

MAR 27 2026

Tax year 2025
County Clark

BOR no. 2025-174
Date received 3/27/2026

DTE 1
Rev. 12/22

HILLARY HAMILTON Auditor Complaint Against the Valuation of Real Property

ANSWER 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	1500 Villa Road LLC	Attn: Martin Scharf; 1105 E. County Line, Suite 207, Lakewood, NJ 08701	
2. Complainant if not owner			
3. Complainant's agent	Nicholas M.J. Ray & Lauren M. Johnson	Vorys, Sater, Seymour and Pease LLP, 52 E. Gay Street, Columbus, OH 43215	
4. Telephone number and email address of contact person	(216) 479-6198	cebuchner@vorys.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" in instruction.			
6. Parcel numbers from tax bill	Address of property		
3200300026400009, et al	1500 Villa Rd , Springfield, OH 45503, et al		
See Attachment A			
7. Principal use of property: Nursing Home			
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
3200300026400009, et al			
Total for all Parcels	\$17,000,000	\$21,308,210	-\$4,308,210
See Attachment B			
9. The requested change in value is justified for the following reasons: County's value is greater than market value using generally accepted appraisal techniques.			

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 Question 10" on back.

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

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

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

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

- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 March 24, 2026 Complainant or agent (printed) Lindsay Doss Spillman Title (If agent) Attorney for Complainant

Complainant or agent (signature) *Lindsay Doss Spillman*

State of Ohio County of Cuyahoga

Sworn to and signed in my presence by the above Attorney for Complainant, the 24th day of March, 2026
(Date) (Month) (Year)

This is a jurat certificate. An oath or affirmation was administered by the signer and signed in my presence.

Notary *Courtney Buchner*



COURTNEY BUCHNER
Notary Public, State of Ohio
My Commission Expires 02-24-2030

DTE FORM 1: Attachment A

TAX YEAR 2025

Property Owner: 1500 Villa Road LLC

COUNTY Clark

7. Parcel number from tax bill	Address of Property
320030002640009	1500 Villa Rd , Springfield, OH 45503
320030002640015	0 Villa Rd, Springfield , OH 45503
320030002640016	1500 Villa Rd, Springfield , OH 45503

DTE FORM 1: Attachment B

TAX YEAR 2025

Property Owner: 1500 Villa Road LLC

COUNTY Clark

9. 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
3200300026400009	\$1,419,800	\$1,779,530	-\$359,730
3200300026400015	\$214,000	\$268,210	-\$54,210
3200300026400016	\$15,366,200	\$19,260,470	-\$3,894,270
Total for all Parcels	\$17,000,000	\$21,308,210	-\$4,308,210

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Map ID: 320-03-00026-400-009 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 1 of 5 Tax Year: 2025 Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
1500 VILLA ROAD LLC	Routing No. 0025-04 004-00 Class C-Commercial Living Units 10 Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes Note Codes:

EXMPTN PER TT - 5 - 2 UNIT CABINS AND
30.24 ACRES TAXABLE PER EXEMPTION ORDER
REMAINING LAND IS ON EXEMPT PARCEL &
NURSING HOME IS REFLECTED ON -016

Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site AC	121968	3.0000		365,900
8R-Residual AC	6160	31.740		195,520
Total Acres: 34.74				Legal Acres: 0



Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	196,500	561,420	561,420	561,420	0
Building	426,340	1,218,110	1,218,110	-428,360	0
Total	622,840	1,779,530	1,779,530	133,060	0
Value Flag 1-COST APPROACH					Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
01/14/25	STP	10-Adv	3-Other
12/18/17	KAR	2-Information At Door	4-Employee
04/02/13	T&J	7-Quality Check	
06/15/12	JPH	5-Occupant Not Home	3-Other
12/12/05	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note
04/30/12	12-0478	PATIO ENCL	
			Status: Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
06/01/22		2-Land & Building	MI-Multiple Parcel Sale - Invalid
07/08/03			
03/04/86	117,600		

Deed Reference			
Deed Reference	Deed Type	Grantor	Legal Description
320/4188	QC-Quit Claim Deed	MERCY HEALTH SYSTEM WESTERN OHIO OAKWOOD VILLAGE OF ST JOHNS	

Property Factors

Topo: 1-Level
Utilities: 7-None
Street/Road: 1-Paved
Traffic: 3-Heavy
Location: 6-Nbhd Or Spot
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: 10 - 05 - 26
Legal Descriptions:
PT E 1/2 S E QR

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 5

Tax Year: 2025

Printed: 03/3/26

Building Information	
Year Built/Est Year	2003 /
Building #	1
Structure Type	101-Residential 1 F;
Identical Units	1
Total Units	2
Grade	C
# Covered Parking	1
# Uncovered Parking	1
DBA	OAKWOOD VILLAGE 3327

Building Other Features		+/-		Meas1		Meas2 # Stp		IU		+/-		Meas1		Meas2 # Stp		IU	
Line Type																	
1	PR1-Porch, Open			160	1	1	1										
1	PR1-Porch, Open			123	1	1	1										
1	PR1-Porch, Open			102	1	1	1										
1	RA1-Garage-Attached-Fri			528	1	1	1										
1	RA1-Garage-Attached-Fri			280	1	1	1										
1	LP3-Patio, Concrete			80	1	1	1										

Interior/Exterior Information		Area		Perim		Use Type		Wall Height		Ext Walls		Construction		Int Fin		Partitions		Heating		Cooling		Plumbing		Phy Fun		%Comp		%Rent	
Line	Lvl	Fr	To																										
1	01	01		1,431		027-Dwg		8	02-Frame		1-Wood Frame		100	2-Normal		2-Normal		2-Normal		2-Unit		2-Normal		3		3			
2	01	01		1,406		027-Dwg		8	02-Frame		1-Wood Frame		100	2-Normal		2-Normal		2-Normal		2-Unit		2-Normal		3		3			

Interior/Exterior Valuation Detail				Outbuilding Data													
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD	Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	1,431	027-Dwg	73		114,250	1	AP2-4s CI Wood	2003	30	50	1,500	C	1	2	A	A	7,500
2	1,406	027-Dwg	73		91,970	2	CI1-Asph Pave	2003			3,000	C	1	1	A	A	2,380

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

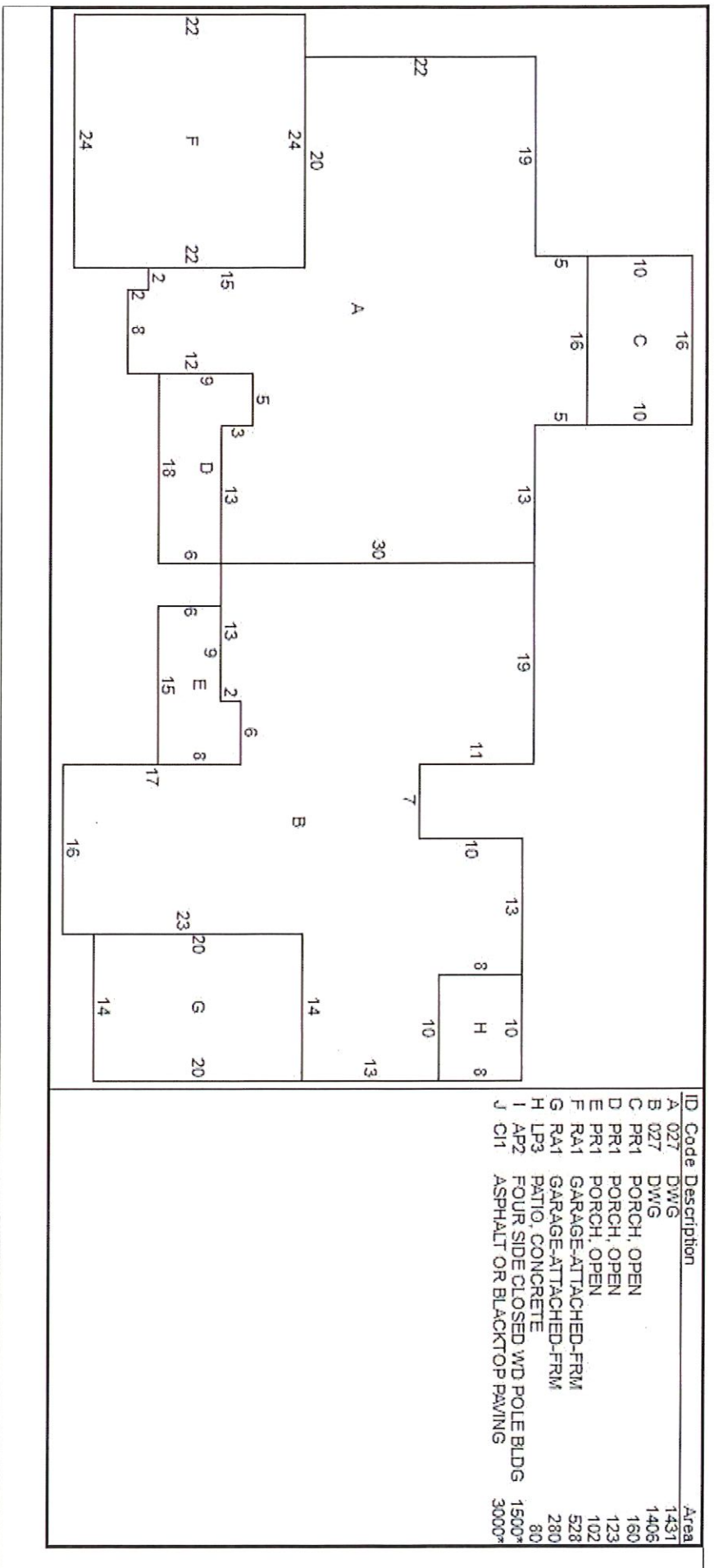
Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNIT

Card: 1 of 5

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



230320026400009

09/12/2017



3200300026400009 09/12/2017



3200300026400009 09/12/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Parcel Id: 320-03-00026-400-009 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 1 of 5 Tax Year: 2025 Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model 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	00-None	0	15.381						0							

Apartment Detail - Building 1 of 5

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	1	2	1\0		1	6,960	6,960
2	011 011-Apartment	1	3	1\0		1	8,100	8,100

Building Cost Detail - Building 1 of 5

Total Gross Building Area 2,837
 Replace, Cost New Less Depr 206,220
 Number of Identical Units 100
 Percent Complete 1
 Economic Condition Factor 206,220
 Final Building Value 1,0000
 NBHD Fact
 Value per SF 72.69

Notes - Building 1 of 5

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Total Net Income	0.020900
Capitalization Rate	
Sub total	133,060
Residual Land Value	133,060
Final Income Value	
Total Gross Rent Area	15,381
Total Gross Building Area	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Map ID: 320-03-00026-400-009 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 2 of 5 Tax Year: 2025 Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
1500 VILLA ROAD LLC	Routing No. 0025-04 004-00 Class C-Commercial Living Units 10 Neighborhood 340CC5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes Note Codes:

EXMPTN PER TT - 5 - 2 UNIT CABINS AND
30.24 ACRES TAXABLE PER EXEMPTION ORDER
REMAINING LAND IS ON EXEMPT PARCEL &
NURSING HOME IS REFLECTED ON -016

Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site	AC	121968	3.0000	365,900
8R-Residual	AC	6160	31.740	195,520
Total Acres: 34.74				Legal Acres: 0



Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	196,500	561,420	561,420	561,420	0
Building	426,340	1,218,110	1,218,110	-428,360	0
Total	622,840	1,779,530	1,779,530	133,060	0

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

Entrance Information			
Date	ID	Entry Code	Source
01/14/25	STP	10-Adv	3-Other
12/18/17	KAR	2-Information At Door	4-Employee
04/02/13	T&J	7-Quality Check	
06/15/12	JPH	5-Occupant Not Home	3-Other
12/12/05	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note
04/30/12	12-0478	PATIO ENCL	Closed Permit

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
06/01/22	2-Land & Building	MI-Multiple Parcel Sale - Invalid	MERCY HEALTH SYSTEM WESTERN OHIO
07/08/03			OAKWOOD VILLAGE OF ST JOHNS
03/04/86	117,600		

Property Factors

Topo: 1-Level
Utilities: 7-None
Street/Road: 1-Paved
Traffic: 3-Heavy
Location: 6-Nbhd Or Spot
Spot Loc:

Legal Description

Parcel TieBack: Addl. TieBack:
Range - Township - Section: 10 - 05 - 26
Legal Descriptions: P T E 1/2 S E Q R

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

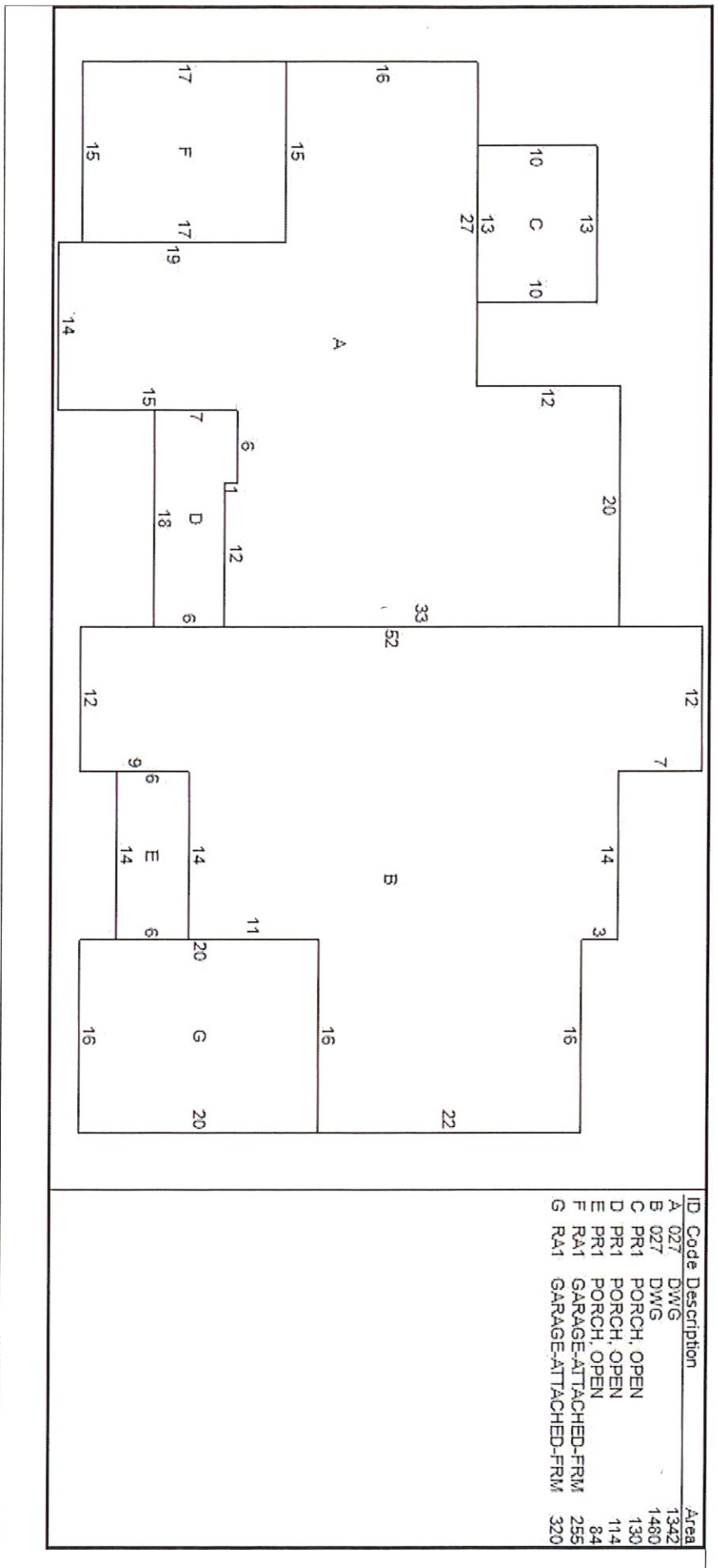
Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNIF

Card: 2 of 5

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



09/12/2017



3200300026400009 09/12/2017



3200300026400009 09/12/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Parcel Id: 320-03-00026-400-009 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 2 of 5 Tax Year: 2025 Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Adj Income	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
00	S	00-None	0	15,381						0						

Apartment Detail - Building 2 of 5

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011	011-Apartment	2	2	110	2	6,960	13,920

Building Cost Detail - Building 2 of 5

Total Gross Building Area	2,822
Replace, Cost New Less Depr	227,440
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	227,440
NBHD Fact	1,0000
Value per SF	80.60

Notes - Building 2 of 5

Income Summary (Includes all Building on Parcel)

Total Net Income	0.020900
Capitalization Rate	
Sub total	133,060
Residual Land Value	133,060
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	15,381

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Map ID: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 3 of 5

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
1500 VILLA ROAD LLC	Routing No. 0025-04 004-00 Class C-Commercial Living Units 10 Neighborhood 340CC5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes Note Codes:
 EXMPTN PER TT - 5 - 2 UNIT CABINS AND
 30.24 ACRES TAXABLE PER EXEMPTION ORDER
 REMAINING LAND IS ON EXEMPT PARCEL &
 NURSING HOME IS REFLECTED ON -016



Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site	AC	121968	3,0000	365,900
8R-Residual	AC	6160	31.740	195,520
Total Acres: 34.74				Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	196,500	561,420	561,420	561,420	0
Building	426,340	1,218,110	1,218,110	-428,360	0
Total	622,840	1,779,530	1,779,530	133,060	0

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

Entrance Information			
Date	ID	Entry Code	Source
01/14/25	STP	10-Adv	3-Other
12/18/17	KAR	2-Information At Door	4-Employee
04/02/13	T&J	7-Quality Check	
06/15/12	JPH	5-Occupant Not Home	3-Other
12/12/05	GS		

Sales/Ownership History				
Date Issued	Number	Price	Permit Purpose	Status
04/30/12	12-0478		PATIO ENCL	Closed Permit

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor
06/01/22	2-Land & Building	MI-Multiple Parcel Sale - Invalid	320/4188	QC-Quit Claim Deed	MERCY HEALTH SYSTEM WESTERN OHIO
07/08/03					OAKWOOD VILLAGE OF ST JOHNS
03/04/86	117,600				

Property Factors

Topo: 1-Level
 Utilities: 7-None
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 Location: 6-Nbhd Or Spot
 Spot Loc:

Legal Description

Parcel TieBack:
 Range - Township - Section: 10 - 05 - 26
 Legal Descriptions:
 P T E 1/2 S E Q R

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

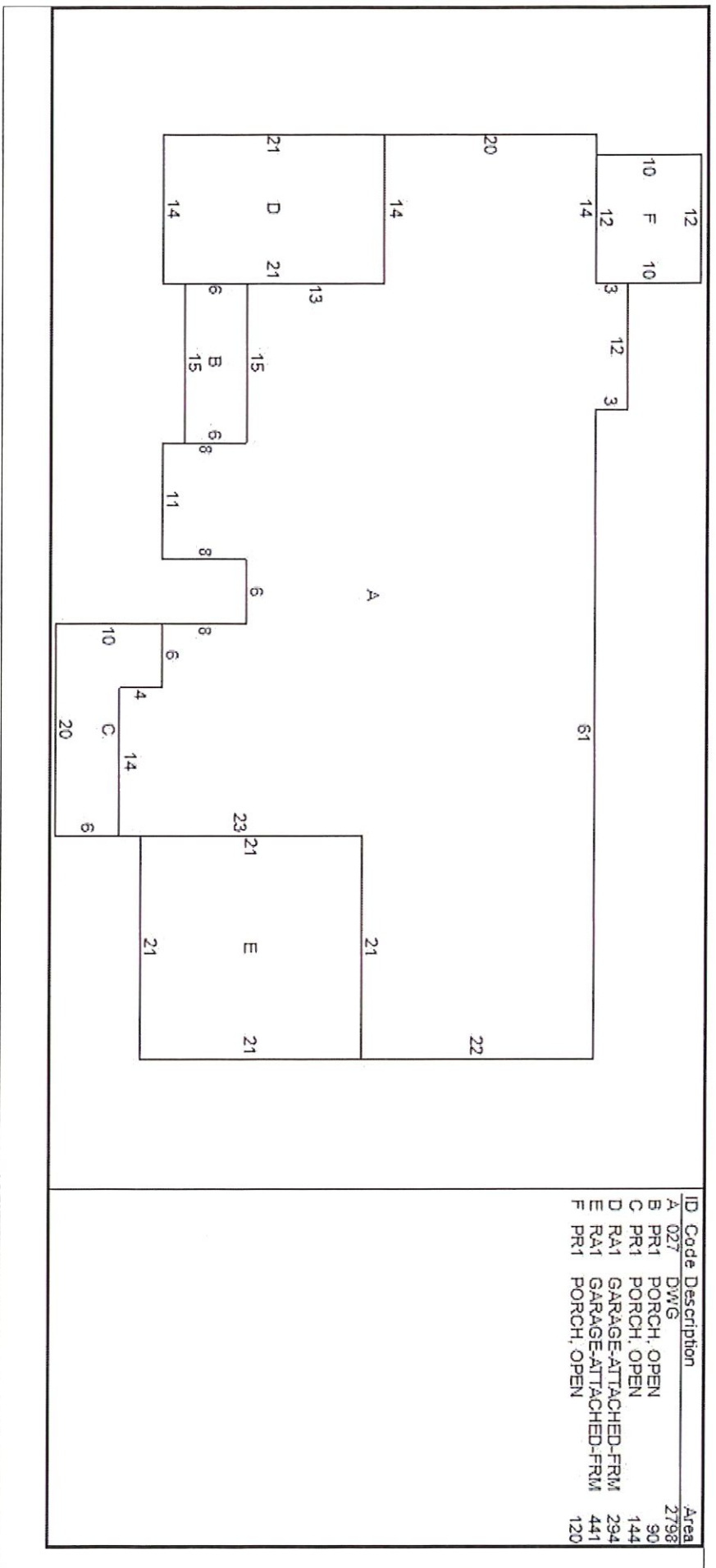
Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNIF

Card: 3 of 5

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



3200300026400009

09/12/2017



3200300026400009 09/12/2017



3200300026400009 09/12/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Parcel Id: 320-03-00026-400-009 LUC: 401-APARTMENTS-4-19 RENTAL UNI Card: 3 of 5 Tax Year: 2025 Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
00	S	00-None	0	15.381						0						

Apartment Detail - Building 3 of 5

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	1	2	1\0		1	6,960	6,960
2	011 011-Apartment	1	3	1\0		1	8,100	8,100

Building Cost Detail - Building 3 of 5

Total Gross Building Area 2,976
 Replace, Cost New Less Depr 240,320
 Number of Identical Units 100
 Percent Complete 1
 Economic Condition Factor 240,320
 Final Building Value 1,0000
 NBHD Fact
 Value per SF 80.75

Notes - Building 3 of 5

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
Gross Building:	
Total Net Income	0.020900
Capitalization Rate	
Sub total	133,060
Residual Land Value	133,060
Final Income Value	
Total Gross Rent Area	15,381
Total Gross Building Area	

COMMERCIAL PROPERTY RECORD CARD

Situs : 1500 VILLA RD Map ID: 320-03-00026-400-009 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 4 of 5 Tax Year: 2025 Printed: 03/31/26

CURRENT OWNER	1500 VILLA ROAD LLC	GENERAL INFORMATION	Routing No. 0025-04 004-00 Class C-Commercial Living Units 10 Neighborhood 340CC5000 Alternate Id District Zoning CAUV
Field Review Flag:		Property Notes	Note Codes:

EXMPTN PER TT - 5 - 2 UNIT CABINS AND 30.24 ACRES TAXABLE PER EXEMPTION ORDER REMAINING LAND IS ON EXEMPT PARCEL & NURSING HOME IS REFLECTED ON -016

Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site	AC	121968	3,0000	365,900
8R-Residual	AC	6160	31,740	195,520
Total Acres: 34.74				Legal Acres: 0



Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	196,500	561,420	561,420	561,420	0
Building	426,340	1,218,110	1,218,110	-428,360	0
Total	622,840	1,779,530	1,779,530	133,060	0

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

Entrance Information			
Date	ID	Entry Code	Source
01/14/25	STP	10-Adv	3-Other
12/18/17	KAR	2-Information At Door	4-Employee
04/02/13	T&J	7-Quality Check	
06/15/12	JPH	5-Occupant Not Home	3-Other
12/12/05	GS		

Sales/Ownership History				
Transfer Date	Price	Type	Validity	
06/01/22		2-Land & Building		
07/08/03			MI-Multiple Parcel Sale - Invalid	
03/04/86	117,600			

Deed Reference				Deed Type		Grantor	
Date Issued	Number	Price	Purpose	Note	Status		
04/30/12	12-0478		PATIO ENCL		Closed Permit		
	320/4188		QC-Quit Claim Deed			MERCY HEALTH SYSTEM WESTERN OHIO	OAKWOOD VILLAGE OF ST JOHNS

Property Factors

Topo: 1-Level
Utilities: 7-None
Street/Road: 1-Paved
Traffic: 3-Heavy
Location: 6-Nbhd Or Spot
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: 10 - 05 - 26
Legal Descriptions:
P T E 1/2 S E Q R Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

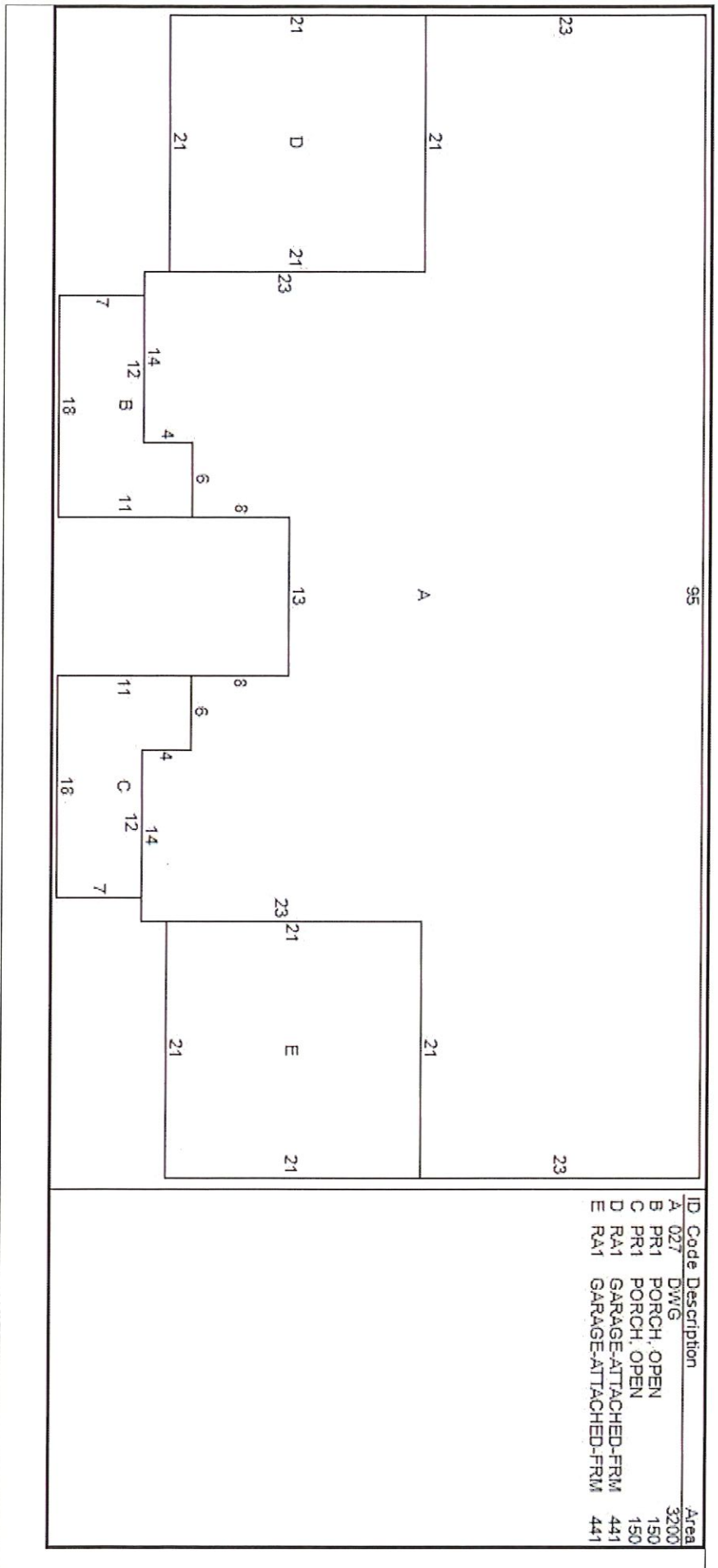
Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNIT

Card: 4 of 5

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



320030002640009

09/12/2017



320030002640009 09/12/2017



320030002640009 09/12/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 4 of 5

Tax Year: 2025

Printed: 03/31/26

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
00	S	00-None	0	15,381						0							

Apartment Detail - Building 4 of 5

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	2	3	1 10		2	8,100	16,200

Building Cost Detail - Building 4 of 5

Total Gross Building Area	3,508
Replace, Cost New Less Depr	278,750
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	278,750
NBHD Fact	1.0000
Value per SF	79.46

Notes - Building 4 of 5

Income Summary (Includes all Building on Parcel)

Total Net Income	0.020900
Capitalization Rate	
Residual Land Value	133,060
Final Income Value	133,060
Total Gross Rent Area	
Total Gross Building Area	15,381

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

Map ID: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 5 of 5

Tax Year: 2025

Printed: 03/3/26

CURRENT OWNER	GENERAL INFORMATION
1500 VILLA ROAD LLC	Routing No. 0025-04 004-00 Class C-Commercial Living Units 10 Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes Note Codes:
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Assessment Information				
Assessed	Appraised	Cost	Income	Market
Land 196,500	561,420	561,420	561,420	0
Building 426,340	1,218,110	1,218,110	-428,360	0
Total 622,840	1,779,530	1,779,530	133,060	0

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

Entrance Information			
Date	ID	Entry Code	Source
01/14/25	STP	10-Adv	3-Other
12/18/17	KAR	2-Information At Door	4-Employee
04/02/13	T&J	7-Quality Check	
06/15/12	JPH	5-Occupant Not Home	3-Other
12/12/05	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note
04/30/12	12-0478	PATIO ENCL	Closed Permit

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
06/01/22	2-Land & Building	M-Multiple Parcel Sale - Invalid	MERCY HEALTH SYSTEM WESTERN OHIO
07/08/03			OAKWOOD VILLAGE OF ST JOHNS
03/04/86	117,600		

Property Factors

Topo: 1-Level
Utilities: 7-None
Street/Road: 1-Paved
Traffic: 3-Heavy
Location: 6-Nbhd Or Spot
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: 10 - 05 - 26
Legal Descriptions:
P T E 1/2 S E Q R

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

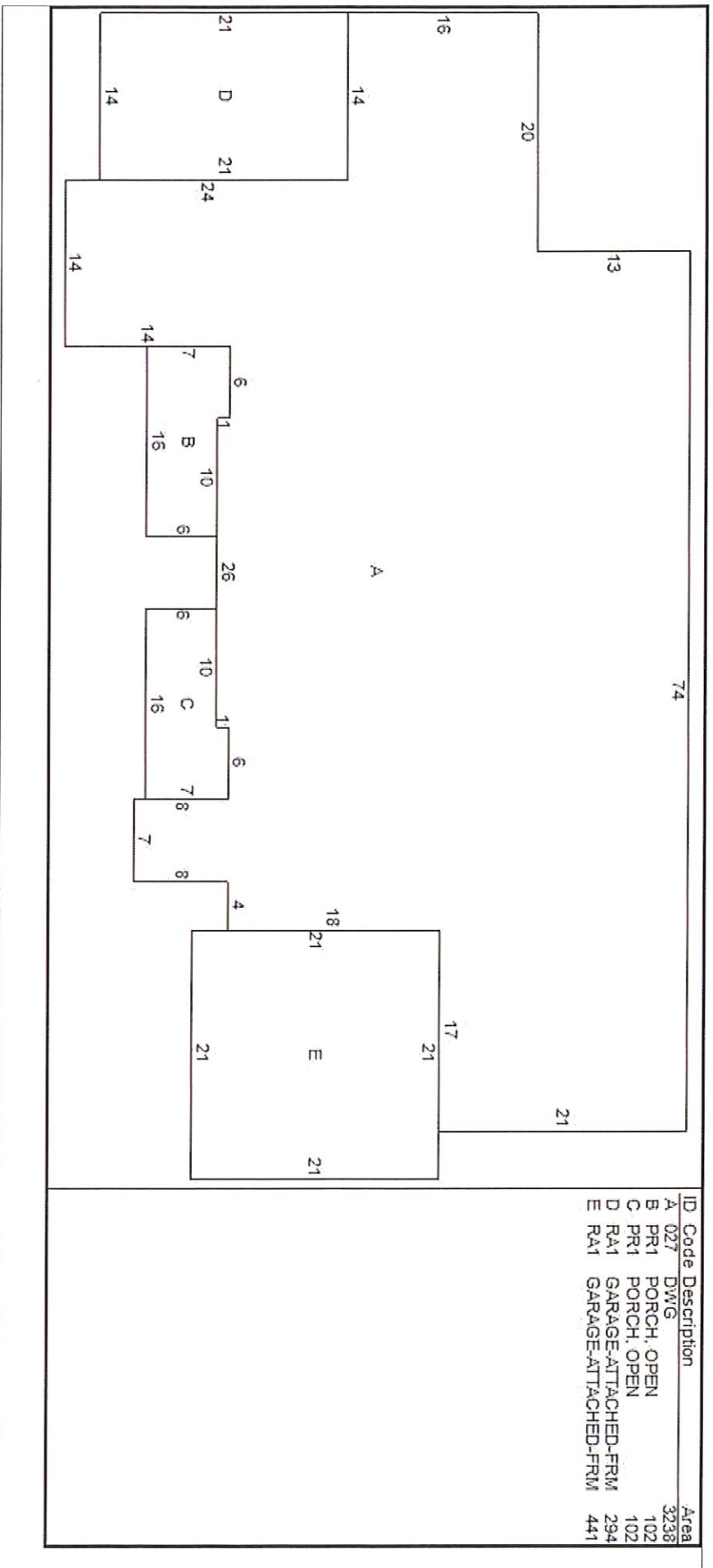
Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNIR

Card: 5 of 5

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



3200300026400009

09/12/2017



3200300026400009 09/12/2017



3200300026400009 09/12/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

Parcel Id: 320-03-00026-400-009

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 5 of 5

Tax Year: 2025

Printed: 03/31/26

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	00-None	0	15,381					0							

Apartment Detail - Building 5 of 5

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	1	2	1 10		1	6,960	6,960
2	011 011-Apartment	1	3	1 10		1	8,100	8,100

Building Cost Detail - Building 5 of 5

Total Gross Building Area	3,238
Replace, Cost New Less Depr	255,500
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	255,500
NBHD Fact	1,0000
Value per SF	78.91

Notes - Building 5 of 5

Income Summary (Includes all Building on Parcel)

Total Net Income	0.020900
Capitalization Rate	
Sub total	133,060
Residual Land Value	133,060
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	15,381

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : VILLA RD

Map ID: 320-03-00026-400-015

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 0

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
1500 VILLA ROAD LLC	Routing No. 0025-04 005-00 Class C-Commercial Living Units Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes

Note Codes:

Type	Rate	Size	Influence Factors	Infl %	Value
8-Undeveloped AC	60984	14.660	1-Unimproved4-Shape Or Si	-70	268,210
9-Right Of Way AC	0	.0600			
Total Acres: 14.72					Legal Acres: 14.72

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	93,870	268,210	268,210	0	0
Building	0	0	0	0	0
Total	93,870	268,210	268,210	0	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					



Entrance Information			
Date	ID	Entry Code	Source
01/14/25	STP	10-Adv	3-Other
12/14/17	KAR	0-Vac Or Obv Only	3-Other
06/14/12	JPH	0-Vac Or Obv Only	3-Other
12/12/05	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
06/01/22 07/08/03	1-Land	MI-Multiple Parcel Sale - Invalid	MERCY HEALTH SYSTEM WESTERN OHIO OAKWOOD VILLAGE OF ST JOHNS

Property Factors

Topo:
Utilities:
Street/Road:
Traffic:
Location: 6-Nbhd Or Spot
Spot Loc:

Legal Description

Parcel TieBack:
Range - Township - Section: 10 - 05 - 26
Legal Descriptions:
PT S E Q R
Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : VILLA RD

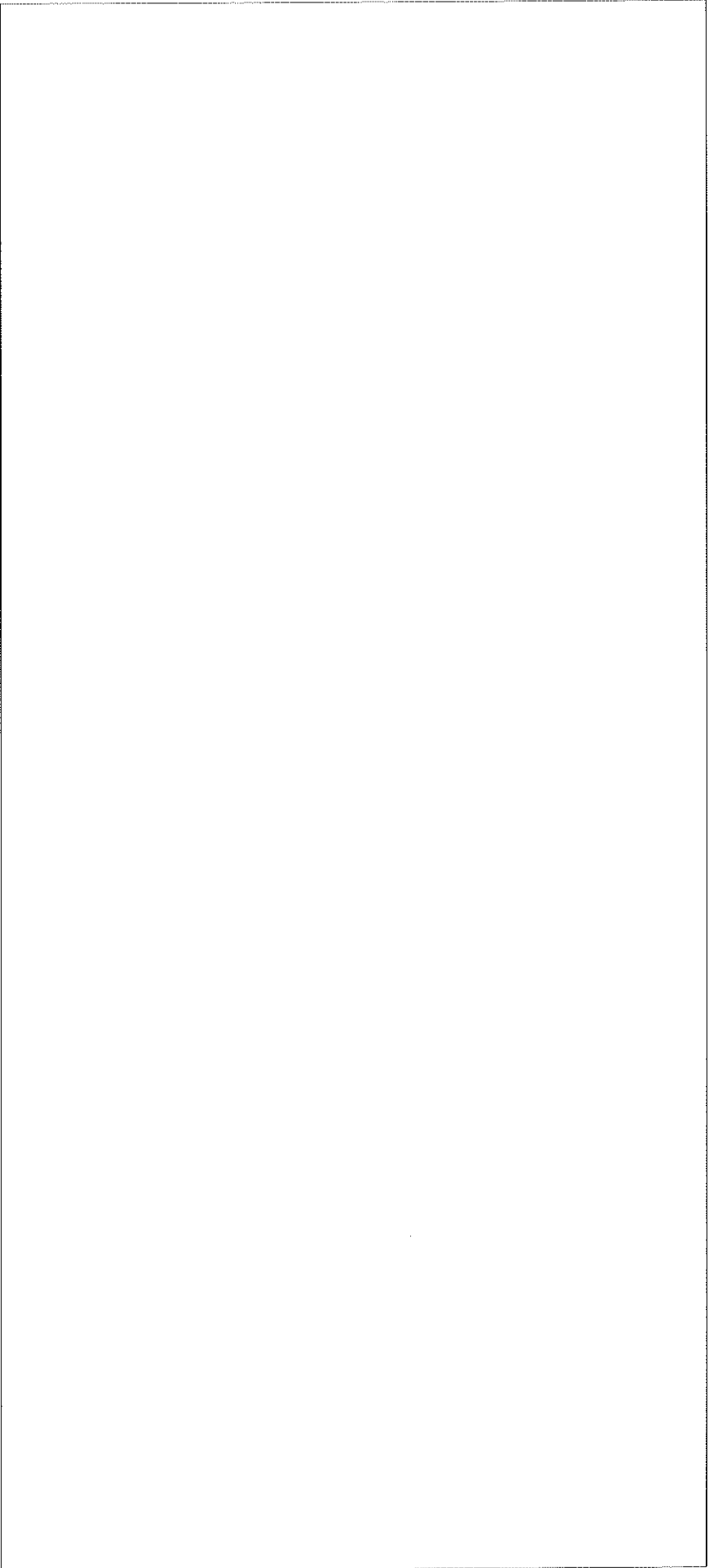
Parcel Id: 320-03-00026-400-015

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 0

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : VILLA RD Parcel Id: 320-03-00026-400-015 LUC: 400-COMMERCIAL VACANT LAND Card: 1 of 0 Tax Year: 2025 Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
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Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
Apartment Detail - Building 1 of 0								
Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value NBHD Fact Value per SF								

Building Cost Detail - Building 1 of 0

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
Building Cost Detail - Building 1 of 0								
Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value NBHD Fact Value per SF								

Notes - Building 1 of 0

Income Summary (Includes all Building on Parcel)								
Total Gross Rent Area								
Total Gross Building Area								

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Map ID: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE H

Card: 1 of 2

Tax Year: 2025

Printed: 03/3/26

CURRENT OWNER	GENERAL INFORMATION
1500 VILLA ROAD LLC	Routing No. 0025-04 003-00 Class C-Commercial Living Units 120 Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes

Note Codes:



3200300026400016 12/10/2023

Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	121968	16,130	4-Shape Or S10-Location	-40	1,180,410
9-Right Of Way AC	0	.1800			
Total Acres: 16.31					Legal Acres: 0

Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 413,140	1,180,410	1,180,410	0	0	
Building 6,328,020	18,080,060	18,080,060	0	0	
Total 6,741,160	19,260,470	19,260,470	0	0	
Value Flag 1-COST APPROACH Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
05/20/25	STP	10-Adv	3-Other
12/18/17	KAR	1-Entrance (Inspection)	4-Employee
07/28/16	JPH	2-Information At Door	3-Other
03/31/15	MDT	2-Information At Door	3-Other
04/09/14	JPH	5-Occupant Not Home	3-Other

Permit Information			
Date Issued	Number	Price	Note
10/28/13	13-0859S		COM ADDN
06/03/09	09-0570		COM ALTER
Status			
			Closed Permit
			Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
06/01/22		2-Land & Building	MI-Multiple Parcel Sale - Invalid
07/08/03			
Deed Reference 320/4188			
Deed Type		Deed	Grantor
		QC-Quit Claim Deed	MERCY HEALTH SYSTEM WESTERN OHIO OAKWOOD VILLAGE OF ST JOHNS

Property Factors	
Topo: 1-Level	Utilities: 1-All Public
Street/Road: 1-Paved	Traffic: 1-Light
Location: 6-Nbhd Or Spot	Spot Loc:

Legal Description	
Parcel TieBack:	Addl.TieBack:
Range - Township - Section: - -	
Legal Descriptions: P T S E Q R (10)	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

Parcel Id: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 1 of 2

Tax Year: 2025

Printed: 03/31/26

Building Information

Year Built/Eff Year 1986 /
 Building # 1
 Structure Type 316-Nursing Home
 Identical Units 1
 Total Units 120
 Grade B-
 # Covered Parking
 # Uncovered Parking
 DBA OAKWOOD
 VILLAGE

Building Other Features

Line Type	Meas1	Meas2 #	Stp	IU	Line Type	Meas1	Meas2 #	Stp	IU
2 RC1-Carport	20	20	3						
2 F11-Fireplace 1 Opening				1					
2 SS1-Sprinkler Sys Wet	26,028		1	1					
3 SS1-Sprinkler Sys Wet	9,124		1	1					
4 SS1-Sprinkler Sys Wet	14,432		1	1					
5 SS1-Sprinkler Sys Wet	21,730		1	1					

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
2	01	01	26,028	716	054-Nursing Home	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	
3	01	01	9,124	257	054-Nursing Home	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	
4	01	01	14,432	758	054-Nursing Home	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	
5	01	01	21,730	20	054-Nursing Home	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
2	26,028	054-Nursing Homes	71		2,167,740
3	9,124	054-Nursing Homes	71		755,220
4	14,432	054-Nursing Homes	51		889,690
5	21,730	054-Nursing Homes	51		1,238,440

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1986			100,000	1	C	A	A		64,050
2	RS1-Frame Shed	1999			2,016	1	C	A	A		10,160
3	C11-Asph Pave	2002			2,000	1	C	A	A		1,670
4	RC1-Carport	1986	22	145	3,190	1	C	F	F		6,730

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

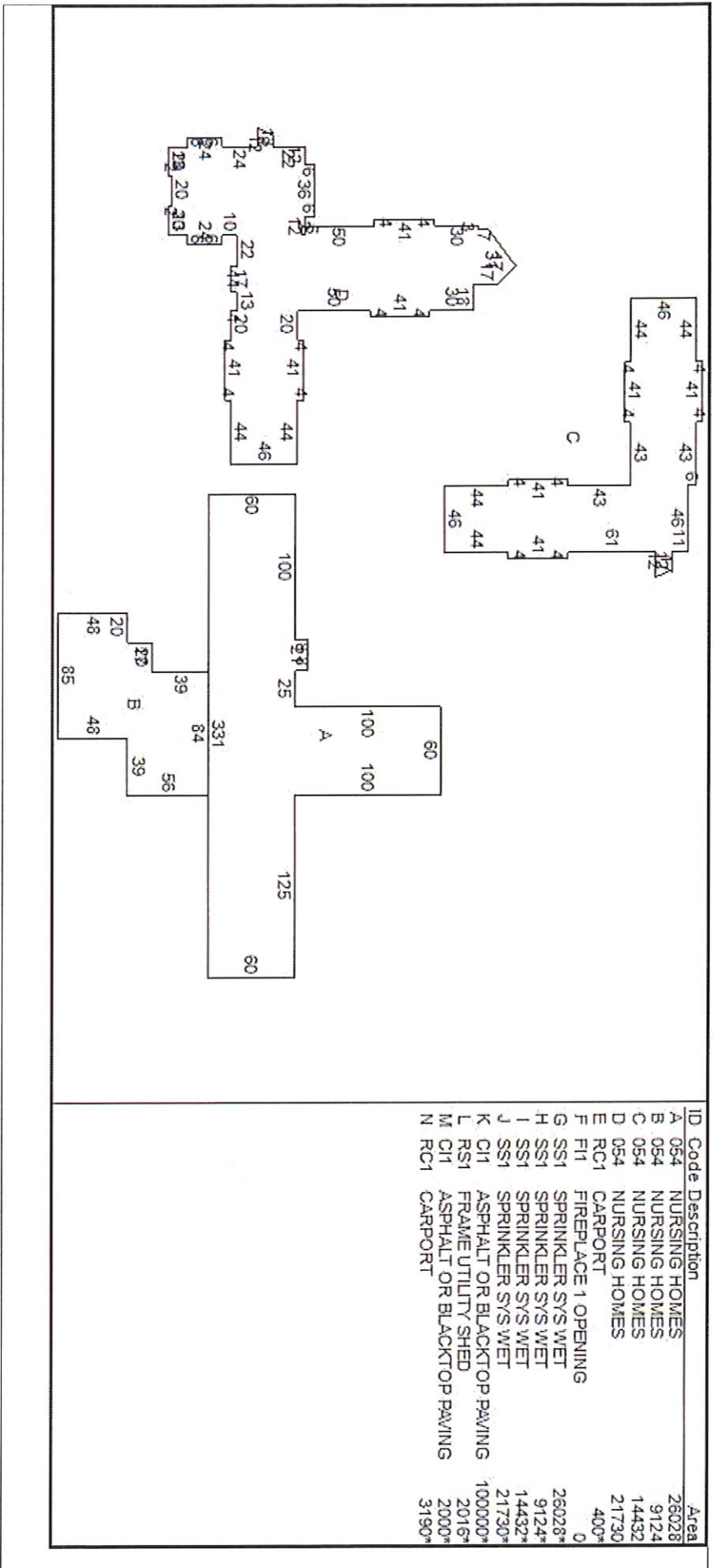
Parcel Id: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE HC

Card: 1 of 2

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



3200300026400016

06/22/2017



3200300026400016 06/22/2017



3200300026400016 06/22/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

Parcel Id: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 1 of 2

Tax Year: 2025

Printed: 03/31/26

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
00 S	000	00-None	0	111,741	0.00					0							
01 A	124	01-Apartment Unit	0	183,481				5		0							25

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
Apartment Detail - Building 1 of 2								

Building Cost Detail - Building 1 of 2									
Total Gross Building Area									71,314
Replace, Cost New Less Depr									5,051,090
Percent Complete									100
Number of Identical Units									1
Economic Condition Factor									
Final Building Value									5,051,090
NBHD Fact									1,0000
Value per SF									70.83

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	Misc Adjusted Value
02 N/C TAXABLE	
Income Summary (Includes all Building on Parcel)	
Total Net Income	0.020900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	143,054
Total Gross Building Area	254,795

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD Map ID: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 2 of 2

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
1500 VILLA ROAD LLC	Routing No. 0025-04 003-00 Class C-Commercial Living Units 120 Neighborhood 340CC5000 Alternate Id District Zoning CAUV
Field Review Flag:	



Property Notes
Note Codes:

Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	121968	16,130	4-Shape Or S10-Location	-40	1,180,410
9-Right Of Way AC	0	.1800			
Total Acres: 16.31					Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	413,140	1,180,410	1,180,410	0	0
Building	6,328,020	18,080,060	18,080,060	0	0
Total	6,741,160	19,260,470	19,260,470	0	0
Value Flag	1-COST APPROACH		Manual Override Reason	Base Date of Value	Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
05/20/25	STP	10-Adv	3-Other
12/18/17	KAR	1-Entrance (Inspection)	4-Employee
07/28/16	JPH	2-Information At Door	3-Other
03/31/15	MDT	2-Information At Door	3-Other
04/09/14	JPH	5-Occupant Not Home	3-Other

Date Issued	Number	Price	Permit Purpose	Note	Status
10/28/13	13-0859S		COM ADDN		Closed Permit
06/03/09	09-0570		COM ALTER		Closed Permit

Transfer Date	Price Type	Validity	Sales/Ownership History	Deed Reference	Deed Type	Grantor
06/01/22	2-Land & Building					
07/08/03			MI-Multiple Parcel Sale - Invalid	320/4188	QC-Quit Claim Deed	MERCY HEALTH SYSTEM WESTERN OHIO OAKWOOD VILLAGE OF ST JOHNS

Property Factors

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

Legal Description

Parcel TieBack:
Range - Township - Section: - - -
Legal Descriptions:
PT S E QR (10)
Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

Parcel Id: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 2 of 2

Tax Year: 2025

Printed: 03/31/26

Building Information

Year Built/Eff Year 1986 /
 Building # 2
 Structure Type 316-Nursing Home
 Identical Units 1
 Total Units 1
 Grade B-
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1	EL2-Elevator Electric Pas	2,500	200	4	1	3	PR1-Porch, Open		214	3	1
1	EL2-Elevator Electric Pas	4,000	200	4	1	3	PR1-Porch, Open		39	3	1
1	SS1-Sprinkler Sys Wet	162,814	1	1	1						8
1	PR1-Porch, Open	142	1	1	12						
1	PR1-Porch, Open	214	1	1	4						
1	PR1-Porch, Open	39	1	1	4						
3	PR1-Porch, Open	142	1	1	24						

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	40,427	822	086-Support Area	9	00-None	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	
2	01	01	40,427	822	011-Apartment	9	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	
3	02	03	40,427	822	011-Apartment	9	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	
4	01	01	11,916	11,916	011-Apartment	9	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	
5	02	03	11,717	11,717	011-Apartment	9	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	
6	01	01	8,950	8,950	011-Apartment	9	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	
7	02	03	8,950	8,950	011-Apartment	9	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Normal	2-Unit	2-Normal	3	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	40,427	086-Support Area	61		1,488,640
2	40,427	011-Apartment	61		2,575,400
3	40,427	011-Apartment	61		5,173,360
4	11,916	011-Apartment	61		718,960
5	11,717	011-Apartment	61		1,389,000
6	8,950	011-Apartment	61		540,010
7	8,950	011-Apartment	61		1,060,990

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
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COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1500 VILLA RD

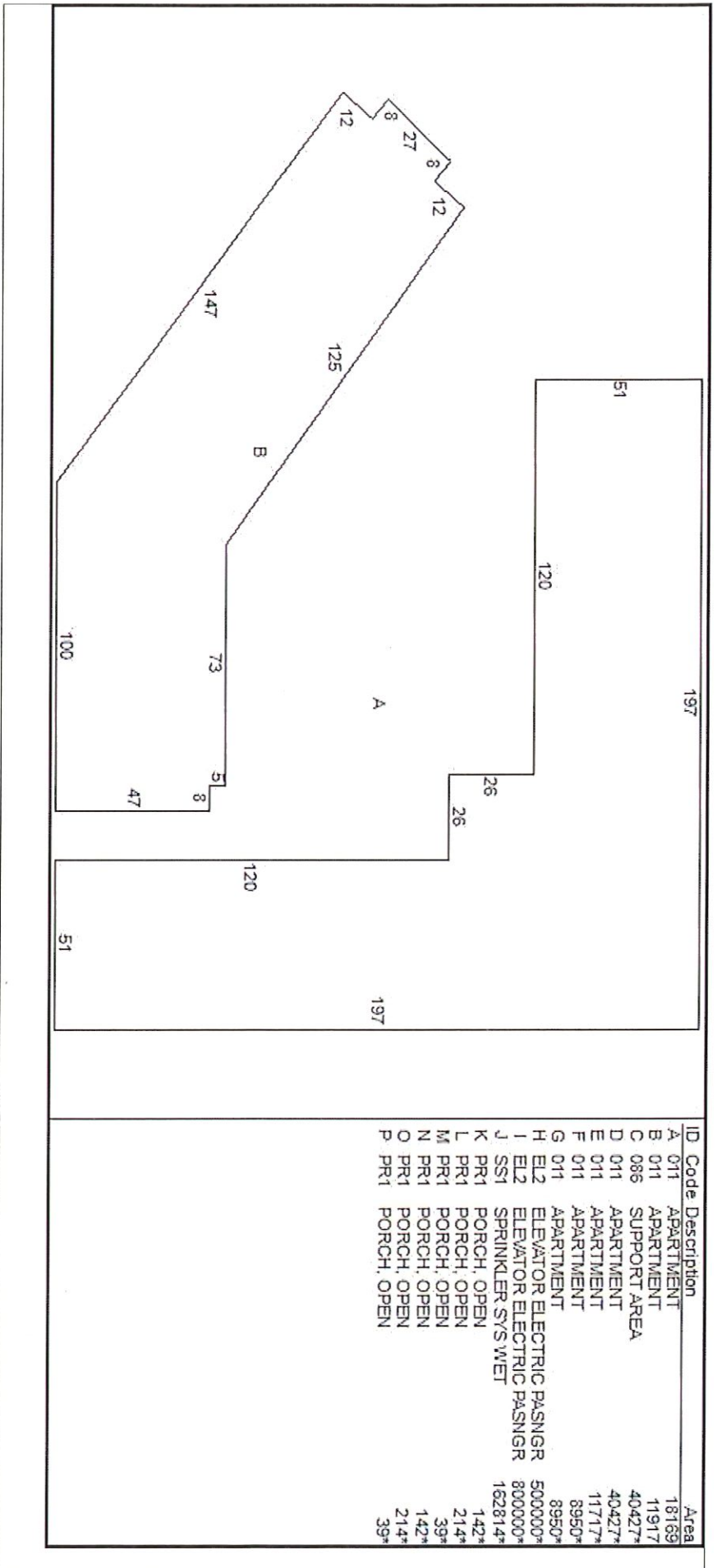
Parcel Id: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE HC

Card: 2 of 2

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



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3200300026400016 06/22/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1500 VILLA RD

Parcel Id: 320-03-00026-400-016

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 2 of 2

Tax Year: 2025

Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp Type	Mod	Description			Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj %	Expenses	Expenses	Operating
							Income				Income						Income
00	S	000	00-None	0	111,741		0.00			0							
01	A	124	01-Apartment Unit	0	183,481			5		0							25

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 2 of 2

Total Gross Building Area	183,481
Replace, Cost New Less Depr	12,946,360
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	12,946,360
NBHD Fact	1.0000
Value per SF	70.56

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	0.020900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	143,054
Total Gross Building Area	254,795

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
02 N/C TAXABLE	