 LAFAYETTE AVE	2434 KENTON ST
Card: 1					
Salekey:	201755	207021	219226	209609	213459
					
340070002110009 12/10/2023	3400700021100028 12/10/2023	3400700021100025 12/10/2023	3400700021104001 12/10/2023	3400700028312024 12/9/2023	3400700022317025 12/8/2023



Mode: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1003	1003	1003	1003	1003	1003
Neighborhood: 340R0.127	340R0.127	340R0.127	340R0.127	340R0.097	340R0.108
L U C: 510	510	510	510	510	510
Dwelling Data					
Acres: .1928	.2355	.1653	.3182	.1366	.4993
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 07-CAPE COD	03-RANCH	05-BUNGALOW	03-RANCH	07-CAPE COD	07-CAPE COD
Year Built: 1953/	1953/	1952/	1950/	1952/	1952/
Year Remodelled:					
Mastrim Area:	35				
C D U: AV-AVERAGE	AV-AVERAGE	GD-GOOD	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 1142	1026	967	780	1173	1226
M G F A: 816	1026	832	780	838	864
Attic: 4-FULLY FINISHED	1-NONE	1-NONE	1-NONE	4-FULLY FINISHED	4-FULLY FINISHED
Basement: 4-FULL	4-FULL	4-FULL	4-FULL	4-FULL	4-FULL
F B L A:					
Fin Rec Room:				600	
Unfin Area:					
Total Rooms: 4	5	5	4	6	6
Bed Rooms: 2	3	2	2	3	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	5	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH
Exterior Wall: 2-BRICK	1-FRAME	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME	6-ALUMINUM/VINYL
Open Porch Area: 0	0	70	35	0	30
Closed Porch Area: 0	188	0	0	108	0
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 280	308	352	480	0	572
Detach Garage Area: 280	308	352	480	0	572

Market Adj:					
Cost & Design:					
Physical Condition: A	A	G	A	A	A
Pricing Info					
R C N: 151,100	152,500	126,030	114,850	155,030	149,070
Depr % Good: 49	49	54	49	60	39
R C N L D: 76,340	83,730	75,760	56,980	102,420	62,640
Land Value: 12,600	13,100	11,420	16,900	13,860	14,630
Building Value: 78,740	87,590	80,010	60,560	102,420	67,930
O B Y Value: 2,400	3,860	4,250	3,580	0	5,290
Dwelling Value: 76,340	83,730	75,760	56,980	102,420	62,640
Cost Value: 91,340	100,690	91,430	77,460	116,280	82,560
Sale Date:	11-MAR-2022	22-NOV-2022	02-OCT-2024	20-APR-2023	13-NOV-2023
Sale Price:	116,000	100,000	139,000	80,500	143,000
Valuation					
Adj Price:	99,690	93,910	144,540	50,730	143,200
M R A Estimate: 85,000	94,350	85,090	71,120	109,940	76,220
Distance:	116	130	146	200	201
Weighted Estimate: 113,270					
Market Value: 102,290					
F C C: 7					
MKT / SF: 89.57	113.06	103.41	178.21	68.63	116.64
COST / SF: 79.98	98.14	94.55	99.31	99.13	67.34

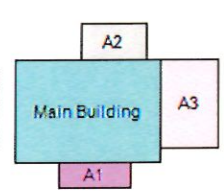
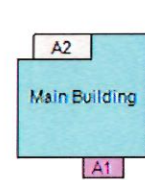
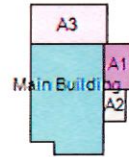
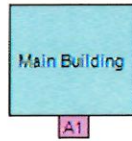
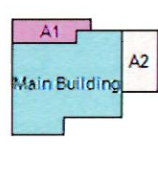
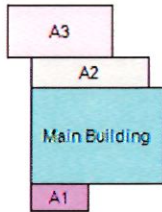
PARID 3400700021101044
 NBHD 340R0127
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 1425 TEXAS AVE



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700021101044	3400700021100028	3400700021104001	3400700021100025	3400700028312023	3400700028412021
Address: 1425 TEXAS AVE	2112 RUTLAND AVE	1304 TEXAS AVE	2068 RUTLAND AVE	1005 LAFAYETTE AVE	1904 MARYLAND AVE
Card: 1					
Salekey:	201755	219226	207021	203753	201738
					
3400700021101044 12/10/2023	3400700021100028 12/10/2023	3400700021104001 12/10/2023	3400700021100025 12/10/2023	3400700028312023 12/9/2023	3400700028412021 12/8/2023



Model: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1003	1003	1003	1003	1003	1003
Neighborhood: 340R0.127	340R0.127	340R0.127	340R0.127	340R0.097	340R0.097
L U C: 510	510	510	510	510	510

Dwelling Data

Acres: .2169	.2355	.3182	.1653	.1584	.3232
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 03-RANCH	03-RANCH	03-RANCH	05-BUNGALOW	03-RANCH	03-RANCH
Year Built: 1971/	1953/	1950/	1952/	1964/	1963/
Year Remodelled:					
Mastrim Area:	35				
C D U: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	GD-GOOD	AV-AVERAGE	AV-AVERAGE
S F L A: 936	1026	780	967	852	1120
M G F A: 936	1026	780	832	852	1120
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 2-CRAWL	4-FULL	4-FULL	4-FULL	4-FULL	2-CRAWL
F B L A:					
Fin Rec Room:				500	
Unfin Area:					
Total Rooms: 5	5	4	5	4	4
Bed Rooms: 3	3	2	2	2	2
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	6	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH
Exterior Wall: 6-ALUMINUM/VINYL	1-FRAME	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME	2-BRICK
Open Porch Area: 0	0	35	70	0	320
Closed Porch Area: 0	188	0	0	84	0
Basement Cars:					
Attach Garage Area: 0	0	0	0	342	384
Detach Garage Area: 0	308	480	352	0	0
Detach Garage Area: 0	308	480	352	0	0

Market Adj:					
Cost & Design:					
Physical Condition: A	A	A	G	A	A
Pricing Info					
R C N: 126,580	152,500	114,850	126,030	135,870	156,710
Depr % Good: 52	49	49	54	60	60
R C N L D: 71,020	83,730	56,980	75,760	93,220	111,530
Land Value: 12,600	13,100	16,900	11,420	14,970	21,290
Building Value: 71,020	87,590	60,560	80,010	93,220	111,530
O B Y Value: 0	3,860	3,580	4,250	0	0
Dwelling Value: 71,020	83,730	56,980	75,760	93,220	111,530
Cost Value: 83,620	100,690	77,460	91,430	108,190	132,820
Sale Date:	11-MAR-2022	02-OCT-2024	22-NOV-2022	21-JUN-2022	11-MAR-2022
Sale Price:	116,000	139,000	100,000	80,000	99,900
Valuation					
Adj Price:	91,970	136,820	86,190	50,630	44,710
M R A Estimate: 77,280	94,350	71,120	85,090	101,850	126,480
Distance:	76	94	144	203	208
Weighted Estimate: 96,450					
Market Value: 85,150					
F C C: 8					EXCESS ADJ
MKT / SF: 90.97	113.06	178.21	103.41	93.90	89.20
COST / SF: 89.34	98.14	99.31	94.55	126.98	118.59

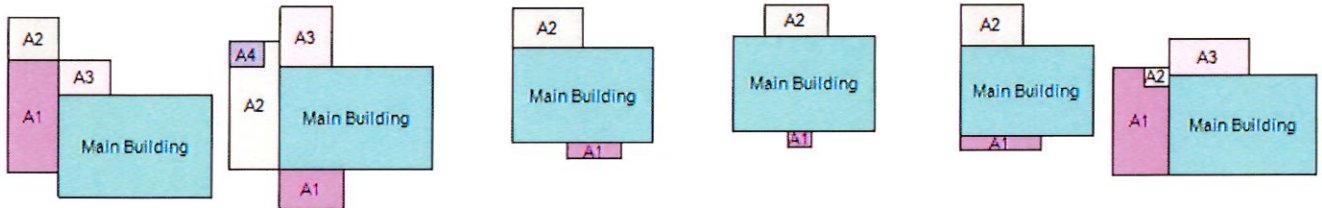
PARID 3400700021112020
 NBHD 340R0096
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 2217 S HADLEY RD



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700021112020	3400700021110013	340070002111004	340070002111003	3400700021112015	3400700021301017
Address: 2217 S HADLEY RD	1801 SALEM AVE	2101 N HADLEY RD	2049 N HADLEY RD	2127 S HADLEY RD	1935 POND DR
Card: 1					
Salekey:	201731	206055	217686	219516	201861
					
3400700021112020 12/10/2023	3400700021110013 12/10/2023	340070002111004 12/10/2023	340070002111003 12/10/2023	3400700021112015 12/10/2023	3400700021301017 12/10/2023



Model: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1001	1001	1001	1001	1001	1001
Neighborhood: 340R0.096	340R0.096	340R0.096	340R0.096	340R0.096	340R0.096
L U C: 510	510	510	510	510	510
Dwelling Data					
Acres: .2020	.1224	.2020	.1616	.2057	.1717
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built: 1953/	1952/	1952/	1952/	1952/	1955/
Year Remodelled:		1969			
Mastrim Area:				200	
C D U: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 864	864	864	864	864	925
M G F A: 864	864	864	864	864	925
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 5	5	5	5	6	5
Bed Rooms: 3	3	2	2	3	2
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	5	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH
Exterior Wall: 6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME
Open Porch Area: 0	0	0	0	88	0
Closed Porch Area: 0	168	180	0	187	180
Basement Cars:					
Attach Garage Area: 312	0	0	0	0	0
Detach Garage Area: 0	0	352	352	336	0
Detach Garage Area: 0	0	352	352	336	0

	A	F	F	A	A
Market Adj:					
Cost & Design:					
Physical Condition:	A	F	F	A	A
Pricing Info					
R C N:	114,610	114,610	114,610	114,170	119,610
Depr % Good:	70	70	70	70	70
R C N L D:	90,130	88,930	82,430	90,720	96,830
Land Value:	16,760	16,760	15,140	16,920	15,860
Building Value:	90,130	92,550	86,680	94,820	96,830
O B Y Value:	0	3,620	4,250	4,100	0
Dwelling Value:	90,130	88,930	82,430	90,720	96,830
Cost Value:	106,890	109,310	101,820	111,740	112,690
Sale Date:	10-MAR-2022	07-OCT-2022	15-JUL-2024	16-OCT-2024	18-MAR-2022
Sale Price:	119,000	135,000	130,000	141,900	117,000
Valuation					
Adj Price:	111,830	124,480	127,270	128,540	104,180
M R A Estimate:	100,550	102,970	95,480	105,400	106,350
Distance:	5	6	16	17	17
Weighted Estimate:	119,300				
Market Value:	118,540				
F C C:	2				
MKT / SF:	137.20	156.25	150.46	164.24	126.49
COST / SF:	123.72	126.52	117.85	129.33	121.83

PARID 3100700022205008
 NBHD 310R0001
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 136 FOURTH AVE

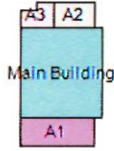


Sorry, no map available for this record

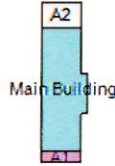
Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3100700022205008	3000600002301006	3000700017405003	3100700022205019	3100700022205019	3100700022204042
Address: 136 FOURTH AVE	2654 S SPRINGFIELD-XEN IA RD	117 LARCHMONT RD	220 FOURTH AVE	220 FOURTH AVE	151 FOURTH AVE
Card: 1					
Salekey:	211347	201754	220576	220575	204391



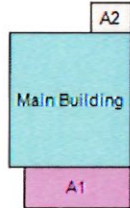
3100700022205008 12/10/2023



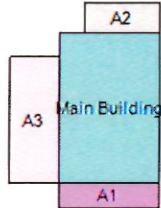
3000600002301006 12/2/2023



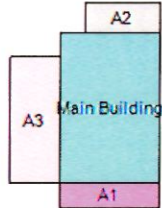
3000700017405003 12/8/2023



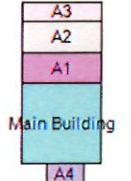
3100700022205019 12/10/2023



3100700022205019 12/10/2023



3100700022204042 12/10/2023



Model: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1101	1101	1101	1101	1101	1101
Neighborhood: 310R0.001	300R0.000	300R0.004	310R0.001	310R0.001	310R0.001
L U C: 510	511	510	520	520	510
Dwelling Data					
Acres: .1387	1.0500	.2101	.2080	.2080	.1313
Living Units: 1	1	1	2	2	1
Story Height: 2	2	2	2	2	1
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	14-DUPLEX	14-DUPLEX	04-OLD STYLE
Year Built: 1937/	1916/	1939/	1926/	1926/	1926/
Year Remodelled:			1991	1991	
Mastrim Area:					
C D U: AV-AVERAGE	AV-AVERAGE	VG-VERY GOOD	FR-FAIR	FR-FAIR	AV-AVERAGE
S F L A: 880	1260	1248	1728	1728	1206
M G F A: 440	630	624	864	864	676
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	4-FULLY FINISHED
Basement: 2-CRAWL	4-FULL	4-FULL	3-PART	3-PART	2-CRAWL
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 6	7	6	10	10	7
Bed Rooms: 3	3	3	4	4	2
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	2	2	1
Half Baths: 0	1	0	0	0	0
Total Fixtures: 5	7	6	10	10	8
W B Fireplace:	1				
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 6-ALUMINUM/VINYL	8-ASBESTOS	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL
Open Porch Area: 126	56	0	270	270	0
Closed Porch Area: 60	0	216	0	0	260
Basement Cars:					
Attach Garage Area: 0	0	0	360	360	0
Detach Garage Area: 392	576	0	0	0	280
Detach Garage Area: 392	576	0	0	0	280







	A	G	P	P	A
Market Adj:					
Cost & Design:					
Physical Condition: A	A	G	P	P	A
Pricing Info					
R C N: 119,640	155,810	169,720	176,170	176,170	122,230
Depr % Good: 60	60	72	54	54	60
R C N L D: 77,580	96,090	133,000	106,630	106,630	94,740
Land Value: 15,520	49,000	26,030	18,970	18,970	15,110
Building Value: 80,640	105,300	133,000	106,630	106,630	97,140
O B Y Value: 3,060	9,210	0	0	0	2,400
Dwelling Value: 77,580	96,090	133,000	106,630	106,630	94,740
Cost Value: 96,160	154,300	159,030	125,600	125,600	112,250
Sale Date:	01-AUG-2023	11-MAR-2022	09-DEC-2024	09-DEC-2024	21-JUL-2022
Sale Price:	155,000	150,000	40,000	40,000	102,000
Valuation					
Adj Price:	87,560	78,130	8,160	8,160	79,790
M R A Estimate: 89,820	147,960	152,690	119,260	119,260	105,910
Distance:	239	243	250	250	267
Weighted Estimate: 71,540					
Market Value: 76,490					
F C C: 12			EXCESS ADJ	EXCESS ADJ	
MKT / SF: 86.92	123.02	120.19	23.15	23.15	84.58
COST / SF: 109.27	122.46	127.43	72.69	72.69	93.08

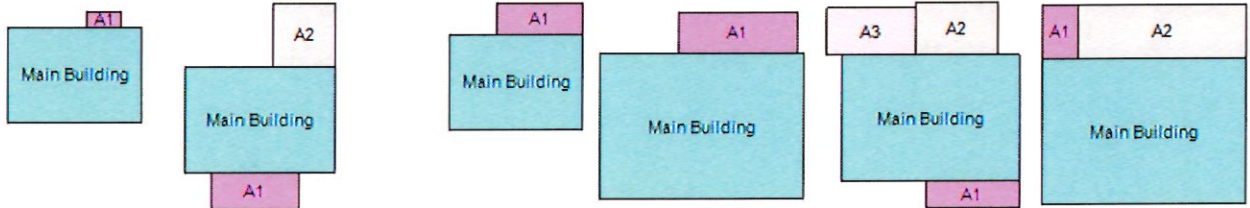
PARID 3400700022208031
 NBHD 340R0099
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 432 MOUNTJOY ST



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700022208031	3400700022208001	3400700022209012	3400700022208012	3400700022209027	3400700022400024
Address: 432 MOUNTJOY ST	2739 DOROTHY LAYNE AVE	2752 DOROTHY LAYNE AVE	2821 DOROTHY LAYNE AVE	372 REAMES AVE	2648 ELMORE DR
Card: 1					
Salekey:	201516	201555	202742	203437	204726
					
3400700022208031 12/9/2023	3400700022208001 12/9/2023	3400700022209012 12/9/2023	3400700022208012 12/9/2023	3400700022209027 12/9/2023	3400700022400024 12/9/2023



Model: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1001	1001	1001	1001	1001	1001
Neighborhood: 340R0.099	340R0.099	340R0.099	340R0.099	340R0.099	340R0.099
L U C: 510	510	510	510	510	510

Dwelling Data

Acres: .1515	.1469	.1460	.1423	.1607	.1492
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built: 1952/	1952/	1952/	1952/	1952/	1952/
Year Remodelled:					
Mastrim Area:				90	
C D U: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 816	816	816	816	816	816
M G F A: 816	816	816	816	816	816
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 2-CRAWL	1-NONE	2-CRAWL	2-CRAWL	2-CRAWL	2-CRAWL
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 5	5	5	5	5	5
Bed Rooms: 3	3	3	3	3	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	0	0	0	0
Total Fixtures: 5	5	5	5	5	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT
Exterior Wall: 6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME	6-ALUMINUM/VINYL
Open Porch Area: 0	0	0	0	0	252
Closed Porch Area: 0	0	0	0	160	54
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 360	0	336	0	360	308
Detach Garage Area: 360	0	336	0	360	308

	A	A	G	A	A
Market Adj:					
Cost & Design:					
Physical Condition:	A	A	G	A	A
Pricing Info					
R C N:	116,100	120,380	120,380	122,170	116,100
Depr % Good:	60	60	60	60	60
R C N L D:	70,560	72,830	72,730	82,500	78,260
Land Value:	14,700	14,420	14,280	15,120	14,560
Building Value:	75,420	76,930	72,730	85,870	82,120
O B Y Value:	4,860	4,100	0	3,370	3,860
Dwelling Value:	70,560	72,830	72,730	82,500	78,260
Cost Value:	90,120	91,350	87,010	100,990	96,680
Sale Date:	01-MAR-2022	02-MAR-2022	02-MAY-2022	03-JUN-2022	08-AUG-2022
Sale Price:	76,300	101,500	112,000	114,000	110,000
Valuation					
Adj Price:	72,360	94,180	108,390	96,290	96,840
M R A Estimate:	83,780	85,010	80,670	94,650	90,340
Distance:	1	1	2	3	4
Weighted Estimate:	93,450				
Market Value:	94,640				
F C C:	3				
MKT / SF:	115.98	124.39	137.25	139.71	134.80
COST / SF:	110.44	111.95	106.63	123.76	118.48

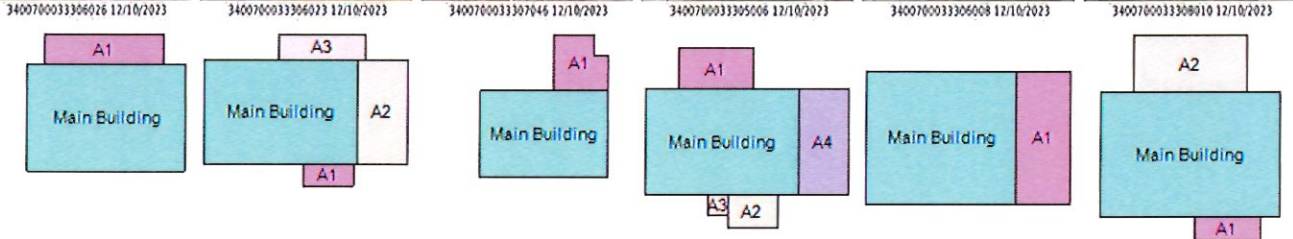
PARID 3400700033306026
 NBHD 340R0073
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 122 BASSETT DR



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700033306026	3400700033306023	3400700033307046	3400700033305006	3400700033306008	3400700033308010
Address: 122	144	2023	2051	131	203
BASSETT	BASSETT	CENTER	STURGEON	CORLINGTON	DELCOURT
DR	DR	BLVD	ST	DR	DR
Card: 1					
Salekey:	200952	203402	202798	208096	204961



Model: 1	1	1	1	1	1
Cluster: 1	1	1	1	1	1
NBHD Group: 1001	1001	1001	1001	1001	1001
Neighborhood: 340R0.073	340R0.073	340R0.073	340R0.073	340R0.073	340R0.073
L U C: 510	510	510	510	510	510

Dwelling Data

Acres: .1846	.1846	.1687	.2208	.1846	.2116
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built: 1960/	1960/	1960/	1961/	1960/	1960/
Year Remodelled:					
Mastrim Area:					
CDU: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
SFLA: 925	925	925	925	957	988
MGFA: 925	925	925	925	957	988
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 1-NONE	1-NONE	1-NONE	4-FULL	1-NONE	1-NONE
FBLA:					
Fin Rec Room:			925		
Unfin Area:					
Total Rooms: 5	5	5	4	5	5
Bed Rooms: 3	3	3	3	3	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	2	1	1
Half Baths: 0	1	0	0	0	
Total Fixtures: 5	7	5	8	5	5
WB Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 2-BRICK	2-BRICK	1-FRAME	2-BRICK	6-ALUMINUM/VINYL	2-BRICK
Open Porch Area: 0	60	0	0	0	70
Closed Porch Area: 0	0	0	0	0	0
Basement Cars:					
Attach Garage Area: 0	300	0	300	348	0
Detach Garage Area: 352	0	484	0	0	648
Detach Garage Area: 352	0	484	0	0	648

Market Adj:						
Cost & Design:						
Physical Condition: A	A	A	A	A	A	A
Pricing Info						
R C N: 134,050	136,750	121,610	166,810	129,110	139,960	
Depr % Good: 60	60	60	60	60	60	
R C N L D: 82,930	91,650	73,770	110,390	84,570	89,380	
Land Value: 14,390	14,390	13,670	15,720	14,390	15,360	
Building Value: 87,180	92,060	78,390	110,390	84,570	96,260	
O B Y Value: 4,250	410	4,620	0	0	6,880	
Dwelling Value: 82,930	91,650	73,770	110,390	84,570	89,380	
Cost Value: 101,570	106,450	92,060	126,110	98,960	111,620	
Sale Date:	27-JAN-2022	02-JUN-2022	04-MAY-2022	02-FEB-2023	17-AUG-2022	
Sale Price:	75,000	62,800	89,000	85,000	100,000	
Valuation						
Adj Price:	65,620	68,540	59,120	82,510	83,950	
M R A Estimate: 95,230	100,110	85,720	119,770	92,620	105,280	
Distance:	1	3	5	10	16	
Weighted Estimate: 73,710						
Market Value: 74,920						
F C C: 3						
MKT / SF: 80.99	81.08	67.89	96.22	88.82	101.21	
COST / SF: 109.81	115.08	99.52	136.34	103.41	112.98	

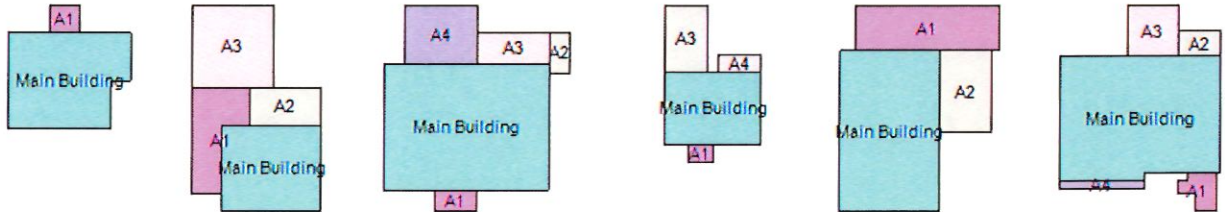
PARID 3400700036408002
 NBHD 340R0033
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 307 WARREN DR



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700036408002	3400700036408013	3400700036405006	3400700036405003	3400700036407013	3400700036409031
Address: 307 WARREN DR	328 E THIRD ST	329 ROOSEVELT DR	315 ROOSEVELT DR	237 WARREN DR	405 WARREN DR
Card: 1					
Salekey:	205921	217135	216419	220023	210562
					
3400700036408002 12/13/2023	3400700036408013 12/13/2023	3400700036405006 12/13/2023	3400700036405003 12/13/2023	3400700036407013 12/13/2023	3400700036409031 12/13/2023



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.033	340R0.033	340R0.033	340R0.033	340R0.033	340R0.033
L U C: 510	510	510	510	510	510
Dwelling Data					
Acres: .1331	.1607	.1755	.1755	.1331	.1400
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 07-CAPE COD	07-CAPE COD	07-CAPE COD	07-CAPE COD	03-RANCH	02-SPLIT/TRI/QUAD-LE
Year Built: 1955/	1944/	1947/	1947/	1950/	1971/
Year Remodelled:					
Mastrim Area:					144
C D U: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 1294	1382	1159	1006	1161	1106
M G F A: 924	725	768	768	1161	1066
Attic: 4-FULLY FINISHED	4-FULLY FINISHED	4-FULLY FINISHED	3-PT FINISHED	1-NONE	1-NONE
Basement: 3-PART	4-FULL	4-FULL	4-FULL	4-FULL	3-PART
F B L A:					
Fin Rec Room:				600	430
Unfin Area:					
Total Rooms: 6	6	5	5	6	6
Bed Rooms: 2	3	2	2	3	3
Family Rooms: 0	2	0	0	0	0
Full Baths: 1	2	1	1	2	1
Half Baths: 1	0	0	0	0	0
Total Fixtures: 7	8	5	6	8	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 1-FRAME	2-BRICK	6-ALUMINUM/VINYL	1-FRAME	2-BRICK	1-FRAME
Open Porch Area: 0	0	0	0	0	0
Closed Porch Area: 72	231	0	0	0	0
Basement Cars: 1					
Attach Garage Area: 0	576	0	0	308	0
Detach Garage Area: 0	0	240	240	0	0
Detach Garage Area: 0	0	240	240	0	0

Market Adj:	-	-	-	-	-
Cost & Design:	-	-	-	-	-
Physical Condition: A	A	A	A	A	A
Pricing Info					
R C N: 178,820	164,740	141,640	153,800	208,270	177,600
Depr % Good: 49	49	49	49	49	52
R C N L D: 90,220	113,520	75,300	83,660	110,950	97,550
Land Value: 15,090	16,630	17,230	17,230	15,090	15,550
Building Value: 90,470	113,520	77,460	86,200	110,950	97,550
O B Y Value: 250	0	2,160	2,540	0	0
Dwelling Value: 90,220	113,520	75,300	83,660	110,950	97,550
Cost Value: 105,560	130,150	94,690	103,430	126,040	113,100
Sale Date:	03-OCT-2022	13-JUN-2024	08-MAY-2024	06-NOV-2024	13-JUN-2023
Sale Price:	134,500	111,000	125,000	150,000	169,900
Valuation					
Adj Price:	101,840	115,210	119,630	120,520	152,170
M R A Estimate: 101,660	126,250	90,790	99,530	122,140	109,200
Distance:	49	50	80	82	107
Weighted Estimate: 123,730					
Market Value: 118,450					
F C C: 3					
MKT / SF: 91.54	97.32	95.77	124.25	129.20	153.62
COST / SF: 81.58	94.18	81.70	102.81	108.56	102.26

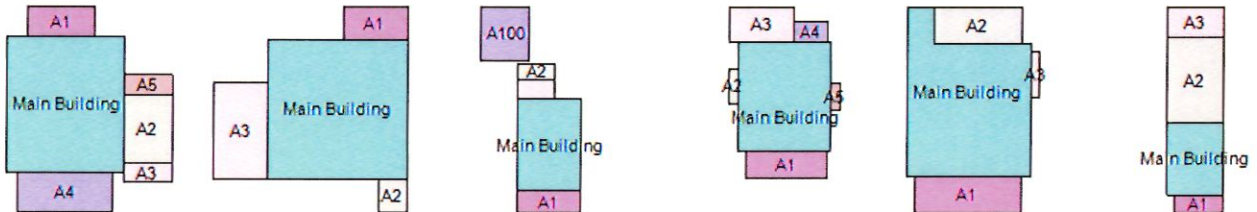
PARID 3400700036418012
 NBHD 340R0032
 VB ELEVEN LLC

JUR 000
 ROLL RP_OH
 1317 VALLEY VIEW DR



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700036418012	3400700036418010	3400600011401004	3400700036418006	3400600006419004	3400600011417025
Address: 1317 VALLEY VIEW DR	1327 VALLEY VIEW DR	2041 HARSHMAN BLVD	1306 N LIMESTONE ST	1402 SAINT PARIS RD	201 ZISCHLER ST
Card: 1					
Salekey:	207763	210438	201116	218977	220624



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.032	340R0.032	340R0.005	340R0.039	340R0.012	340R0.003
L U C: 510	510	510	510	510	520

Dwelling Data

Acres: .1263	.1263	.1928	.1263	.2847	.1550
Living Units: 1	1	1	1	1	2
Story Height: 2	2	2	2	2	2
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1928/	1921/	1927/	1919/	1920/	1922/
Year Remodelled:					1986
Mastrim Area:					
C D U: AV-AVERAGE	FR-FAIR	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 1837	1604	1730	1852	1796	1958
M G F A: 672	676	816	864	888	616
Attic: 4-FULLY FINISHED	2-UNFINISHED	1-NONE	2-UNFINISHED	2-UNFINISHED	1-NONE
Basement: 4-FULL	4-FULL	4-FULL	4-FULL	4-FULL	4-FULL
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 8	8	6	6	7	9
Bed Rooms: 3	3	3	3	3	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	2	1	1	2	2
Half Baths: 1	0	1	0	0	0
Total Fixtures: 7	8	9	6	8	10
W B Fireplace: 1		1			
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 6-ALUMINUM/VINYL	8-ASBESTOS	3-MASONRY & FRAME	1-FRAME	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL
Open Porch Area: 160	0	0	192	352	133
Closed Porch Area: 0	0	192	0	0	0
Basement Cars: 1	1				
Attach Garage Area: 80	0	0	0	0	264
Detach Garage Area: 0	0	720	396	0	0
Detach Garage Area: 0	0	720	396	0	0

	F	A	A	A	A
Market Adj:					
Cost & Design:					
Physical Condition: A					
Pricing Info					
R C N: 222,740	200,730	234,380	215,350	221,990	174,270
Depr % Good: 60	54	60	60	70	60
R C N L D: 155,940	123,590	156,930	143,010	167,590	145,960
Land Value: 16,800	16,800	25,950	20,160	25,160	18,370
Building Value: 155,940	123,590	164,450	146,100	167,590	145,960
O B Y Value: 0	0	7,520	3,090	0	0
Dwelling Value: 155,940	123,590	156,930	143,010	167,590	145,960
Cost Value: 172,740	140,390	190,400	166,260	192,750	164,330
Sale Date:	09-JAN-2023	05-JUN-2023	07-FEB-2022	19-SEP-2024	10-DEC-2024
Sale Price:	169,000	165,000	193,500	185,000	147,000
Valuation					
Adj Price:	191,210	137,440	188,370	153,690	146,590
M R A Estimate: 168,840	136,490	186,500	162,360	188,850	160,430
Distance:	82	202	204	204	205
Weighted Estimate: 162,450					
Market Value: 161,730					
F C C: 4					
MKT / SF: 88.04	105.36	95.38	104.48	103.01	75.08
COST / SF: 94.03	87.52	110.06	89.77	107.32	83.93