

FILED
CLARK COUNTY AUDITOR

Tax year 2025

BOR no. 2025-167

DTE 1
Rev. 12/22

County Clark

Date received 3/23/2026

MAR 23 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	OC Properties of Ohio LLC	3724 Top Flite Ln.	
2. Complainant if not owner	Nicholas O'Connor	Mason, OH 45040	
3. Complainant's agent			
4. Telephone number and email address of contact person 937-215-3196 nocproperties@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
3400600004110014		1215. Westview Ave Spfld, OH 45506	
7. Principal use of property <u>Residential</u>			
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
3400600004110014	\$42,017	\$65,610	\$23,593
9. The requested change in value is justified for the following reasons: <u>see Attached</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 9/20/23
and sale price \$ 87,000 ; 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 \$ 0.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/12/24 Complainant or agent (printed) OC Properties Title (if agent) Nicholas O'Connor

Complainant or agent (signature) OC Props of Ohio LLC by NAO

Sworn to and signed in my presence, this 12th day of March 2024

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

Parcel # 3400600004110014
 121 S. Western Ave. Springfield, OH 45506
 Property Features Built: 1882 Sq Ft: 1926 Bd/BA: 4/2 Sale Date: 9/20/23 Sale Price: \$87,000
 Form DTE1 continuation item 9

Address	Year built	Sq Ft	BD/BA	Sale Date	Sale Price
211 S Western	1888	1936	5/2	12/12/24	\$18,000.00
223 S Western	1900	1372	3/1	5/14/24	\$45,000.00
308 S Western	1952	768	3/1	12/17/24	\$46,100.00
320 S Western	1912	1128	2/1	5/2/23	\$28,000.00
116 N Western	1911	2356	6/2	10/29/25	\$55,000.00
117 N Western	1900	3032	6/2	7/9/24	\$60,000.00
Average		\$23.80/sq.ft.		Ave Sale Price	\$42,017.00

I am requesting a reduction in the assessed value of 121 S. Western based on the following:

Market Comparables: Average sales in this area are trending at \$23.80/sq. ft. (\$42,017 average), well below the current assessment. Comps provided are all from the same street, size, similar condition, and all are valid sales within the last 3 years.

External Obsolescence: Property is next door to an unmaintained vacant lot and deteriorating neighborhood infrastructure (streets/maintenance) negatively affect the property's value.

Condition: The residence requires significant interior and exterior updates and repairs to meet current market standards and support higher valuations.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district. Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 16 shootings within a 5 block radius during this time period has negatively impacted the property value.

Tax year 2025 BOR no. 2025-167
County Clark Date received 3/23/26

MAR 23 2026

Complaint Against the Valuation of Real Property
Answer all questions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary.

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1. Owner of property		OC Properties of Ohio LLC		3724 TopFlite Ln	
2. Complainant if not owner		Nicholas O'Connor		Mason, OH 45040	
3. Complainant's agent					
4. Telephone number and email address of contact person 937-215-3196 nocproperties@yahoo.com					
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" instruction.					
6. Parcel numbers from tax bill			Address of property		
3400600004114006			1105-1107 W. Jefferson St. Spfld, OH 45506		
7. Principal use of property <u>Residential</u>					
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		
3400600004114006	\$29,250	\$65,700	\$36,450		
9. The requested change in value is justified for the following reasons: <u>See Attached</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/10/20
and sale price \$ 34,900 ; 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 \$ 0

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/12/24 Complainant or agent (printed) OC Properties of Ohio LLC Title (if agent) Nicholas O'Connor

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 12th day of March 2024

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

Parcel # 3400600004114006

1105-1107 W Jefferson St., Springfield, OH 45506

Property Features Built: 1889

Sq Ft: 2040

Bd/BA: 4/2

Sale Date: 7/10/20

Sale Price: \$34900

Form DTE1 continuation item

Address	Year built	Sq Ft	BD/BA	Sale Date	Sale Price
1310-1312 W. Jefferson	1903	2604	4/2	3/27/23	\$24,000.00
817 Jefferson	1891	1626	4/2	10/25/23	\$30,000.00
1102-1104 W High	1891	2308	4/2	12/7/23	\$18,000.00
834-836 W High	1871	3017	6/3	2/10/26	\$45,000.00
Average		\$12.24/sq.ft.		Ave Sale Price	\$29,250.00

I am requesting a reduction in the assessed value of 1105-1107 W Jefferson based on the following:

Market Comparables: Average sales in this area are trending at \$12.24/sq. ft. (\$24,987 average), well below the current assessment. Comps provided are all from close proximity, size, similar condition, and all are valid sales within the last 3 years.

External Obsolescence: Unmaintained vacant lots on both sides of the property and deteriorating neighborhood infrastructure (streets/maintenance) negatively affect the property's value.

Condition: The residence requires significant interior and exterior updates and repairs to meet current market standards and support higher valuations.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district.

Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 16 shootings within a 5 block radius during this time period and one was directly across the street.

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2. Complainant if not owner		Nicholas O'Connor		Mason, OH 45040	
3. Complainant's agent					
4. Telephone number and email address of contact person					
937-215-3196		nocproperties@yahoo.com			
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
3400600005312014			1005-1009 Broadway St, Sp 88, OH 4504		
7. Principal use of property <u>Residential</u>					
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		
3400600005312014	\$100,000	\$127,800	\$27,800		
9. The requested change in value is justified for the following reasons: <u>This property was purchased w/ a valid sale within the years used to assess new valuations therefor an accurate true value.</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6/1/20
and sale price \$ 100,000 ; 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 \$ 0

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
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- Occupancy change of at least 15% had a substantial economic impact on my property.

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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 3/12/26 Complainant or agent (printed) α Properties Title (if agent) Nicholas O'Connor

Complainant or agent (signature) α Props of Ohio LLC by [Signature]

Sworn to and signed in my presence, this 12th day of March 2026

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

MAR 23 2026

Tax year 2025 BOR no. 2025-167
County Clark Date received 3/23/2026

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR

Complaint Against the Valuation of Real Property

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2. Complainant if not owner		OC Properties of Ohio LLC		3724 Top Flite Ln	
3. Complainant's agent		Nicholas O'Connor		Mason, OH 45040	
4. Telephone number and email address of contact person					
937-215-3196		nocproperties@yahoo.com			
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
3400600005429003			827 W. Columbia St. Spfd, OH 45504		
7. Principal use of property <u>Residential</u>					
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		
3400600005429003	\$24,440	\$43,710	\$19,270		
9. The requested change in value is justified for the following reasons:					
See Attached					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 4/27/20
and sale price \$ 34,900 ; 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 \$ 0

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.

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Date 3/12/26 Complainant or agent (printed) OC Properties of Ohio LLC Title (if agent) Nicholas O'Connor

Complainant or agent (signature) OC Props of Ohio LLC by NAO

Sworn to and signed in my presence, this 12th day of March 2026

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

Parcel # 3400600005429003

827 W. Columbia St., Springfield, OH 45504

Property Features Built: 1881

Sq Ft: 1610

Bd/BA:3/1

Sale Date: 7/10/20

Sale Price: \$34900

Form DTE1 continuation item

Address	Year built	Sq Ft	BD/BA	Sale Date	Sale Price
821 W. Columbia St	1881	1914	6/2	6/21/23	\$27,900.00
909 W. Columbia St	1872	1808	4/2	9/1/23	\$30,000.00
111 N. Western	1881	1646	2/1	2/16/23	\$37,500.00
909 W. North St	1890	1246	2/1	1/18/24	\$12,000.00
306 N. Western	1901	1460	3/1	7/30/25	\$14,800.00
Average		\$15.14/sq.ft.		Ave Sale Price	\$24,440.00

I am requesting a reduction in the assessed value of 827 W. ColumbiaSt. based on the following:

Market Comparables: Average sales in this area are trending at \$15.14/sq. ft. (\$24,375 average), well below the current assessment. Comps provided are all from close proximity, size, similar condition, and all are valid sales within the last 3 years.

External Obsolescence: Proximity to an abandoned, unmaintained vacant lot and deteriorating neighborhood infrastructure (streets/maintenance) negatively affect the property's value. This property is also located in a busy street.

Condition: The residence requires significant interior and exterior updates and repairs to meet current market standards and support higher valuations.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district. Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 14 shootings within a 5 block radius during this time period has negatively impacted the property value.

FILED
CLARK COUNTY AUDITOR

Tax year 2025

BOR no. 2025-167

DTE 1
Rev. 12/22

MAR 23 2026

County Clark

Date received 3/23/2016

HILLARY HAMILTON
AUDITOR

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2. Complainant if not owner	Nicholas O'Connor	Mason, OH 45040	
3. Complainant's agent			
4. Telephone number and email address of contact person 937-215-3196 nocproperties@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
3400700029411007		1504-1566 Morgan St. S.F.D., OH 45307	
7. Principal use of property <u>Residential</u>			
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
3400700029411007	\$25,900	\$74,860	\$48,960
9. The requested change in value is justified for the following reasons: <u>See Attached</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____

and sale price \$ 30,000 ; 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 \$ 0

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.
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Date 3/12/26 Complainant or agent (printed) OC Properties of Ohio LLC Title (if agent) Nicholas O'Connor

Complainant or agent (signature) OC Props of Ohio LLC by [Signature]

Sworn to and signed in my presence, this 12th day of March, 2026.
(Date) (Month) (Year)

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

Parcel # 3400700029411007

1564-1566 Morgan St., Springfield, OH 45503

Property Features Built: 1913

Sq Ft: 1740

BD/BA:4/2

Sale Date: 6/29/2004

Sale Price: \$30000

Form DTE1 continuation item

Address	Year built	Sq Ft	BD/BA	Sale Date	Sale Price
1568 Morgan St. (next door)	1904	968	2/1	7/31/24	\$30,000.00
1570 Warder	1892	1766	4/1	8/1/25	\$12,500.00
1618 Morgan St	1910	1240	2/1	8/19/25	\$40,000.00
1602 Prospect	1912	1092	3/1	4/30/24	\$16,000.00
Average		\$21.40/sq.ft.		Ave Sale Price	\$25,900.00

I am requesting a reduction in the assessed value of 1564-1566 Morgan St. based on the following:

Market Comparables: Average sales in this area are trending at \$21.40/sq. ft. (\$37,244 average), well below the current assessment. Comps are all within a 3 block radius including one next door, all with similar condition, sq footage, and within the last 3 years.

External Obsolescence: Proximity to an abandoned vacant lot and deteriorating neighborhood infrastructure (streets/maintenance) negatively affect the property's value.

Condition: The residence requires significant interior and exterior updates and repairs to meet current market standards and support higher valuations.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district. Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 4 shootings within a 5 block radius during this time period has negatively impacted the property value.

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3. Complainant's agent					
4. Telephone number and email address of contact person 937-215-3196 nocproperties@yahoo.com					
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" instruction.					
6. Parcel numbers from tax bill			Address of property		
3400700034418020			1109-1115 Tibbatts Ave Sp-1d, OH 45505		
7. Principal use of property Residential					
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		
3400700034418020	\$31,833	\$80,000	\$48,167		
9. The requested change in value is justified for the following reasons: see Attached					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/10/20
and sale price \$ 34,900 ; 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 \$ 0

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.

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Complainant or agent (signature) OC Properties of Ohio LLC by NAO

Sworn to and signed in my presence, this 12th day of March 2026

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

Parcel # 3400700034418020

1109-1115 Tibbetts Ave., Springfield, Ohio 45505

Property Features Built: 1911

Sq Ft: 3706

Bd/BA:4/4

Sale Date: 7/10/20

Sale Price: \$34900

Form DTE1 continuation item

Address	Year built	Sq Ft	BD/BA	Sale Date	Sale Price
539 E. Grand (nxt dr)	1891	1546	4/2	3/17/25	\$10,000.00
513-515 E. Liberty	1900	3276	8/4	10/29/24	\$15,000.00
1118-1120 Clifton	1894	2952	6/2	10/6/22	\$47,000.00
1117-1119 Clifton (no data)				9/25/23	\$10,000.00
124-126 E Southern	1892	3364	6/2	11/24/23	\$55,000.00
1417-1419 Clifton	1909	2852	6/2	4/23/25	\$54,000.00
Average		\$11.47/sq.ft		Ave Sale Price	\$31,833.00

I am requesting a reduction in the assessed value of 1109-1115 Tibbetts Ave. based on the following:

Market Comparables: Average sales in this area are trending at \$11.47/sq. ft. (\$42,517 average), well below the current assessment. Residence was purchased in time period used for valuation process for \$34,900 further supporting a lowered valuation. Comps provided are all from close proximity, size, similar condition, and all are valid sales within the last 3 years.

External Obsolescence: Proximity to 2 abandoned vacant lots and deteriorating neighborhood infrastructure (streets/maintenance) negatively affect the property's value.

Condition: The residence requires significant interior and exterior updates and repairs to meet current market standards and support higher valuations.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district. Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 28 shootings within a 5 block radius during this time period has negatively impacted the property value.

MAR 23 2026

Tax year 2025 BOR no. 2025-167
County Clark Date received 3/23/2026

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

Original complaint Counter complaint
Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property		OC Properties of Ohio LLC	
2. Complainant if not owner		Nicholas O'Connor	
3. Complainant's agent		3724 TopFlite Ln. Mason, OH 45040	
4. Telephone number and email address of contact person			
937-215-3196		nocproperties@yahoo.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
3400700035100012 (Land)		1122 N. Plum St	
3400700035100042 (Residence)		57 fld, OH 45504	
7. Principal use of property <u>Residential</u>			
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
3400700035100012	\$3940	\$15,140. ⁰⁰	\$11,200
3400700035100042	\$58,138	\$107,080. ⁰⁰	\$48,942
9. The requested change in value is justified for the following reasons:			
<u>See Attached</u>			

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost \$ 0.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/12/26 Complainant or agent (printed) OC Properties of Ohio LLC Title (if agent) Nicholas O'Connor

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 12th day of March 2026

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

Parcel # 3400700035100042

1122 N. Plum St., Springfield, Ohio 45504

Property Features Built: 1895 Sq Ft: 5412 Bd/Ba: 2/4 Sale Date: 6/1/2006 Sale Price: \$99,900
Form DTE1 continuation item

Address	Year built	Sq Ft	Bd/Ba	Sale Date	Sale Price
313 W. McCreight	1901	1612	4/2	3/12/24	\$55,000.00
620 N Fountain Ave	1881	2400	5/3	2/1/24	\$60,000.00
108-110 W. College	1901	3908	8/2	9/20/24	\$80,000.00
319 N Yellow Springs St	1896	2615	4/2	5/5/25	\$37,555.00
				Ave Sale Price	\$58,138.00

I am requesting a reduction in the assessed value of 1122 N. Plum St. based on the following:

Market Comparables: Average sales in this area are trending at \$22.08/sq. ft. (\$58,138 average), well below the current assessment. Comps provided are all from close proximity, size, similar condition, and all are valid sales within the last 3 years.

External Obsolescence: Proximity to an abandoned vacant lot and deteriorating neighborhood infrastructure (streets/maintenance) negatively affect the property's value.

Condition: The residence requires significant interior and exterior updates and repairs to meet current market standards and support higher valuations.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district. Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 5 shootings within a 5 block radius during this time period has negatively impacted the property value.

Parcel # 3400700035100012

1122 N. Plum St., Springfield, Ohio 45504

Property Features Lot Size 0.147

Form DTE1 continuation item

Address	Acres	Sale Date	Sale Price
222 Ridge Rd	0.121	8/7/23	\$3,700
353 N Western	0.114	11/5/24	\$7,500
1012 Columbia	0.093	8/2/23	\$3,500
526 N Light	0.129	1/14/26	\$2,000
560 Mt. Vernon	0.129	9/6/23	\$3,000
Ave Sale Price			\$3,940

I am requesting a reduction in the assessed value of 1122 N. Plum St. based on the following:

Market Comparables: Average sales in this area are trending at \$3,940 average, well below the current assessment.

External Obsolescence: Proximity to an abandoned vacant lot and deteriorating neighborhood infrastructure (streets/maintenance) negatively affect the property's value.

Condition: This parcel is not a buildable, or usable lot.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district. Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 5 shootings within a 5 block radius during this time period has negatively impacted the property value.

FILED
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-167
County Clark Date received 3/23/2026

DTE 1
Rev. 12/22

MAR 23 2026
HILLARY HAMILTON
AUDITOR
Complaint Against the Valuation of Real Property
Answer all questions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint
Notices will be sent only to those named below.

1. Owner of property		Name: <u>OC Properties of Ohio LLC</u>		Street address, City, State, ZIP code: <u>3724 Top Flite Ln</u>	
2. Complainant if not owner		Name: <u>Nicholas O'Connor</u>		Street address, City, State, ZIP code: <u>Mason, OH 45040</u>	
3. Complainant's agent					
4. Telephone number and email address of contact person		Telephone: <u>937-215-3196</u> Email: <u>nocproperties@yahoo.com</u>			
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
<u>3400700035101064</u>			<u>1115 WOODLAWN Ave</u>		
			<u>Spfld, OH 45504</u>		
7. Principal use of property <u>Residential</u>					
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		
<u>3400700035101064</u>	<u>\$71,833</u>	<u>\$210,760</u>	<u>\$138,927</u>		
9. The requested change in value is justified for the following reasons: <u>see Attached</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date N/A and total cost \$ 0.
13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/12/26 Complainant or agent (printed) OC Properties of Ohio LLC Title (if agent) Nicholas O'Connor

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 12th day of March, 2026.

Notary [Signature]



DHARTI DAXESHKUMAR PATEL
Notary Public, State of Ohio
My Commission Expires
October 24, 2026
COMMISSION: 2016-RE-613120

Parcel # 3400700035101064
 1115 Woodlawn Ave., Springfield, Ohio 45504
 Property Features Built: 1950 Sq Ft: 4100 Bd/BA:10/5 Sale Date: 4/27/06 Sale Price: \$160000
 Form DTE1 continuation item

Address	Year built	Sq Ft	Bd/BA	Sale Date	Sale Price
108-110 W. College	1901	3908	8/2	9/20/24	\$80,000.00
313 W. McCreight	1901	3324	4/2	3/21/24	\$55,000.00
405 W. High	1886	3286	8/8	3/23/23	\$81,000.00
620 N. Fountain	1881	2400	5/3	2/1/24	\$60,000.00
117 E. Cecil	1901	2770	5/3	6/28/23	\$105,000.00
328-330 Chestnut	1877	4446	9/3	4/30/24	\$50,000.00
Average		\$21.41/sq.ft.		Ave Sale Price	\$71,833.00

I am requesting a reduction in the assessed value of 11115 Woodlawn ave. based on the following:

Market Comparables: Average sales in this area are trending at \$21.41/sq. ft. (\$87,781 average), well below the current assessment. Comps are within close proximity and similar condition and size, with valid sales within the last 3 years.

External Obsolescence: Proximity to an abandoned vacant lot and deteriorating neighborhood Infrastructure (streets/maintenance) negatively affect the property's value.

Condition: The residence requires significant interior and exterior updates and repairs to meet current market standards and support higher valuations.

Location Factors: Localized crime statistics further suppress the fair market value compared to higher-rated sections of the district. Since 2020 there has been an increase in crime in the area including homelessness, drugs trafficking and use, and theft. Most notably, 8 shootings within a 5 block radius during this time period has negatively impacted the property value.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 121 S WESTERN AVE

Map ID: 340-06-00004-110-014

LUC: 520-TWO FAMILY, PLATTED LC

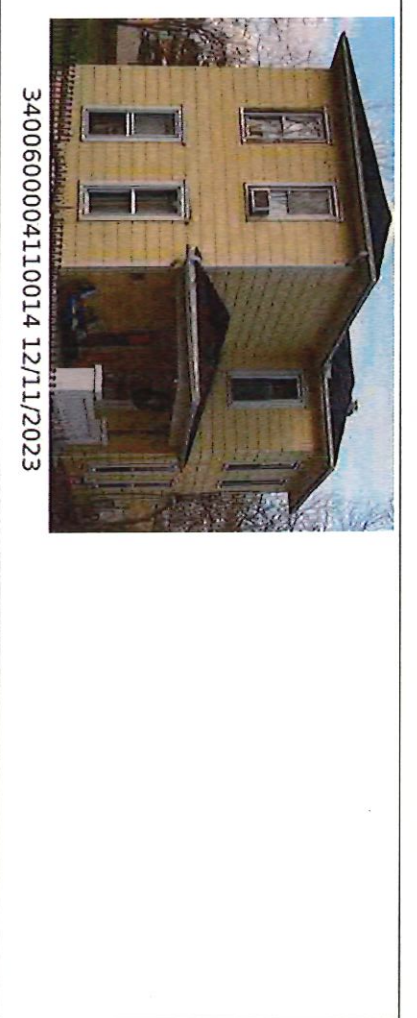
Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER	GENERAL INFORMATION
OC PROPERTIES OF OHIO LLC	Routing No. 0004-01 087-00 Class Residential Living Units 2 Neighborhood 340R0075 District 340R0075
CAUV	Zoning Alternate Id Tax District Springfield Corp. Scsd
Field Review Flag:	

Property Notes
Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	40 150		8,390
Total Acres: .1377 Legal Acres: 0.0000 NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,940	8,390	8,390	0	8,390
Building	20,030	57,220	57,220	0	53,850
Total	22,970	65,610	65,610	0	62,240

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
05/15/24	KQ	10-Adv	3-Other
04/11/18	CPS	R-Review	3-Other
11/29/17	AGS	10-Adv	3-Other
02/02/12	TAS	7-Quality Check	3-Other
08/23/11	GMC	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
09/20/23	87,000	2-Land & Building	0-Valid Sale
08/08/22	67,000	2-Land & Building	0X-Valid Sale - Excl Fr Ratio
09/10/08	53,000		0-Valid Sale
02/23/06	49,000		0-Valid Sale

Deed Reference

Deed Reference	Deed Type	Grantor
		ST LUKE SPENCER & SEAN SUEO SAKAI
		STEINKE MATTHEW JAMES
		KENDELL DEAN
		SHURTLEFF BRIAN

Property Factors

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

Legal Description

Parcel Tieback:
Range - Township - Section: - - -
Legal Descriptions:
SNYDER S SI
2874

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 121 S WESTERN AVE

Parcel Id: 340-06-00004-110-014

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Dwelling Information

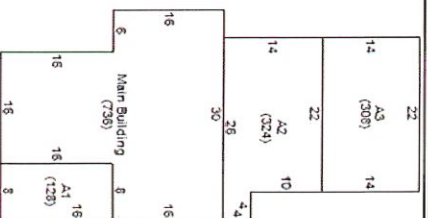
Story height	2	Total Rooms	9
Exterior Walls	1-Frame	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1882	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	151,690	% Good	27
Plumbing	6,100	Market Adj	
Basement	0	Functional	
Heating	5,400	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	163,190	Adj Factor	1
		Additions	10,500
Ground Floor Area	736		
Total Living Area	1,926	Dwelling Value	54,560

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					736						5,500
1		2			128						32,000
3	55	35	57		324						1,600
5		26			308						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1945		18X18	324	D	1		F	F			2,660

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 : 1105 -1107 W JEFFERSON ST

Map ID: 340-06-00004-114-006

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

OC PROPERTIES OF OHIO LLC

GENERAL INFORMATION

Routing No. 0004-01 223-00
 Class Residential
 Living Units 2
 Neighborhood 340R0075
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600004114006 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 150			8,390

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,940	8,390	8,390	0	8,390
Building	20,060	57,310	57,310	0	51,870
Total	23,000	65,700	65,700	0	60,260

Total Acres: .1377

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
05/16/24	KQ	10-Adv	3-Other
04/12/18	CPS	R-Review	3-Other
11/30/17	AGS	10-Adv	3-Other
08/24/11	JPH	6-Prop Unoccupied At Listing	3-Other
02/16/06	AC		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/10/20	34,900	2-Land & Building	0-Valid Sale
04/27/20	49,500		
06/26/02	40,000		
04/30/96			

Deed Reference

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		O CONNOR NICHOLAS & LAURA HUGGINS CHARLES & LYNNE MITCHELL KEITH D

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:
 SNYDER ALL
 2897

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1105 -1107 W JEFFERSON ST

Parcel Id: 340-06-00004-114-006

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Dwelling Information

Story height	2	Total Rooms	10
Exterior Walls	6-AL/Vnvl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1889	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
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	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

Misc	Qty	Functional Economic % Good Ovr	
Grade	D	NBHD Fact	1
CDU	RR-POOR		
Market Adj			
% Complete			
Cost & Design	0		

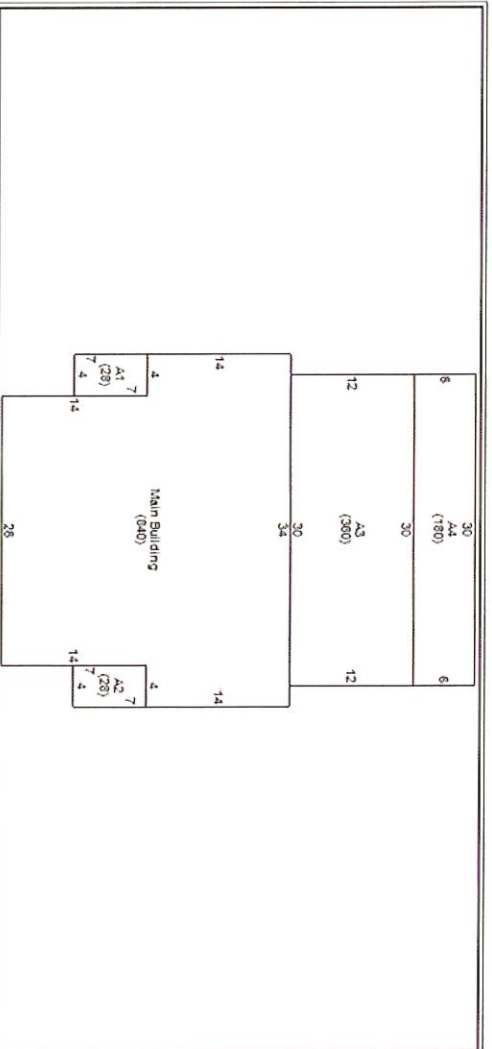
Dwelling Computations

Base Price	164,390	% Good	27
Plumbing	6,100	Market Adj	
Basement	0	Functional Economic	
Heating	5,850	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	176,340	Additions	9,700
Ground Floor Area	840		
Total Living Area	2,040	Dwelling Value	57,310

Building Notes

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					840								1,100
1		1			28								1,100
2		1			28								1,100
3		55	35		360								32,500
4		26			180								1,000

Outbuilding Data

Type	Yr Bld	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 : 1005 -1009 BROADWAY ST

Map ID: 340-06-00005-312-014

LUC: 401-APARTMENTS 4-19 RENTA

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

OC PROPERTIES OF OHIO LLC

GENERAL INFORMATION

Routing No. 0005-02 156-00
 Class Commercial
 Living Units 4
 Neighborhood 340C6000
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600005312014 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	38 130		6,750

Total Acres: .1134

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,360	6,750	6,750	0	0
Building	42,370	121,050	121,050	0	0
Total	44,730	127,800	127,800	0	0

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
03/15/25	STP	10-Adv	3-Other
11/02/17	KAR	5-Occupant Not Home	3-Other
05/31/12	MJR	5-Occupant Not Home	3-Other
01/26/06	GS		

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/10/20	100,000	2-Land & Building	0-Valid Sale
06/01/20	83,000		
02/04/03			
03/19/02			

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 HILKER N ENDS
 4837 TO 4839

Addl. Tieback:

Grantor
 O CONNOR NICHOLAS ANDREW & LAURY
 HUGGINS CHARLES A SR & SARAH A
 WEAVER CHARLES B TRUSTEE &

Deed Reference SV-Survivorship Deed

Deed Type

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Siteus : 827 W COLUMBIA ST

Map ID: 340-06-00005-429-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

OC PROPERTIES OF OHIO LLC

GENERAL INFORMATION

Routing No. 0005-02 544-00
 Class Residential
 Living Units 1
 Neighborhood 340R00006
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600005429003 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	30 114		5,430
Total Acres: .0785		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,900	5,430	5,430	0	5,430
Building	13,400	38,280	38,280	0	25,740
Total	15,300	43,710	43,710	0	31,170

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

Entrance Information

Date	ID	Entry Code	Source
03/27/24	NV	10-Adv	3-Other
05/25/18	GSK	R-Review	3-Other
08/30/17	AGS	10-Adv	3-Other
09/16/11	ABC	5-Occupant Not Home	3-Other
01/31/06	RG		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/10/20	34,900	2-Land & Building	0-Valid Sale
04/27/20	27,600		
05/10/02	28,000		
10/28/99			

Deed Reference

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		O CONNOR NICHOLAS & LAURA HUGGINS CHUCK & LYNN CLARK MATTHEW G & BECKY

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 SHAFER N W PT 1901 N E PT 1900
 1900 & 1901

Add. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 827 W COLUMBIA ST

Parcel Id: 340-06-00005-429-003

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Dwelling Information

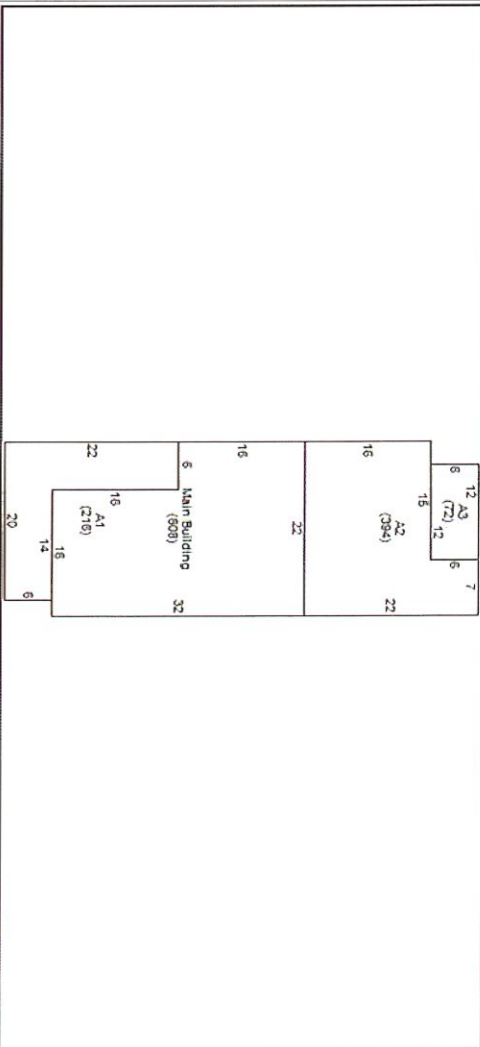
Story height	2	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1881	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	FR-FAIR	Functional	60
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	136,090	% Good	35
Plumbing		Market Adj	
Basement	0	Functional	
Heating	0	Economic	60
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	136,090	Adj Factor	1
		Additions	9,700
Ground Floor Area	608		
Total Living Area	1,610	Dwelling Value	38,280
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					608						
1		2			216						9,300
2	55	35			394						32,200
3		3			72						4,300

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

Situs : 1564 -1566 MORGAN ST

Map ID: 340-07-00029-411-007

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

OC PROPERTIES OF OHIO LLC

GENERAL INFORMATION

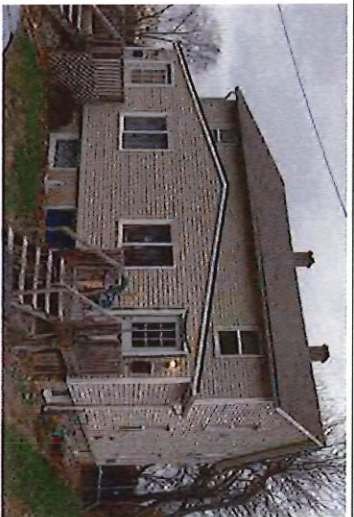
Routing No. 0029-01 007-00
 Class Residential
 Living Units 2
 Neighborhood 340R0061
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700029411007 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 84			5,290

Total Acres: .0771

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,850	5,290	5,290	0	5,290
Building	24,350	69,570	69,570	0	71,360
Total	26,200	74,860	74,860	0	76,650

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
04/26/24	LB	10-Adv	3-Other
06/06/18	CPS	R-Review	3-Other
11/21/17	CHM	10-Adv	3-Other
07/25/11	MAG	2-Information At Door	2-Tenant
04/12/06	PJ		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/10/20			
02/04/16		2-Land & Building	2-Not Open Market
01/15/16		2-Land & Building	R-Related
06/29/04	30,000		

Deed Reference

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed	QC-Quit Claim Deed	O CONNOR NICHOLAS A & LAURA D
QC-Quit Claim Deed	QC-Quit Claim Deed	O CONNOR NICHOLAS & LAURA D
		O CONNOR NICHOLAS & DAVID BOHANN
		HAWN DALE E

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:
 MC NALLY E PT
 5571 5572

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1564 -1566 MORGAN ST Parcel Id: 340-07-00029-411-007

LUC: 520-TWO FAMILY, PLATTED LOT Card: 1 of 1 Tax Year: 2025 Printed: 03/27/26

Dwelling Information

Story height 2
 Exterior Walls 6-All/Inyl
 Style 14-Duplex
 Year Built 1913
 Eff Year Built 1949
 Year Remodeled
 Kitchen Remod
 Bath Remod
 Basement 4-Full Bsmt

Total Rooms 8
 Bedrooms 4
 Family Rooms 0
 Full Baths 2
 Half Baths 0
 Addl. Fixtures 4
 Total Fixtures 10

Heat Type 2-Central Heat
 Fuel Type 2-Gas
 System Type 1-Hot Air
 Attic 1-None
 Phy. Condition A-Average Condition
 Int vs Ext 2-Same

Masonry Trim
 Unfinished Area
 Rec Rm Size
 FB/LA Size
 Openings
 # Car Bsmt Gar

Stacks
Pre-Fab

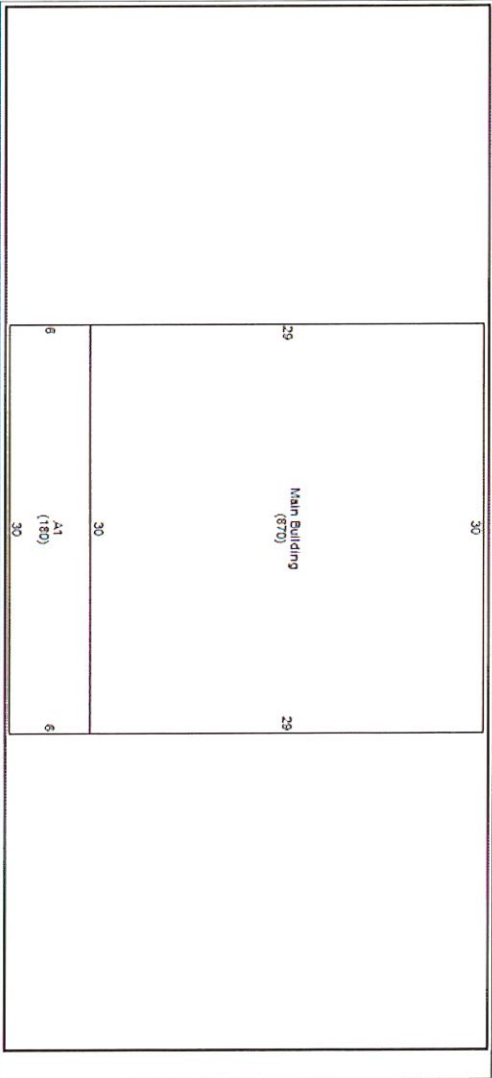
Misc Qty
 Grade D+
 CDU FR-FAIR
 Market Adj
 % Complete
 Cost & Design 0
 Functional Economic 80
 % Good Ovr
 NBHD Fact 1

Dwelling Computations

Base Price 177,800
 Plumbing 6,500
 Basement 0
 Heating 0
 Attic 0
 Other Features 0
 Subtotal 184,300
 Ground Floor Area 870
 Total Living Area 1,740
 Dwelling Value 69,570
 Building Notes

Misc & Gross Building Values

Misc Building No Misc Adjusted Value
Gross Building: Misc Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					870						
1	55	3			180						13,400

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

Situs : 1109 -1115 TIBBETTS AVE

Map ID: 340-07-00034-418-020

LUC: 401-APARTMENTS 4-19 RENTA

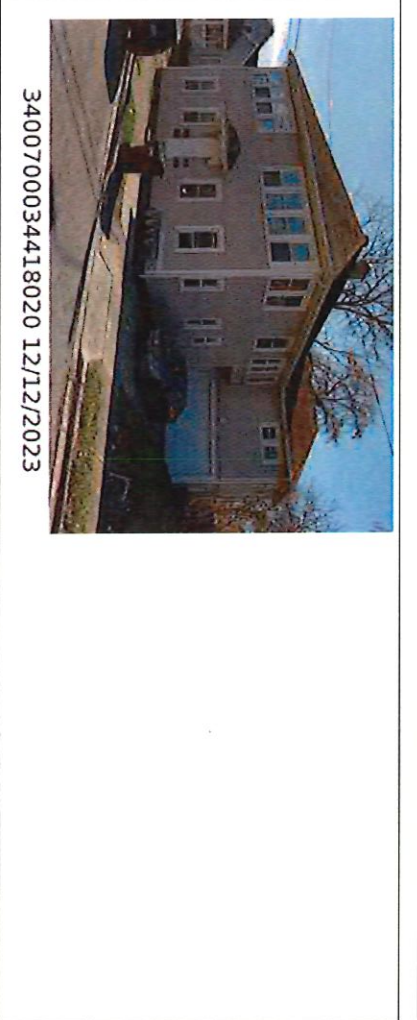
Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER	GENERAL INFORMATION
OC PROPERTIES OF OHIO LLC	Routing No. 0034-03 291-00 Class Commercial
CAUV	Living Units 4 Neighborhood 340C4000 District
Field Review Flag:	Zoning Alternate Id Tax District Springfield Corp. Scsd

Property Notes
Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	52 54		3,600
Total Acres: .0645		Legal Acres: 0.0000		NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,260	3,600	3,600	3,600	0
Building	26,740	76,400	127,530	76,400	0
Total	28,000	80,000	131,130	80,000	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Owner Occupied
Value Flag 4-INCOME APPROACH

Entrance Information

Date	ID	Entry Code	Source
01/09/25	STP	10-Adv	3-Other
04/05/18	RVT	5-Occupant Not Home	3-Other
04/26/12	JPH	2-Information At Door	2-Tenant
04/03/06	GS		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/10/20	34,900	2-Land & Building	0-Valid Sale
04/27/20	35,000		
07/25/02	29,400		
03/04/02			

Legal Description

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		O CONNOR NICHOLAS & LAURA HUGGINS CHARLES A JR & LYNNIE WORBS MICHAEL

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:
TIBBETTS S PT
3234

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1109 -1115 TIBBETTS AVE

Parcel Id: 340-07-00034-418-020

LUC: 401-APARTMENTS 4-19 RENTAL I

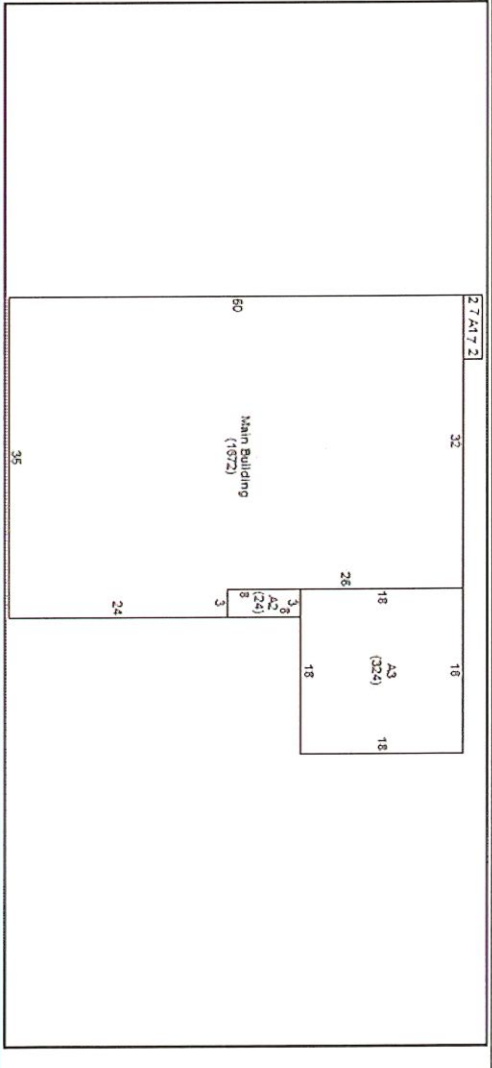
Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Dwelling Information

Story height	2	Total Rooms	8
Exterior Walls	6-Al/Inyl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1911	Full Baths	4
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	8
Kitchen Remod		Total Fixtures	20
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	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+	Functional	80
CDU	AV-AVERAGE	% Good Ovr	
Market Adj		NBHD Fact	1
% Complete			
Cost & Design	0		



Dwelling Computations

Base Price	281,120	% Good	49
Plumbing	19,400	Market Adj	
Basement	-6,560	Functional	
Heating	0	Economic	80
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	293,960	Adj Factor	1
		Additions	12,300
Ground Floor Area	1,672		
Total Living Area	3,706	Dwelling Value	127,530
Building Notes			

Outbuilding Data

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,672						
1			50		14						1,100
2			35		24						1,800
3		59	35		324						28,500

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			

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 : 1122 N PLUM ST

Map ID: 340-07-00035-100-012

LUC: 400-COMMERCIAL VACANT LA

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER	GENERAL INFORMATION
OC PROPERTIES OF OHIO LLC	Routing No. 0036-02 010-00 Class Commercial
CAUV	Living Units Neighborhood 340C6000 District
Field Review Flag:	Zoning Alternate Id Tax District Springfield Corp. Scsd

Property Notes
Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 160	X-Unbuildable 1	-30	15,140
Total Acres: .1469		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,300	15,140	15,140	0	0
Building	0	0	0	0	0
Total	5,300	15,140	15,140	0	0

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

Entrance Information

Date	ID	Entry Code	Source
03/26/25	STP	10-Adv	3-Other
04/10/18	MAG	0-Vac Or Obv Only	3-Other
05/14/12	ABC	0-Vac Or Obv Only	3-Other
04/04/06	GS		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/10/20	99,900		
06/01/06	15,000		
12/18/00			

Legal Description

Deed Reference	Deed Type	Grantor
		O CONNOR NICHOLAS A RICE MARY ANN RICE INSURANCE AGENCY INC

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
Range - Township - Section: 09 - 05 - 35
Legal Descriptions:
E SI PLUM 323 S OF MC CREIGHT AVE

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1122 N PLUM ST

Parcel Id: 340-07-00035-100-012

LUC: 400-COMMERCIAL VACANT LANI

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Dwelling Information

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

Dwelling Computations

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

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

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

Outbuilding Data

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

Condominium / Mobile Home Information

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

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1122 N PLUM ST

Map ID: 340-07-00035-100-042

LUC: 401-APARTMENTS 4-19 RENTAL UNI

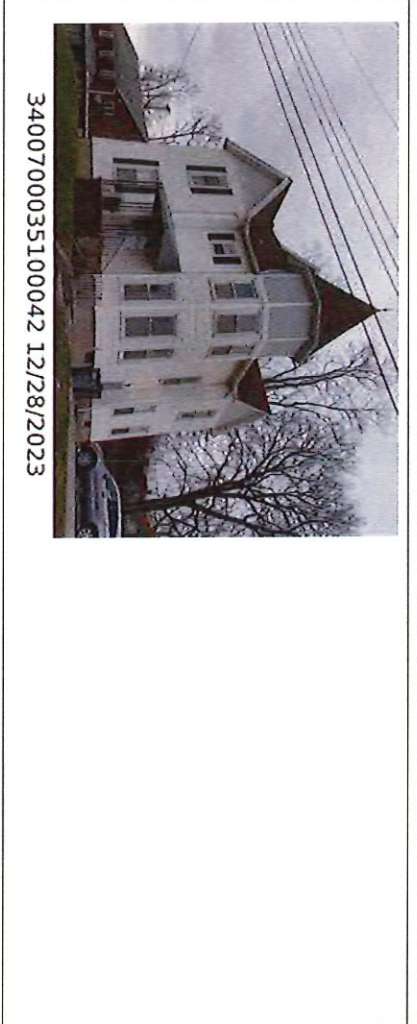
Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER	GENERAL INFORMATION
OC PROPERTIES OF OHIO LLC	Routing No. 0036-02 009-00 Class C-Commercial Living Units 4 Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Regular Lot	F	525	52	160	27,590
Total Acres: .191					Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	9,660	27,590	27,590	27,590	0
Building	27,820	79,490	79,490	64,390	0
Total	37,480	107,080	107,080	91,980	0
Value Flag 1-COST APPROACH					Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
03/26/25	STP	10-Adv	3-Other
04/10/18	MAG	5-Occupant Not Home	3-Other
05/14/12	ABC	5-Occupant Not Home	3-Other
04/04/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
07/10/20	99,900		
06/01/06	80,000		
04/27/99	52,000		
04/18/86			

Deed Reference			Grantor
Deed Reference	Deed Type		
			O CONNOR NICHOLAS A RICE MARY ANN RICE INSURANCE AGENCY INC

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location: 5-Secondary Strip
 Spot Loc:

Legal Description

Parcel TieBack:
 Range - Township - Section: 09 - 05 - 35
 Legal Descriptions:
 E SI PLUM S OF MC CREIGHT & PTS 15 & 16 SEITZ

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1122 N PLUM ST

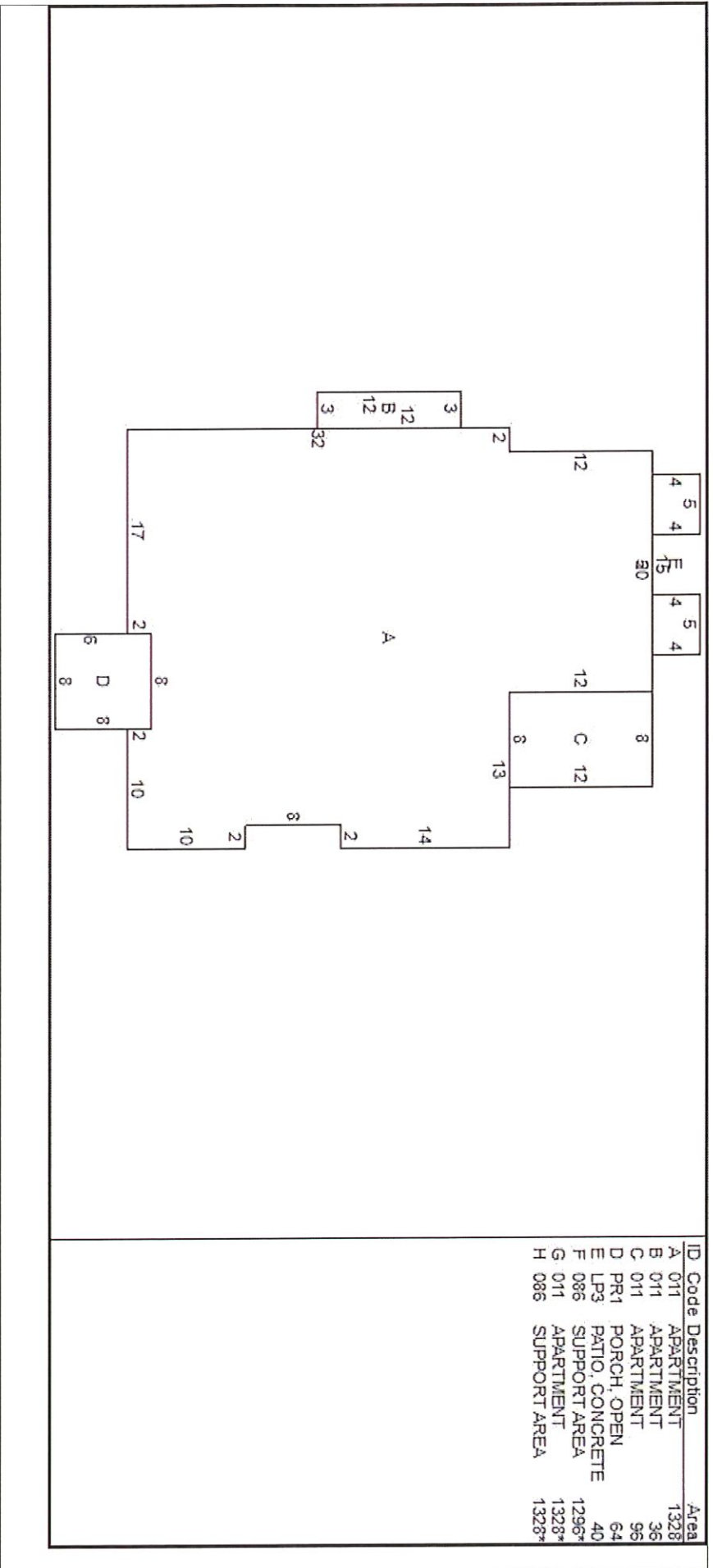
Parcel Id: 340-07-00035-100-042

LUC: 401-APARTMENTS 4-19 RENTAL UNIT

Card: 1 of 1

Tax Year: 2025

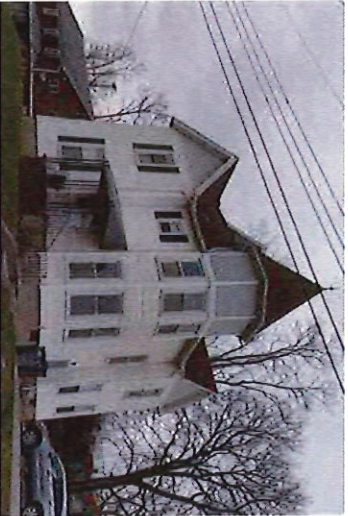
Printed: 03/27/26



Additional Property Photos



3400700035100042 06/16/2017



3400700035100042 12/28/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1122 N PLUM ST Parcel Id: 340-07-00035-100-042 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 1 of 1 Tax Year: 2025 Printed: 03/27/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 S	000 00-None	0	2,624	0.00					0	21,970				10,392	10,392	11,580
01 A	133 01-Apartment Unit	4	2,788		120	23,620	5		0	21,970				10,392	10,392	11,580

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	4	1	1 10		4	4,920	19,680

Building Cost Detail - Building 1 of 1

Total Gross Building Area	2,788
Replace, Cost New Less Depr	79,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	79,490
NBHD Fact	1,0000
Value per SF	28.51

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc Building No	Misc Adjusted Value	Total Gross Rent Area	164
Gross Building:		Total Gross Building Area	2,788
Misc & Gross Building Values		Total Net Income	11,580
		Capitalization Rate	0.125900
		Sub total	91,980
		Residual Land Value	
		Final Income Value	91,980

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1115 WOODLAWN AVE Map ID: 340-07-00035-101-064

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER	GENERAL INFORMATION
OC PROPERTIES OF OHIO LLC	Routing No. 0036-02 035-00 Class C-Commercial Living Units 5 Neighborhood 340CC6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes

Note Codes:



3400700035101064 12/11/2023

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	2.8	8,700		24,360
Total Acres: .1997					Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	8,530	24,360	24,360	0	0
Building	65,240	186,400	186,400	0	0
Total	73,770	210,760	210,760	0	0
Value Flag	1-COST APPROACH		Manual Override Reason	Base Date of Value	Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
03/26/25	STP	10-Adv	3-Other
04/1/18	MAG	5-Occupant Not Home	3-Other
05/1/12	ABC	5-Occupant Not Home	3-Other
03/01/06	GS		

Permit Information				
Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History			
Transfer Date	Price	Type	Validity
07/10/20			
04/27/06	160,000		
11/23/05			
06/21/00			

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location: 6-Nbhd Or Spot
 Spot Loc:

5-Sidewalk

Legal Description

Parcel TieBack: Addl TieBack:
 Range - Township - Section: - -
 Legal Descriptions:
 MC CREIGHTS ALL & PT VAC ALLEY S SI 3577
 O CONNOR NICHOLAS A & LAURA D
 PATTERSON CAROLYN KUSS & PAUL R
 KUSS RICHARD L
 KUSS RICHARD L & BARBARA D

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1115 WOODLAWN AVE

Parcel Id : 340-07-00035-101-064

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Building Information

Year Built/Eff Year 1975 /
 Building # 1
 Structure Type 211-Apartments - G:
 Identical Units 1
 Total Units 5
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA APARTMENTS

Building Other Features

Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU
-----------	-----	-------	---------	-----	----	-----------	-----	-------	---------	-----	----

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	B1	B1	2,014	182	011-Apartment	8	00-None	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	
2	01	01	2,014	182	011-Apartment	8	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	
3	02	02	2,014	182	011-Apartment	8	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,014	011-Apartment	50		53,550
2	2,014	011-Apartment	50		62,130
3	2,014	011-Apartment	50		61,390

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	RG1-Det Garage	1982	22	42	924	C	1	A	A		9,330

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1115 WOODLAWN AVE

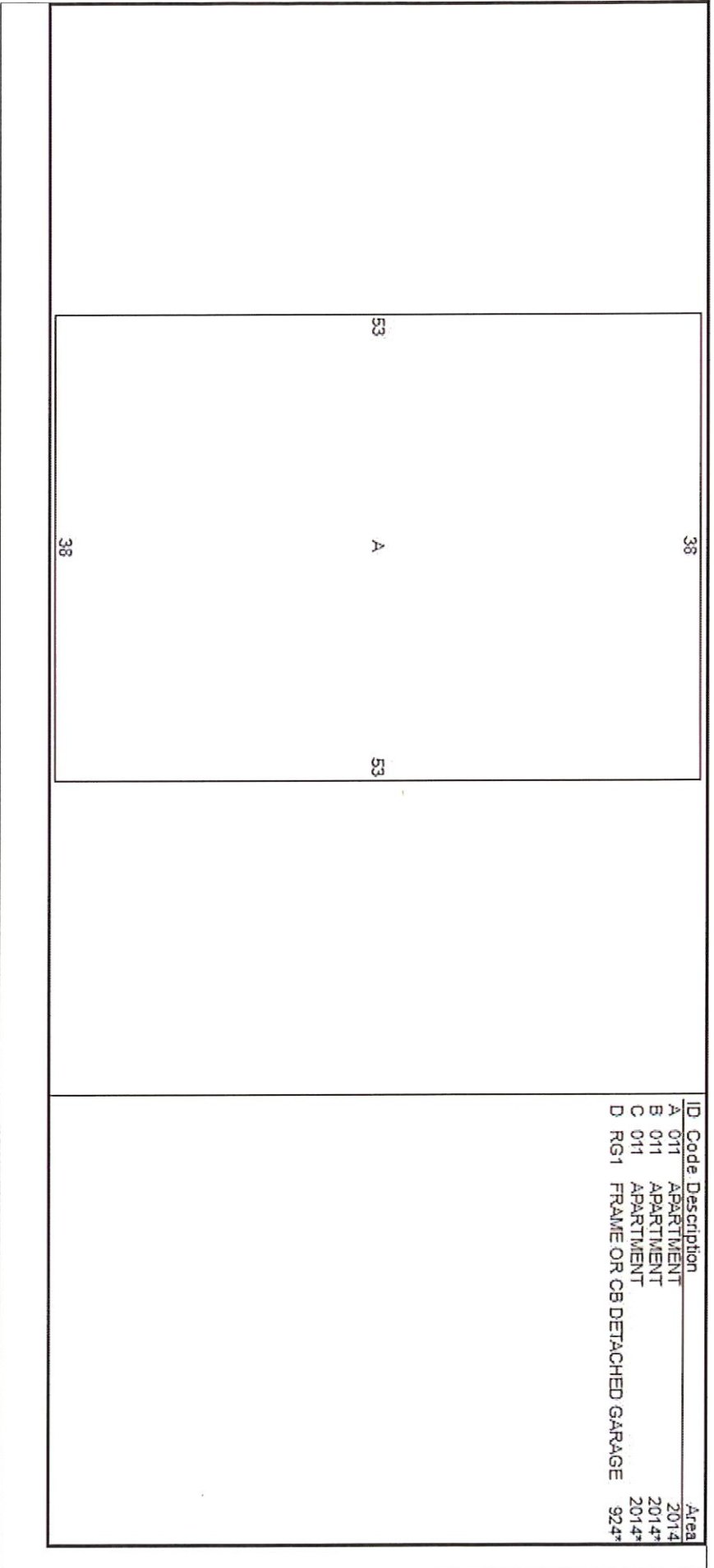
Parcel Id: 340-07-00035-101-064

LUC: 401-APARTMENTS 4-19 RENTAL UNIT

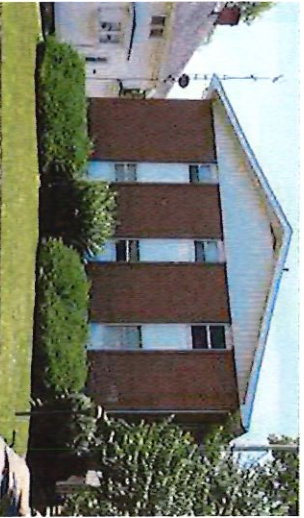
Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26



Additional Property Photos



3400700035101064 06/16/2017



3400700035101064 12/11/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1115 WOODLAWN AVE Parcel Id: 340-07-00035-101-064 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 1 of 1 Tax Year: 2025 Printed: 03/27/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	133	01-Apartment Unit	0	6,042			5		0							35

Apartment Detail - Building 1 of 1

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

Total Gross Building Area	6,042
Replace, Cost New Less Depr	177,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	177,070
NBHD Fact	1,0000
Value per SF	29.31

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

Total Net Income	
Capitalization Rate	0.125900
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	6,042
Total Gross Building Area	6,042