

MAR 27 2026

Tax year 2025 BOR no. 2025-175
County Clark Date received 3/27/2026

DTE 1
Rev. 12/22

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.

	Name		Street address, City, State, ZIP code	
1. Owner of property	Clark County Houses, LLC		674 N Limestone St. A Springfield, OH 45503	
2. Complainant if not owner	Jeffrey Scott Dennis Jr		674 N Limestone St. A Springfield, OH 45503	
3. Complainant's agent	Jenna Brooks, Inkwell Rentals		674 N Limestone St. A Springfield, OH 45503	
4. Telephone number and email address of contact person J. Scott Dennis, 937-400-8750, Scott@inkwellpm.com				
5. Complainant's relationship to property, if not owner President of Clark County Houses				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
See attached - 20 parcels		See attached - 20 parcels		
7. Principal use of property Section 8, LIHTC, and HOME affordable housing programs single-family residential rentals				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
See Addendum A	\$5,000 each (\$100,000 Total)	\$2,169,050	\$2,069,050	
9. The requested change in value is justified for the following reasons: The properties have been operating at a loss for the previous 3 years and were acquired via a deed in lieu of foreclosure. They remain in low income housing programs including, HOME, LIHTC, and Section 8. 8 properties are currently vacant; some of which are substantially damaged.				

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/1/2025
and sale price \$ 0.00 via DIL ; 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 _____ 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.

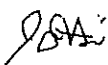
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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.

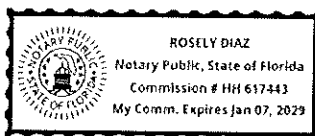
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/27/2026 Complainant or agent (printed) Jeffrey Scott Dennis Jr Title (if agent) President

Complainant or agent (signature) 

State of Florida County of Osceola
Sworn to and signed in my presence, this 27th day of March 2026
(Date) (Month) (Year)
by Jeffrey Scott Dennis Jr. who appeared by means of online notarization and produced a Florida DL as ID

Notary 
Rosely Diaz- FL Remote Online Notary
Commission No: HH 617443 Exp: 01/07/2029



This notarial act was an online notarization conducted with multi-factor authentication and audio/video recording.

J. Scott Dennis
Clark County Houses, LLC
674 N Limestone St., Ste A
Springfield, OH 45503
937-400-8750
scott@inkwellpm.com

Hillary Hamilton
Clark County Auditor
31 N Limestone St
Springfield, OH 45502

March 26, 2026

Re: Formal DTE Form 1 Complaint Against 2025 Reappraisal Values Clark County Houses, LLC – 20 Distressed, Federally Subsidized Residential Rental Parcels per ORC Section 5713.031 and Section 5715.01

Dear Auditor Hamilton,

I am filing the DTE Form 1 against the 2025 reappraisal values for the 20 parcels owned by Clark County Houses, LLC. These properties are federally subsidized residential rental properties operating under Section 8 project-based assistance, LIHTC (Low Income Housing Tax Credit Program), and HOME programs. They were acquired via deed in lieu of foreclosure in Q4 of 2025, and currently remain in distress.

As part of our exhaustive efforts to avoid a foreclosure sale through the Court of Common Pleas, Clark County, Ohio Case No. 24CV0192, and maintain affordable housing, the City of Springfield passed Ordinance No 25-253 on September 9, 2025. The ordinance partially forgave a second mortgage funded by the federally subsidized HOME program, held by the City, and extended a restrictive use covenant for affordable housing for 10 additional years. Forgiveness of this loan was financially necessary to allow us to proceed with a Deed in Lieu of foreclosure for the first mortgage in the aforementioned case.

Some current circumstances about the property:

1. As of today, the occupancy is only 60%, with 8 properties completely vacant. The management team and local contractors are working hard to repair and rent these properties.
2. Several units have sustained major damage, including a fire in one home and squatters using another home as a drug house, all requiring substantial repairs and currently uninhabitable.
3. Audited financial statements from previous ownership show a NOI loss in 2023 of (\$216,828). Note that this includes 30 total properties, 10 of which were not included in the purchase. This represents an average loss per property of (\$7,228).
4. Audited financial statements from previous ownership show a NOI loss in 2024 of (\$212,008). Note that this includes 29 total properties, 9 of which were not included in the purchase. 1 property was found to have a Deed issue with ownership, and the property was removed from operations in 2024. This represents an average loss per property of (\$7,310).
5. For 2025, complete financial statements are not available since previous ownership managed the portfolio into October of 2025. An operating statement from new ownership for November and December 2025 show a loss of \$8,612. Additional expenses, such as water and sewer bills for all 20 properties during the fourth quarter are new ownership's responsibility and were not paid until 2026.

These conditions, combined with strict federal rent and income restrictions, have produced NOI losses as shown in the financial statements, foreclosure case, city ordinance, current property conditions, and increased vacancy.

Per Section 5715.01(A)(4) of the Ohio Revised Code, Ohio law requires that these properties be valued using the income-capitalization approach based on actual operating income and expenses. Since the properties were at a loss, the income capitalization approach would produce a \$0 value. Therefore, the value is the greater of \$5,000 per single family house / parcel, or 150% of the unimproved land value.

Using publicly available sales data from the Clark County Auditors website, the following land sales / vacant lots for single family homes within the past year were found:

Address	Last Sale Date	Last Sale Price
51 -53 W SOUTHERN AVE SPRINGFIELD OH 45506	4/21/2025	\$ 1,000
526 N LIGHT ST SPRINGFIELD OH 45504	1/14/2026	\$ 2,000
19 N JACKSON ST SPRINGFIELD OH 45504	1/14/2026	\$ 2,000
45 W SOUTHERN AVE SPRINGFIELD OH 45506	4/21/2025	\$ 2,000
448 E EUCLID AVE SPRINGFIELD OH 45505	1/12/2026	\$ 2,000
220 E CASSILLY ST SPRINGFIELD OH 45503	10/14/2025	\$ 2,000
620 ELM ST SPRINGFIELD OH 45503	2/12/2026	\$ 2,300
1023 LAGONDA AVE SPRINGFIELD OH 45503	10/9/2025	\$ 3,000
1933 CLIFTON AVE SPRINGFIELD OH 45505	9/2/2025	\$ 3,000
Average		\$ 2,144

The average sale price for these comparable lots is \$2,144 with a range from \$1,000 to \$3,000. Per the ORC section, 150% of the land value of \$2,144 is \$3,216. Therefore the greater amount of \$5,000 per parcel shall be used to establish the minimum value per ORC 5715.01(A)(4)(c).

The attached documents shall assist you in demonstrating the application of this procedure and valuation.

- Addendum A: Parcel list with current appraised values, proposed land revision values, the 150% land calculation, and \$5,000 minimum per unit as per ORC 5715.01(A)(4)(c)
- Addendum B: City Ordinance No 25-253 extending affordability period by 10 years
- Addendum C: Modification to Restrictive Use Covenant
- Addendum D: 2023 and 2024 Audited financial statements from previous ownership showing NOI losses
- Addendum E: 2025 Partial Operating statement from new ownership showing NOI losses.
- Addendum F: Current Rent Roll showing 60% occupancy, 8 vacant units
- Addendum G: Recent photos showing examples of property conditions

The current appraised values do not consider the specific statutory requirements, governmental use restrictions, casualty damage, and dramatic occupancy decline for these affordable residential rental properties. **I therefore request that the values be adjusted to the statutory minimum floor of \$5,000 per parcel.**

This adjustment will allow us to reinvest tax savings directly into repairs and continued operation of these affordable units.

Sincerely,

J. Scott Dennis
 President
 Clark County Houses, LLC

Addendum A

Parcel Number	Address	2025 Appraised Land	Proposed Land Value Based on Comps	150% of Proposed Land Value	Column A - Statutory Minimum per ORC 5715.01(A)(4)	Column B - 2025 Appraised Total	Column C - Change in Value
3400600004217003	220 S YELLOW SPRINGS ST SPRINGFIELD OH 45506	\$3,400	\$2,144	\$3,216	\$5,000	\$116,670	\$111,670
3400600004217007	207 FRANKLIN ST SPRINGFIELD OH 45506	\$3,330	\$2,144	\$3,216	\$5,000	\$118,980	\$113,980
3400600004217029	440 W JEFFERSON ST SPRINGFIELD OH 45506	\$3,140	\$2,144	\$3,216	\$5,000	\$115,410	\$110,410
3400600004217030	232 S YELLOW SPRINGS ST SPRINGFIELD OH 45506	\$3,550	\$2,144	\$3,216	\$5,000	\$123,090	\$118,090
3400600004218001	302 S YELLOW SPRINGS ST SPRINGFIELD OH 45506	\$3,220	\$2,144	\$3,216	\$5,000	\$115,490	\$110,490
3400600004218002	306 S YELLOW SPRINGS ST SPRINGFIELD OH 45506	\$3,700	\$2,144	\$3,216	\$5,000	\$117,700	\$112,700
3400600004218006	328 S YELLOW SPRINGS ST SPRINGFIELD OH 45506	\$4,230	\$2,144	\$3,216	\$5,000	\$124,950	\$119,950
3400600004218008	356 YELLOW SPRINGS ST SPRINGFIELD OH 45506	\$5,360	\$2,144	\$3,216	\$5,000	\$124,700	\$119,700
3400600004219007	280 FRANKLIN ST SPRINGFIELD OH 45506	\$2,980	\$2,144	\$3,216	\$5,000	\$118,630	\$113,630
3400600004228008	523 W MULBERRY ST SPRINGFIELD OH 45506	\$3,610	\$2,144	\$3,216	\$5,000	\$119,080	\$114,080
3400600004228026	524 W PLEASANT ST SPRINGFIELD OH 45506	\$3,600	\$2,144	\$3,216	\$5,000	\$115,670	\$110,670
3400600004418033	538 W GRAND AVE SPRINGFIELD OH 45506	\$3,610	\$2,144	\$3,216	\$5,000	\$123,150	\$118,150
3400600004420014	545 W GRAND AVE SPRINGFIELD OH 45506	\$3,850	\$2,144	\$3,216	\$5,000	\$112,910	\$107,910
34007000033200003	1306 S LIMESTONE ST SPRINGFIELD OH 45505	\$4,200	\$2,144	\$3,216	\$5,000	\$124,680	\$119,680
34007000033203018	512 E ROSE ST SPRINGFIELD OH 45505	\$2,830	\$2,144	\$3,216	\$5,000	\$116,590	\$111,590
34007000033419028	2109 SUPERIOR AVE SPRINGFIELD OH 45505	\$11,340	\$2,144	\$3,216	\$5,000	\$126,430	\$121,430
34007000034133017	134 W CLARK ST SPRINGFIELD OH 45506	\$4,110	\$2,144	\$3,216	\$5,000	\$119,760	\$114,760
34007000034218006	438 S SPRING ST SPRINGFIELD OH 45505	\$4,820	\$2,144	\$3,216	\$5,000	\$46,440	\$41,440
34007000034317019	1021 S CENTER ST SPRINGFIELD OH 45506	\$5,440	\$2,144	\$3,216	\$5,000	\$44,890	\$39,890
34007000034319013	18 E GRAND AVE SPRINGFIELD OH 45506	\$3,060	\$2,144	\$3,216	\$5,000	\$43,830	\$38,830

Addendum B

AN ORDINANCE NO. 25-253

Authorizing the forgiveness of certain interest and other charges and release of the City's mortgage with City Forest of Clark County Limited Partnership ("City Forest"); and declaring an emergency therein.

...oooOOOooo...

WHEREAS, the City entered into a City Forest of Clark County Scattered Site Housing Loan Agreement (HOME Funded) pursuant to Ordinance No. 06-145 to provide \$210,000.00 in HOME funds for a scattered site, low-income, rental housing project within the City; and

WHEREAS, in connection with the Loan Agreement, the City holds a note from City Forest on which City Forest owes \$329,839.00 and the note is secured by a mortgage recorded at Volume 1772, Page 593, Official Records of Clark County, Ohio; and

WHEREAS, the properties are subject to foreclosure proceedings and the City is at risk of losing any proceeds related to the mortgage as well as the restrictive use covenant ensuring use of the properties as affordable housing; and

WHEREAS, there is a potential buyer for the properties and this Commission finds that granting partial forgiveness and accepting \$82,502.75 as payment in full, with the condition of maintaining the restrictive use covenant for an additional 10 years beyond the original duration, will assist in maintaining housing made available to low and moderate income persons in the Springfield community thereby maintaining the City's affordable housing stock; and

WHEREAS, the forgiveness of a portion of City Forest's obligation in the amount of \$247,379.25 will accomplish a proper public purpose, as described herein; and

WHEREAS, it is necessary that this Ordinance become effective immediately in order to facilitate the transfer in ownership of the properties to maintain affordable housing in the Springfield community, which creates an emergency to preserve the public peace, property, health, safety, and welfare, necessitating the immediate effectiveness of this Ordinance: NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio, at least four of its members concurring:

Section 1. That this Commission hereby adopts the findings set forth in the above recitals.

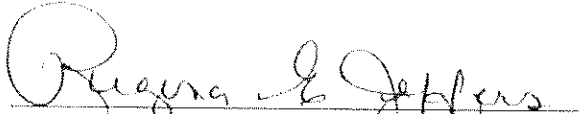
Section 2. That this Commission hereby forgives a portion of City Forest of Clark County Limited Partnership's obligation in the amount of \$247,379.25 with acceptance of \$82,502.75 as payment in full, with the condition of maintaining the restrictive use covenant for an additional 10 years beyond the original duration, and authorizes the City Manager to release the City's mortgage forthwith and to cancel the mentioned note.

Section 3. That by the reason of the emergency set forth and defined in the preamble hereto, this Ordinance shall take effect and be in force immediately.

PASSED this 9th day of September, A.D., 2025.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION

Addendum C

FILED
CLARK COUNTY AUDITOR

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246 12/11/2025 11:37 AM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$127.00
MISC OR Vol 2261 Pgs 4406 - 4418

MODIFICATION TO RESTRICTIVE USE COVENANT

This Modification to Restrictive Use Covenant (this "**Modification**") is made and entered into as of October 1, 2025 (the "**Effective Date**"), by and between Clark County Houses, LLC, an Ohio limited liability company, having an address of c/o OLSA LLC, 35 North Fourth Street, Suite 100, Columbus, Ohio 43215 ("**Grantor**"), and The City of Springfield, Ohio, a municipal corporation organized under the laws of the State of Ohio, having an address of 76 E. High St., Springfield, OH 45502 (the "**City**").

BACKGROUND INFORMATION

A. City Forest of Clark County Limited Partnership, an Ohio limited partnership ("**Original Grantor**"), and the City entered into a certain Restrictive Use Covenant dated effective April 18, 2006, recorded on April 28, 2006, as Instrument Number 200600008681 in the Clark County, Ohio Recorder's Records (the "**Restrictive Use Covenant**"), relating to imposition of certain restrictive use covenants on that certain real property described therein.

B. The Restrictive Use Covenant arises out of a HOME Funded Scattered Site Housing Loan Agreement ("**Loan Agreement**") between the City and the Original Grantor entered into on April 18, 2006 setting forth various terms and conditions underlying the Restrictive Use Covenant.

C. Immediately prior to the Effective Date, Grantor acquired fee simple title to the Property pursuant to that certain Limited Warranty Deed in Lieu of Foreclosure, recorded on November 17, 2025, as Instrument Number 202500015047 in the Clark County, Ohio Recorder's Records.

D. Grantor and the City desire to amend and otherwise modify the Restrictive Use Covenant to, among other things, extend the time period for which the covenants stated therein will run with the land comprising the Property, pursuant to the terms herein contained as to the properties described on the Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

NOW, THEREFORE, in consideration of these premises, the parties agree as follows:

1. **Background Information.** All of the above Background Information is true and correct in every respect and is incorporated herein and made a part hereof.

2. **Substitution of Grantor.** Any and all references within the Restrictive Use Covenant to "City Forest of Clark County Limited Partnership" shall be replaced with reference to "Clark County

CITY OF SPRINGFIELD
HOLD

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4407

Houses, LLC" and the City hereby expressly waives and releases any violations or defaults under the Restrictive Use Covenant and/or Loan Agreement which are in existence as of the Effective Date.

3. **Expiration of Covenants.** As of the Effective Date, the Restrictive Use Covenant is hereby amended and extended for a period of ten (10) years from the Effective Date hereof.

4. **Release as to 538 Wittenberg.** The Restrictive Use Covenant, as modified by this Modification, is hereby amended to eliminate any reference to Clark County Parcel 340-07-00034-133-045 which is more commonly known as 538 S. Wittenberg Avenue, Springfield, Ohio 45506 because the Restrictive Use Covenant against that property was released by virtue of foreclosure within Clark County Common Pleas Case No. 18-CV-0102.

5. **Assisted Units.** The terms of the Loan Agreement are hereby amended to recognize the continued existence of only Twenty (20) units within the Project, but the Parties agree that the number of Home-assisted dwellings units remains unchanged as described within Article I, Section 5 of the Loan Agreement.

6. **Authority to Choose Management Company.** The terms of the Loan Agreement are hereby amended to release Grantor of the obligation to use the services of Midwest Management Company to manage the Project and administer the program.

7. **Ratification; No Release.** Except as expressly modified by this Modification, the Restrictive Use Covenant is ratified and confirmed and remains in full force and effect in accordance with its terms. This Modification does not constitute a satisfaction, release, or discharge of the Restrictive Use Covenant, and is not a novation.

8. **Counterparts; Electronic Signatures.** This Modification may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. Signatures delivered by PDF or other electronic means shall be deemed originals for all purposes.

[signature pages follow]

FILED
CLARK COUNTY AUDITOR

DEC 11 2025

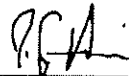
202500016246
BK 2261 PG 4408

HILLARY HAMILTON
AUDITOR

IN WITNESS WHEREOF, Grantor has executed this Modification effective as of the Effective Date.

GRANTOR:

Clark County Houses LLC, an Ohio limited liability company



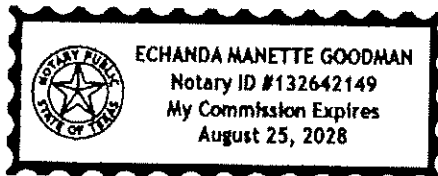
Name: Jeffrey Scott Dennis, Jr.
Title: Managing Member

STATE OF Texas,

COUNTY OF Jefferson, ss:

BE IT REMEMBERED, that before me on this ^{07/11/25} ~~3rd~~ day of ~~November~~ ^{December} 2025, appeared Jeffrey Scott Dennis, Jr., the Managing Member of Clark County Houses, LLC, an Ohio limited liability company and Grantor in the foregoing Modification, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of the company for the uses and purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above. Jeffrey Scott Dennis Jr. who produced Florida DL as identification



E'Chanda Manette Goodman
Notary Public
E'Chanda Manette Goodman
Remote Online Notary Public

This notarial act was an online notarization along with multi-factor authentication and using audio/video recording.

FILED
CLARK COUNTY AUDITOR

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4409

IN WITNESS WHEREOF, the City has executed this Modification effective as of Effective Date.

CITY:

The City of Springfield, Ohio, a municipal corporation organized under the laws of the State of Ohio


Name: Bryan Heck
Title: City Manager

STATE OF Ohio,

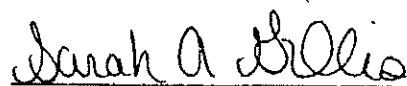
COUNTY OF Clark, ss:

BE IT REMEMBERED, that before me on this 2nd day of December ~~November~~ 2025, appeared Bryan Heck, the City Manager of The City of Springfield, Ohio, a municipal corporation organized under the laws of the State of Ohio, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of the City for the uses and purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.



SARAH A GILLIS
Notary Public
State of Ohio
My Comm. Expires
July 23, 2027


Notary Public

This instrument was prepared by:
Shaquille D. Hildreth, Attorney at Law
ONDA LaBUHN ERNSBERGER & BOGGS CO. LPA
35 North Fourth Street, Suite 100
Columbus, Ohio 43215

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4410

EXHIBIT A
Legal Description

Parcel I:

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

Being 5 feet off the West side of Lot No. 10 in Oliver Clark's Addition to said City of Springfield, recorded in Vol. 4, Page 18, Plat Records of Clark County, Ohio and 40 feet off the East end of Lots No. 8 and 9, in said Addition. Being parts of Lots No. 707, 708 and 709 in the re-numbering of lots in said City, together with the right of way over a 10 foot alley extending along the West side of the premises. Also a strip of ground immediately South of and adjoining said premises above described, beginning at a point in the South side of Lot No. 9, which is 151.56 feet East of the Southwest corner of said lot; thence E. 45 feet; thence S. 30 feet to the North line of Clark Street; thence W. parallel with the South line of Lot No. 9, 45 feet; thence N. 30 feet to the place of beginning. EXCEPTING from the above described premises a strip of ground 61 1/2 feet in length from North to South, off the North end of said premises as conveyed by Elise Kershner to Joseph Miller by deed dated April 16, 1901, and recorded in Vol. 132, Page 317, of the Deed Records of Clark County, Ohio. The premises above described are also described according to a survey made September 28, 1950, by John H. Hughes, Registered Surveyor No. 2350, as follows: Situate in the State of Ohio, County of Clark, City of Springfield. Being parts of Lots 707, 708 and 709, Oliver Clark's Addition and vacated street South. Beginning at a pipe on the North line of Clark Street, AS NOW LOCATED AND IMPROVED, 151.56 feet EAST OF THE EAST LINE OF WITTENBERG AVENUE; thence N., parallel to Wittenberg Avenue, 165.5 feet to an iron post; thence E., parallel to Clark Street, 45.0 feet to an iron post; thence S., parallel to Wittenberg Avenue, 166.5 feet to a cut in a concrete walk; thence W., along the North line of Clark Street, as now located and improved 45.0 feet to the place of beginning.

For informational purposes only:
PPN: 3400700034133017
Address: 134 W. Clark

Parcel II:

Situate in the City of Springfield, County of Clark and in the State of Ohio and bounded and described as follows:

Being part of Lot No. 4404 as the same is numbered and designated in S. H. Gard's Addition to said City as recorded in Volume 5, Page 20 of the plat records of said County, commencing at the Southwest corner of said lot; thence running North along with West line of said lot, and the East line of an alley 100 feet; thence East parallel with the South line of said lot to the East line of said lot; thence South with the East line of said lot 100 feet to the South line of said lot; thence West with the South line of said lot to the place of beginning.

For informational purposes only:
PPN: 3400700034319013
Address: 18 E. Grand

Parcel III:

Situate in the City of Springfield, County of Clark and in the State of Ohio: Being Lots No. 225 and 226 Lansdowne Addition.

61326309.1

FILED
CLARK COUNTY AUDITOR

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4411

For informational purposes only:
PPN: 3400700033419028
Address: 2109 Superior

Parcel IV:

Situate in the City of Springfield, County of Clark and in the State of Ohio and described as follows:
Being Lot Number Six Thousand Five Hundred Fifty-Five (6555), Silas H. Gard's Addition to the City
of Springfield, as recorded in Plat Book 6, Page 14 of the plat records of Clark County, Ohio.

For informational purposes only:
PPN: 3400700034317019
Address: 1021 S. Center

Parcel V:

Situate in the County of Clark, State of Ohio and City of Springfield and being Lot Number 3204 as
the same is numbered and designated on the plat of George Hils Addition to the City of Springfield,
Ohio, a plat of which is recorded in Volume 1, Page 283 and now known as Plat Book 4, Page 98 of
the plat records of Clark County, Ohio.

For informational purposes only:
PPN: 3400600004418033
Address: 538 W. Grand

Parcel VI:

Situate in the State of Ohio, County of Clark, and within the corporate limits of the City of
Springfield and being part of Section 4, Town 4, Range 9, Between the Miami Rivers Survey and
being described as follows:

Commence at the intersection of the north line of Jefferson Street (49.5 foot right-of-way) with the
west line of Franklin Street (49.5 foot right-of-way); thence measure with the west line of said
Franklin Street, North 1 degrees 17 minutes 04 seconds East, 161.87 feet; thence measure South 89
degrees 59 minutes 00 seconds East, 16.16 feet to a railroad spike (set) at the TRUE POINT OF
BEGINNING herein;

thence with the north line of premises described in deed to Gregory Wayne Robinette, recorded
Book 68 Page 383 of the Official Records of Clark County, Ohio, North 89 degrees 59 minutes 00
seconds West, 82.00 feet to a 5/8" re-bar with plastic cap (set); thence, North 00 degrees 22 minutes
08 seconds East, 50.00 feet to a 5/8" re-bar with plastic cap (set); thence with the south line of a
16.5 foot wide alley, South 89 degrees 59 minutes 00 seconds East, 82.00 feet, passing on line a 5/8"
re-bar with plastic cap (set) at 78.00 feet; thence with the west line of a 16.5 foot wide alley, South
0 degrees 22 minutes 08 seconds West, 50.00 feet to the point of beginning and containing 0.094
acre.

The above description is based on an actual field survey dated February 8, 2005 by Terry A. Hoppes,
P. S. 6352. Basis of bearings is North 88 degrees 52 minutes 03 seconds East on the north line of
Jefferson Street.

For informational purposes only:
PPN: 3400600004217029
Address: 440 W. Jefferson

61326309 1

FILED
CLARK COUNTY AUDITOR

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4412

Parcel VII:

Situate in the County of Clark, State of Ohio and City of Springfield, and bounded and described as follows:

Being part of Lot No. Six Thousand Eight Hundred Fifty-Five (6855) as the same is numbered and designated on the recorded plat of William H. Houck's Addition to said City, beginning at a stone in the southwest corner of Lot No. 6854, being the northwest corner of Lot No. 6855; thence south along the west line of Lot No. 6855, 45 feet to a stone; thence east on a line parallel with the south line of said Lot No. 6855, 150 feet to a stone in the east line of said lot; thence north along the east line 45 feet to a stone in the northeast corner of said lot; thence west along the north line of said Lot No. 6855, 150 feet to the place of beginning; fronting 45 feet on the east side of South Limestone Street and running thence east 150 feet to an alley in the rear.

For informational purposes only:
PPN: 3400700033200003
Address: 1306 S. Limestone

Parcel VIII:

Situate in the City of Springfield, County of Clark, State of Ohio:

Being part of Section 4, Township 4, Range 9, between the Miami Rivers Survey.

Beginning at a point in the center line of Yellow Springs Street, said point being North 17 deg. 30' East, 277 feet from the intersection of the center line of Yellow Springs Street with the center line of West Mulberry Street; thence due East 187.1 feet to a metal pin; thence North 6 deg. 28' East along the West line of a 12' alley, 55.0 feet to a metal pin; thence due West 176.2 feet to the center line of Yellow Springs Street; thence along the center line of Yellow Springs Street, South 17 deg. 30' West 57.75 feet to the place of beginning.

For informational purposes only:
PPN: 3400600004218006
Address: 328 S. Yellow Springs

Parcel IX:

Situate in the County of Clark, State of Ohio and City of Springfield; Being Lot No. 3205 as the same is numbered and designated in George Hil's Addition to the City of Springfield.

For informational purposes only:
PPN: 3400600004420014
Address: 545 W. Grand

Parcel X:

Situated in the City of Springfield, County of Clark, and State of Ohio, Section 33, Town 5, Range 9, M. R. S., and beginning at a point in the north line of Rose Street 104 feet east of the intersection of the north line of Rose Street with the east line of Clay Street; thence N. Parallel with the east line of Clay Street, 125 feet to a 14 foot alley; thence E. with the south line of said alley 33 feet; thence S. Parallel

61326309.1

DEC 11 2025



202500016246
BK 2261 PG 4413

HILLARY HAMILTON
AUDITOR

with the east line of Clay Street, 125 feet to the north line of Rose Street; thence W. with the north line of Rose Street, 33 feet to the place of beginning.

For Informational Purposes Only:
PPN: 3400700033203018
Address: 512 E. Rose

Parcel XI:

Situate in the County of Clark, State of Ohio and City of Springfield and bounded and described as follows:

Being part of Lot No. Seven Hundred Twenty-three (723) as the same is numbered and designated on a plat of lots laid out by Berkley Gillett, which plat is recorded in Volume 4, Page 19, Plat Records of said City.

Beginning at the northeast corner of Springs and Pleasant Streets, thence north with the east line of Springs Street as the same is now improved, 60 feet to a mark cut in the cement sidewalk; thence east parallel to the north line of Pleasant Street 78.35 feet to a spike; thence south 60 feet to a mark cut in the sidewalk on the north side of Pleasant Street; thence west with said street 78.35 feet to the place of beginning.

For Informational Purposes Only:
PPN: 3400700034218006
Address: 438 S. Spring

Parcel XII:

Situate in the County of Clark, State of Ohio and in the City of Springfield: Being Lot Numbered Eighteen Hundred and Fourteen (1814) as the same is numbered and designated on William Milhollin's Plat of lots laid out in an addition to the City of Springfield, Ohio, which plat is recorded in Volume 4, Page 61 fka Volume 1, Page 138, of the plat records of said County.

For Informational Purposes Only:
PPN: 3400600004218002
Address: 306 S. Yellow Springs

Parcel XIII:

Situate in the County of Clark, State of Ohio and in the City of Springfield: Being part of the Northwest Quarter of Section 4, Township 4, Range 9, M. R. S. and beginning at an iron pin in the north line of West Pleasant Street, said pin being at the west line of a 16.5 foot alley and 259.5 feet east from the east line of Yellow Springs Street; thence with the westerly line of said alley, N. 15 deg. 20' E. 130 feet to an iron pin at the southeast corner of the land conveyed to the Church of the Nazarene, as recorded in Volume 247, Page 480, Deed Records of Clark County, Ohio; thence west with their south line and parallel with the north marginal line of West Pleasant Street 40.33 feet to an iron pin; thence S. 15 deg. 40' W. 130.20 feet to a cross cut in the concrete sidewalk in the north marginal line of West Pleasant Street; thence east with the north line of said street 40.9 feet to the place of beginning.

For Informational Purposes Only:
PPN: 3400600004228026
Address: 524 W. Pleasant

61326309.1

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4414

Parcel XIV:

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

Beginning at a point in the south line of West Mulberry Street, 166.5 feet east of the east line of South Yellow Springs Street, said point being the intersection of the south line of West Mulberry Street with the east line of a 14 foot alley, thence east with the said south line of West Mulberry Street 89 feet to the west line of a 16.5 foot alley; thence south with the west line of said 16.5 foot alley 130 feet to the north line of Nora Metzger's property; thence westwardly with said north line of Nora Metzger's property 44 feet; thence south parallel with the west line of said 16.5 foot alley 6.3 feet; thence in a northwesterly direction 43.2 feet to a point in the east line of said 14 foot alley 121.7 feet south of the south line of West Mulberry Street; thence northwardly with the east line of said 14 foot alley 121.7 feet to the place of beginning.

Less and except the following described property:

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

Beginning at a point in the south line of West Mulberry Street, 211.5 feet east of the east line of South Yellow Springs Street; thence east with the said south line of West Mulberry Street 44 feet to the west line of a 16.5 foot alley; thence south with the west line of said 16.5 foot alley 130 feet to the north line of Nora Metzger's property; thence westwardly with the said north line of Nora Metzger's property 40.33 feet; thence in a northeasterly direction to the point of beginning.

For Informational Purposes Only:
PPN: 3400600004228008
Address: 523 W. Mulberry

Parcel XV:

Situated in the County of Clark, State of Ohio and within the corporate limits of the City of Springfield, and being part of Section 4, Town 4, Range 9 Between the Miami Rivers Survey, and herein described as follows:

Commence at the intersection of the east line of South Yellow Springs Street (60 foot right of way), with the north line of Jefferson Street (49.5 foot right-of-way); thence measure with the east line of said South Yellow Springs Street, North 16 degrees 12 minutes 49 seconds East, 99.96 feet; thence continue measuring with the east line of said South Yellow Springs Street, North 19 degrees, 50 minutes, 19 seconds East, 69.76 feet to the TRUE POINT OF BEGINNING herein;

Thence with the east line of South Yellow Springs Street, North 19 degrees 50 minutes 19 seconds East, 53.15; Thence with the south line of a 16.5 foot alley, South 89 degrees 59 minutes 00 seconds East 82.25 feet to a 5/8" re-bar with plastic cap (set); passing on a line a 5/8" re-bar with plastic cap (set) as 3.0 feet; Thence South 00 degrees 22 minutes 08 seconds West, 50.00 feet to a 5/8" re-bar with plastic cap (set); Thence with the north line of premises described in deed to Gregory Wayne Robinette, recorded in Book 68, Page 383 of the Official Records of Clark County, Ohio and with the north line of premises described in deed to William Hufford, Trustee, recorded in Volume 1577, Page 2683 of the Official Records of Clark County, Ohio North 89 degrees 59 minutes 00 seconds West, passing on a line a 5/8" re-bar with plastic cap (set) at 96.96 feet, in all, 99.96 feet to the point of beginning and containing 0.105 acres.

61326309 1

DEC 11 2025



202500016246
BK 2261 PG 4415

HILLARY HAMILTON
AUDITOR

Being a part of the premises described in deed to the City of Forest Clark County Limited Partnership, recorded in Volume 1701, Page 1643 of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated February 8, 2005 by Terry A. Hoppes, P.S. 6352. Basis of Bearings is North 88 degrees 52 minutes 03 seconds East on the north line of Jefferson Street.

For Informational Purposes Only:
PPN: 3400600004217003
Address: 220 S. Yellow Springs

Parcel XVI:

Situate in the State of Ohio, County of Clark, and within the corporate limits of the City of Springfield and being part of Section 4, Town 4, Range 9, Between the Miami Rivers Survey, and being described as follows:

Beginning on the east line of South Yellow Springs Street (60 foot right-of-way), North 16 degrees 12 minutes 49 seconds East, 52.34 feet from the intersection of east line of said South Yellow Springs Street with the north line of Jefferson Street (49.5 foot right-of-way); thence with the east line of said South Yellow Springs Street, North 16 degrees 12 minutes 49 seconds East, 47.62 feet; thence continuing with east line of said South Yellow Springs Street, North 19 degrees 50 minutes 19 seconds East, 4.82 feet; thence with the south line premises described in deed to William Hufford, Trustee, recorded Volume 1577 Page 2683 of the Official Records of Clark County, Ohio, North 88 Degrees 52 minutes 03 seconds East, 94.12 feet a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 3.00 feet; thence, South 01 degrees 17 minutes 04 seconds West, 50.00 feet to a 5/8" re-bar with plastic cap (set); thence with the north line of premises described in deeds to Samuel J. Schiessler and Paul E. Deady, recorded Book 1109 Page 111 of the Official Records of Clark County, Ohio and with the north line with premises described in deed to Nicole R. Johnson, recorded Volume 1571 page 204 of the Official Records of Clark County, Ohio, South 88 degrees 52 minutes 03 seconds West, passing on line a 5/8" re-bar with plastic cap (set) at 104.94 feet, in all, 107.94 feet to the point of beginning and containing 0.116 acres.

The above description is based on an actual field survey dated February 8, 2005 by Terry A. Hoppes, P. S. 6352. Basis of Bearings is North 88 degrees 52 minutes 03 seconds East on the north line of Jefferson Street.

For Informational Purposes Only:
PPN: 3400600004217030
Address: 232 S. Yellow Springs

Parcel XVII:

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

Beginning at the southwest corner of a piece of ground conveyed by Josiah F. Spencer and wife to John M. Deardorff by deed recorded in Vol. 48, Page 155, Deed Records, Clark County, Ohio, and which place of beginning is in the east line of Yellow Springs Street; thence from said corner running along the south line of said Deardorff's land east to a thirty-three foot street (Franklin Street); thence along the West side of said street south fifty feet; thence west on a line parallel with the south line of said Deardorff's land to the east line of Yellow Springs Street; thence along the east line of said street northeastwardly to the place of beginning.

61326309.1

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4416

Less and except the following described property:

Situate in the State of Ohio, County of Clark, and within the corporate limits of the City of Springfield and being part of Section 4, Town 4, Range 9, Between the Miami Rivers Survey, and being described as follows:

Beginning on the east line of South Yellow Springs Street (60 foot right-of-way), North 16 degrees 12 minutes 49 seconds East, 52.34 feet from the intersection of east line of said South Yellow Springs Street with the north line of Jefferson Street (49.5 foot right-of-way); thence with the east line of said South Yellow Springs Street, North 16 degrees 12 minutes 49 seconds East, 47.62 feet; thence continuing with east line of said South Yellow Springs Street, North 19 degrees 50 minutes 19 seconds East, 4.82 feet; thence with the south line premises described in deed to William Hufford, Trustee, recorded Volume 1577 Page 2683 of the Official Records of Clark County, Ohio, North 88 degrees 52 minutes 03 seconds East, 94.12 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 3.00 feet; thence, South 01 degrees 17 minutes 04 seconds West, 50.00 feet to a 5/8" re-bar with plastic cap (set); thence with the north line of premises described in deeds to Samuel J. Schiessler and Paul E. Deady, recorded Book 1109 Page 111 of the Official Records of Clark County, Ohio and with the north line with premises described in deed to Nicole R. Johnson, recorded Volume 1571 Page 204 of the Official Records of Clark County, Ohio, South 88 degrees 52 Minutes 03 seconds West, passing on line a 5/8" re-bar with plastic cap (set) at 104.94 feet, in all, 107.94 feet to the point of beginning and containing 0.116 acres.

The above description is based on an actual field survey dated February 8, 2005 by Terry A. Hoppes, P. S. 6352. Basis of bearings is North 88 degrees 52 minutes 02 seconds East on the north line of Jefferson Street.

For Informational Purposes Only:
PPN: 3400600004217007
Address: 207 Franklin

Parcel XVIII:

Situated in the County of Clark, State of Ohio and in the City of Springfield and described as follows: Being Lot No. 1813 as the same is numbered and designated on the plat of lots laid out in addition to said City by William Milhollin.

For Informational Purposes Only:
PPN: 3400600004218001
Address: 302 S. Yellow Springs

Parcel XIX:

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

Being part of the northeast quarter of Section 4, Town 4, Range 9, M. R. S.

Beginning on the east line of Yellow Springs Street at a point where the north line of a ten foot alley, as laid out and designated on a plat of John Grube's addition to the City of Springfield, Ohio, intersecting the East line of Yellow Springs Street, said alley running east and west and being on the north side of the plat of lots above referred to; running thence with the north line of said alley, east one hundred seventy nine (179) feet, more or less, to a private alley, sixteen (16) feet wide; thence N. with line of said alley to the north line of said Grube's lot; thence W. with the north line of said Grube's lot to the east line of Yellow Springs Street; thence along the east line of Yellow Springs Street

613263091

FILED
CLARK COUNTY AUDITOR

DEC 11 2025

HILLARY HAMILTON
AUDITOR



202500016246
BK 2261 PG 4417

in a southerly direction seventy one and one third (71 1/3) feet, more or less, to the place of beginning.

For Informational Purposes Only:
PPN: 3400600004218008
Address: 356 Yellow Springs

Parcel XX:

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

Beginning at a point on the east line of Franklin Street, 229.70 feet from the intersection of Franklin Street and Jefferson Street; thence south with the east line of Franklin Street 39.85 feet; thence eastwardly 101 feet and 3 inches to the west line of a 9 foot alley; thence north with the west line of said alley 39.85 feet; thence westwardly 100 feet and 9 inches to the place of beginning.

For Informational Purposes Only:
PPN: 3400600004219007
Address: 280 Franklin

61326309 1

DEC 11 2025

HILLARY HAMILTON
AUDITOR

202500016246
BK 2261 PG 4418

AUTHENTICATOR CERTIFICATE

I certify and warrant that the foregoing and annexed paper document being presented for record, to which this certification is attached, represents a true, exact, complete, and unaltered copy of the original electronic document. The county offices of the auditor, treasurer, recorder, and others necessary to effectuate the transfer and recording of the instrument shall be entitled to rely on such certification and warranty for all purposes.

Jill N. Allen [signature of authenticator]

Jill N. Allen [printed name of authenticator]

76 E High St [street address of authenticator]

Springfield, Ohio 45502 [city, state, zip code of - authenticator]

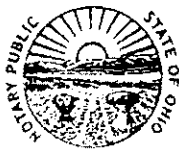
937-324-7351 [telephone number of - authenticator]

State of Ohio)

):ss

County of Clark)

The foregoing authenticator certificate was subscribed and sworn to in my presence by Jill N. Allen [printed name of authenticator] on this 10th day of December 2025



SARAH A GILLIS
Notary Public
State of Ohio
My Comm. Expires
July 23, 2027

Sarah A Gillis
Notary Public

Addendum D

**CITY FOREST OF CLARK COUNTY
LIMITED PARTNERSHIP
RHS PROJECT NUMBER: 41-12-676710571-01-4**

Annual Financial Statements and Auditors' Report

With Required Rural Development Supplemental Information

December 31, 2024 and 2023



Blystone & Bailey

Certified Public Accountants

Mt Pleasant Midland Canadian Lakes Gaylord
www.blystonebailey.com

CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITORS' REPORT	1-2
FINANCIAL STATEMENTS	
Balance Sheets	3-4
Statements of Income	5
Statements of Changes in Partners' Equity	6
Statements of Cash Flows	7
Notes to Financial Statements	8-14
RURAL DEVELOPMENT REQUIRED SUPPLEMENTAL INFORMATION	
Supporting Documentation to RD Forms 3560-10 and 3560-7	15-16
Detail of Expenses	17-18
Schedules of Escrow Activity	19
Multiple Family Housing Borrower Balance Sheet – Form RD 3560-10	20-21
Multiple Family Housing Project Budget – Form RD 3560-7	22-26
Supporting Documentation to RD Forms 3560-10 and 3560-7	27
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	28-29
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR RD PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE AUDIT GUIDE FOR AUDITS OF RD PROGRAMS	30-32
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	33-34
PARTNERS' CERTIFICATION	35



Blystone & Bailey

Jill Bourland, CPA
Paul G. Truman, CPA
Glen D. Blystone, CPA
Thomas J. Bailey, CPA

Certified Public Accountants

619 S Mission Street
Mt. Pleasant, MI 48858
(989) 772-4673 | Fax (989) 772-6371
Mt Pleasant | Midland | Canadian Lakes | Gaylord
www.blystonebailey.com

Bart N. Blystone, CPA
Jonathon T. Crowley, CPA
Leah M. Rau, CPA
Nathan J. Haines, CPA

INDEPENDENT AUDITORS' REPORT

To the General and Limited Partners of
City Forest of Clark County Limited Partnership
Springfield, Ohio

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of City Forest of Clark County Limited Partnership RHS Project No. 41-12-676710571-01-4, which comprise the balance sheets as of December 31, 2024 and 2023, and the related statements of income, changes in partners' equity and cash flows for the years then ended and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position, of City Forest of Clark County Limited Partnership as of December 31, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial statement audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City Forest of Clark County Limited Partnership and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City Forest of Clark County Limited Partnership's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will

always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City Forest of Clark County Limited Partnership's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City Forest of Clark County Limited Partnership's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 15 through 19 is presented for the purpose of additional analysis as required by *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of Inspector General and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2025, on our consideration of City Forest of Clark County Limited Partnership's internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of City Forest of Clark County Limited Partnership's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City Forest of Clark County Limited Partnership's internal control over financial reporting and compliance.

Blystone & Bailey, CPAs, PC
Blystone & Bailey, CPAs, PC

Mt. Pleasant, MI
March 29, 2025

CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2024 AND 2023

ASSETS

	<u>2024</u>	<u>2023</u>
Current assets:		
Cash - operating	\$ 32,046	\$ 2,611
Partnership	15	15
Operating reserve	76	151
Total cash	32,137	2,777
Accounts receivable		
Resident rent	19,239	22,696
Rent supplement	3,235	3,145
Subsidy	3,236	1,234
Resident other	1,984	2,051
	27,694	29,126
Less: allowance for credit losses	(9,476)	(7,242)
Total accounts receivable	18,218	21,884
Prepaid expenses - operating	5,765	0
Total current assets	56,120	24,661
Deposits held in trust - funded:		
Security deposit	9,706	12,196
Restricted deposits and funded reserves:		
Tax and insurance	3,884	86
Replacement reserve	45,994	35,416
Total restricted deposits and funded reserves	49,878	35,502
Investment in rental property:		
Land	25,500	25,500
Buildings	4,839,425	4,953,421
Furniture, fixtures and equipment	76,005	76,005
Site improvements	40,206	40,206
	4,981,136	5,095,132
Less: accumulated depreciation	(3,286,402)	(3,186,211)
Net investment in rental property	1,694,734	1,908,921
Total assets	\$ 1,810,438	\$ 1,981,280

See auditors' report and notes to the financial statements.

CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
BALANCE SHEETS
DECEMBER 31, 2024 AND 2023

LIABILITIES

	<u>2024</u>	<u>2023</u>
Current liabilities:		
Accounts payable	\$ 567	\$ 24,399
Accrued liabilities		
Accrued payroll	1,547	1,855
Accrued utilities	1,439	4,814
Accrued insurance premiums	0	2,539
Accrued interest	64,911	7,141
Accrued property taxes	11,312	12,629
Total accrued liabilities	<u>79,209</u>	<u>28,978</u>
Unearned rental income	485	1,938
Current portion mortgage payables	<u>375,578</u>	<u>391,366</u>
Total current liabilities	<u>455,839</u>	<u>446,681</u>
Deposit liabilities:		
Tenant security deposits	<u>9,706</u>	<u>12,196</u>
Long-term liabilities:		
Owner advances	432,096	411,683
Deferred interest payable - HOME loan	282,456	259,453
RD mortgage payable, less current portion	889,534	899,152
Less: unamortized debt issuance costs	(8,925)	(9,625)
HOME loan	<u>210,000</u>	<u>210,000</u>
Total long-term liabilities	<u>1,805,161</u>	<u>1,770,663</u>
Total liabilities	<u>2,270,706</u>	<u>2,229,540</u>
<u>PARTNERS' EQUITY</u>		
Partners' equity (deficit)	<u>(460,268)</u>	<u>(248,260)</u>
Total liabilities and partners' equity	<u>\$ 1,810,438</u>	<u>\$ 1,981,280</u>

See auditors' report and notes to the financial statements.

CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Revenue:		
Apartments	\$ 268,788	\$ 249,048
Vacancy loss	(40,707)	(23,717)
Gain (loss) to lease	5,076	(31,918)
Concessions	(1,384)	(638)
Net rental revenue	<u>231,773</u>	<u>192,775</u>
Interest income - operating	13	13
Tenant charges	25	225
Late fees	6,482	2,400
Other income - operating	3,390	5,096
Total operating revenue	<u>241,683</u>	<u>200,509</u>
Operating expenses:		
Administrative	4,617	3,419
Marketing, leasing and renting	1,301	1,607
Salaries and wages	29,169	28,776
Employee benefits	354	367
Payroll taxes	2,533	2,557
Legal and professional fees	18,743	19,580
Credit losses	11,784	7,028
Operating and maintenance	71,174	18,598
Utilities	32,072	32,182
Real estate taxes	9,774	12,207
Insurance	11,082	13,193
Total operating expenses	<u>192,603</u>	<u>139,514</u>
Net operating income	<u>49,080</u>	<u>60,995</u>
Other income (expenses):		
Interest expense - subsidy	(37,736)	(37,736)
Interest income - subsidy	37,736	37,736
Other income - insurance proceeds	11,713	0
Debt forgiveness	47,575	0
Gain (loss) on asset disposal	(21,758)	0
Mortgage interest expense - non-subsidy	(106,825)	(77,585)
Repairs and maintenance - non-operating	(8,302)	(8,714)
Depreciation and amortization	(179,854)	(180,789)
Entity	(3,637)	(10,735)
Total other income (expenses)	<u>(261,088)</u>	<u>(277,823)</u>
Net income (loss)	<u>\$ (212,008)</u>	<u>\$ (216,828)</u>

See auditors' report and notes to the financial statements.

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
 STATEMENTS OF CHANGES IN PARTNERS' EQUITY
 FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>General Partner</u>	<u>Limited Partner</u>	<u>Total</u>
Partners' equity - December 31, 2022	\$ 174,742	\$ (206,174)	\$ (31,432)
Net income (loss)	<u>(22)</u>	<u>(216,806)</u>	<u>(216,828)</u>
Partners' equity - December 31, 2023	174,720	(422,980)	(248,260)
Net income (loss)	<u>(21)</u>	<u>(211,987)</u>	<u>(212,008)</u>
Partners' equity - December 31, 2024	<u>\$ 174,699</u>	<u>\$ (634,967)</u>	<u>\$ (460,268)</u>

See auditors' report and notes to the financial statements.

CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Cash flows from operating activities:		
Net income (loss)	\$ (212,008)	\$ (216,828)
Adjustments to reconcile net income (loss) to net cash provided by operating activities:		
Depreciation and amortization	179,854	180,789
Amortization of debt issuance costs	700	700
(Gain) loss on asset disposal	21,758	0
(Increase) decrease in accounts receivable	3,666	(4,193)
(Increase) decrease in prepaid expenses	(5,765)	1,063
Increase (decrease) in accounts payable	(23,832)	(23,160)
Increase (decrease) in accrued payroll	(308)	(20)
Increase (decrease) in accrued insurance premiums	(2,539)	2,539
Increase (decrease) in accrued utilities	(3,375)	4,047
Increase (decrease) in unearned rental income	(1,453)	(976)
Increase (decrease) in accrued mortgage interest	57,770	(79)
Increase (decrease) in accrued property taxes	(1,317)	320
Increase (decrease) in tenant security deposits payable	(2,490)	(1,034)
Total adjustments	<u>222,669</u>	<u>159,996</u>
Net cash provided (used) by operating activities	<u>10,661</u>	<u>(56,832)</u>
Cash flows from investing activities:		
Purchase of fixed assets	(8,455)	(26,475)
Net proceeds from sale of operating assets	21,030	0
Net cash provided (used) by operating activities	<u>12,575</u>	<u>(26,475)</u>
Cash flows from financing activities:		
Principal payments on mortgage payable	(25,406)	(27,133)
Increase (decrease) in owner advances	20,413	35,944
Increase in deferred interest	23,003	21,929
Net cash provided (used) by financing activities	<u>18,010</u>	<u>30,740</u>
Net increase (decrease) in cash	41,246	(52,567)
Cash at beginning of year	<u>50,475</u>	<u>103,042</u>
Cash at end of year	<u>\$ 91,721</u>	<u>\$ 50,475</u>
Supplemental disclosures of cash flow information:		
Cash paid during the year for interest	<u>\$ 82,547</u>	<u>\$ 54,379</u>
Non-cash interest expense subsidy	<u>\$ 37,736</u>	<u>\$ 37,736</u>

See auditors' report and notes to the financial statements.

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of City Forest of Clark County Limited Partnership is presented to assist in understanding the Partnership's financial statements. The financial statements and notes are representations of the Partnership's management, who is responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles in the United States of America and have been consistently applied in the preparation of the financial statements.

BASIS OF ACCOUNTING

The accompanying financial statements have been prepared on the accrual basis of accounting. Under the accrual basis of accounting, revenue is recognized when earned, rather than when received, and expenses are recognized when obligations are incurred, rather than paid.

ORGANIZATION

The Partnership, RHS Project No. 41-12-676710571-01-4 was formed on March 7, 2003 under the Michigan Uniform Limited Partnership Act for the purpose of acquiring, owning, constructing and operating certain buildings and improvements located in Clark County, Ohio, financed, in part, with proceeds of a conventional loan, Rural Development loan, and HOME loan from the State of Ohio. The Partnership consists of 30 single family units, of which all units are to serve lower income households. Lower rental charges to tenants are recovered by the Partnership through interest subsidies provided by Rural Development.

REVENUE RECOGNITION

Rent revenues are recognized when rent is due for renting apartment space to residents and at the time other charges are incurred.

ACCOUNTS RECEIVABLE

Management uses the allowance for expected credit losses method to reflect credit loss expense as required by generally accepted accounting principles. The following is a summary of the allowance for expected credit loss activity during the years ending December 31:

	2024	2023
Allowance for credit losses – beginning of year	\$7,242	\$8,401
Provision for expected losses	9,476	7,242
Write-offs charged against allowance	(7,242)	(8,401)
Recoveries collected	0	0
Allowance for credit losses – end of year	<u>\$9,476</u>	<u>\$7,242</u>

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
 NOTES TO FINANCIAL STATEMENTS
 FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

UNEARNED RENTAL INCOME

The Partnership records unearned revenue when cash payments are received in advance of the Partnership's performance, including amounts which are refundable.

ESTIMATES

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions may affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Accordingly, actual results could differ from those estimates.

INCOME TAXES

City Forest of Clark County Limited Partnership is classified as a partnership for Federal and State of Ohio income tax purposes. The financial statements affected do not include the personal assets or liabilities of the partners, including their obligation or refund right for Federal and State income taxes on their distributive shares of the Partnership's income or loss. Generally, the Partnership's tax filings remain open for three years for Federal income tax examination.

PARTNERS' ALLOCATION OF PROFIT AND LOSS AND DISRIBUTIONS

The Partnership's allocation of operating profit and loss is .01% to the General Partner and 99.99% to the Limited Partner.

The General and Limited Partners of the Partnership are as follows:

	General Partner	Limited Partner
GDC-CFCC GP, LLC	.01%	
GDC-CFCC, LLC		99.99%

Net cash flow shall be distributed or applied as follows:

1. Payment of any outstanding credit adjuster
2. Payment of any Operating Deficit Loans
3. Payment of any remaining unpaid Development Fee
4. Payment of an amount equal to \$2,500 per year to the Limited Partnership, such amount to be noncumulative
5. The remaining cash flow shall be allocated and distributed 10% to the Limited Partner and 90% to the General Partner

In accordance with the loan agreements, the maximum annual cash return to owner allowable by RD for the Partnership is \$4,211 or 8% of the required equity investment of \$52,632 and is allocated to the Partners as formulated in the partnership agreement.

Effective November 2, 2023, CF Clark, LLC assigned its .01% General Partnership interest to GDC-CFCC GP, LLC.

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

PROPERTY, EQUIPMENT AND DEPRECIATION

Property and equipment are stated at cost and are depreciated over their estimated useful lives of 5 to 27.5 years using both MACRS and the straight-line method. Major renewals and betterments are capitalized. Maintenance, repairs and minor renewals are expensed as incurred. When properties are retired or otherwise disposed of, related costs and accumulated depreciation are removed from all accounts.

REAL ESTATE TAXES

Real estate taxes are deducted in the statement of income in the year in which they become a lien on the property.

IMPAIRMENT OF LONG-LIVED ASSETS

The Partnership reviews its rental property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recovered. If the fair value is less than the carrying amount of the asset, an impairment loss is recognized for the difference. No impairment loss has been recognized during the years ended December 31, 2024 and 2023.

ADVERTISING COSTS

The Partnership expenses advertising costs as they are incurred. Advertising expense was \$1,301 and \$1,607 for December 31, 2024 and 2023, respectively.

RECLASSIFICATIONS

Certain reclassifications have been made to the prior year financial statements to conform to the classifications used in the current year.

NOTE 2 – CASH, CASH EQUIVALENTS AND RESTRICTED CASH

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the balance sheets that sum to the total of the same such amounts shown in the statement of cash flows.

	<u>2024</u>	<u>2023</u>
Cash and cash equivalents	\$32,137	\$2,777
Deposits held in trust – funded	9,706	12,196
Restricted deposits and funded reserves	<u>49,878</u>	<u>35,502</u>
Total cash, cash equivalents, and restricted cash shown in the statement of cash flows	<u>\$91,721</u>	<u>\$50,475</u>

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 2 – CASH, CASH EQUIVALENTS AND RESTRICTED CASH (CONTINUED)

The Partnership considers cash in operating bank accounts and cash on hand as cash and cash equivalents. Amounts included in restricted cash represent those required to be set aside by contractual agreement, deposits held in trust and restricted deposits and funded reserves. These amounts include the following:

SECURITY DEPOSITS

Security deposits are maintained in a checking account and are bonded by a sure deposit. The balance at December 31, 2024 and 2023 was \$9,706 and \$12,196, respectively. Liability on the security deposit account at December 31, 2024 and 2023 amounted to \$9,706 and \$12,196, respectively. Security deposits were adequately funded at December 31, 2024 and 2023.

REPLACEMENT RESERVES

In accordance with the partnership agreement, a replacement reserve is maintained for the benefit of the project. These funds are to be used for capital improvements over the life of the project not otherwise funded by gross receipts. The balance of the account at December 31, 2024 and 2023 amounted to \$45,994 and \$35,416, respectively.

TAX AND INSURANCE ESCROW

In accordance with the partnership agreement, a tax and insurance escrow is maintained for payments of property taxes and insurance.

NOTE 3 – MORTGAGE PAYABLES

Mortgage payables at December 31 consist of the following:

	<u>Current portion</u>	<u>2024</u>	<u>2023</u>
<p>Note payable – Rural Development, requires monthly installments of \$5,266 including interest of 6% per annum. As a result of a government interest credit agreement, actual monthly payments during the year were \$2,122 and the effective rate of interest was 1%. The mortgage note balloons in November 2036 and all real and personal property of the Partnership is pledged as collateral.</p>	\$9,618	\$899,152	\$908,211
<p>Note payable –McCormick 104, LLC assumed by CFCC Lender, LLC (an affiliate of the partners) in April 2024, accrues interest at prime plus 8.19% per annum. Loan is payable at time of property sale expected in 2025 (see Note 9). All real and personal property of the Partnership is pledged as collateral.</p>	365,960	365,960	382,307
<p>Note payable – Ohio HOME loan, accrues monthly interest at the applicable federal rate in effect at the loan disbursement dates. Annual payments equal to 50% of excess cash flow commencing January 1, 2008 and to continue for a 20-year period until all principal and interest has been paid in full. All real and personal property of the Partnership is pledged as collateral.</p>	0	210,000	210,000
<p>Total mortgage payables</p>	<u>\$375,578</u>	<u>\$1,475,112</u>	<u>\$1,500,518</u>

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 3 – MORTGAGE PAYABLES (CONTINUED)

The estimated annual principal and interest payments as of December 31, 2024 for the subsequent years are as follows:

	Principal	Interest (Net of Subsidy)	Total
2025	\$375,578	\$39,998	\$415,576
2026	10,211	40,586	50,797
2027	10,841	41,197	52,038
2028	11,509	41,832	53,341
2029	12,219	42,487	54,706
Thereafter	1,054,754	144,487	1,199,241
Total	<u>\$1,475,112</u>	<u>\$350,587</u>	<u>\$1,825,699</u>

INTEREST CREDIT AND RENTAL ASSISTANCE AGREEMENT

Under an agreement with RD, mortgage subsidy is provided which reduces the effective interest rate on the mortgage to approximately 1% over the life of the loan agreement. Rural Development may terminate the agreement if it determines that no subsidy is necessary or if the Partnership is determined to be in violation of the loan agreements or Rural Development rules and regulations.

DEBT ISSUANCE COST

Debt issuance costs are amortized over the respective life of the loan utilizing the straight-line method. Amortization of debt issuance costs is reported in the statements of income as interest expense.

NOTE 4 – TRANSACTIONS WITH AFFILIATES

MANAGEMENT AGREEMENT/EMPLOYEE AGREEMENT

The Partnership maintains a management agreement with KMG Prestige, Inc. whereby management, legal and personnel services were provided to the Partnership. The staff involved in the daily operations of the development were employees of KMG Prestige, Inc. and not of the Partnership.

OWNER ADVANCES

The Partnership has received a loan from each of the entities that are members of the LLC which own the General Partner interest of the Partnership. The loans will be repaid out of cash, with a priority to these loans above any other General Partner loans. The following is the amount each entity loaned the Partnership as of December 31:

	2024	2023
Midwest Capital Investments, LLC	\$0	\$47,575
Ginosko Development Company	432,096	364,108
	<u>\$432,096</u>	<u>\$411,683</u>

The Midwest Capital Investments, LLC loan was forgiven during the year ended December 31, 2024 and is included as other income on the statement of revenue for the year ended December 31, 2024.

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 5 - LITIGATION

The Partnership is, from time to time, involved in various lawsuits in the normal course of business in which most cases are landlord/tenant actions. The Partnership, acting as plaintiff, seeks to recover possession of the premises and/or rental monies owed. Management believes that the outcome of these matters will not have a material effect on the Partnership's results of operation. During 2023, the Partnership settled an appeal with the Clark County Board of Revision regarding the development's property valuations on which tax assessments are based. As a result of the Board's decision, property tax assessments have been reduced for an agreed upon period of time.

NOTE 6 - RISK MANAGEMENT

The Partnership is exposed to various risks of loss related to theft of, damage to, and destruction of assets; error and omissions; injuries to employees; liabilities; and natural disasters. These risks are covered by insurance purchased from independent third parties. Settled claims for these risks have not exceeded insurance coverage.

NOTE 7 - LOW INCOME HOUSING CREDITS / CONTINGENCY

The project consists of 30 single family units which received an allocation of low-income housing credits from the Ohio Housing Finance Agency. As of December 31, 2018, all of the credits have been utilized by the Partners. The projects low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of IRS Code Section 42. Failure to maintain compliance with occupant eligibility, and/or unit gross rent or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits, plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital of the Limited Partners.

NOTE 8 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Partnership's sole asset is City Forest of Clark County, Ohio. The Partnership's operations are concentrated in the affordable housing real estate market. In addition, the Partnership operates in a heavily regulated environment. The operations of the Partnership are subject to the administrative directives, rules and regulations of the Rural Development. Such administrative directives, rules and regulations are subject to change by an administrative change mandated by Rural Development. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with the change.

NOTE 9 - SUBSEQUENT EVENT

As of the date of this report, the Partnership is actively marketing the project with the intent to sell.

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 10 - EVENTS OCCURRING AFTER REPORTING DATE

The Partnership has evaluated events and transactions that occurred between December 31, 2024 and March 29, 2025, which is the date the financial statements were available to be issued, for possible recognition for disclosure in the financial statements.

SUPPLEMENTARY INFORMATION

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
RURAL DEVELOPMENT - SUPPORTING DOCUMENTATION TO RD FORMS 3560-10 and 3560-7
FOR YEAR ENDING DECEMBER 31, 2024**

MANAGEMENT FEE CALCULATION

The management fee is based on a fee per unit occupied by tenants during the month.

Total Qualified Units	0
Less: Vacancies	0
Total Occupied units	0
Fee per Unit (effective January, 2024)	\$69
Management Fee Expense	\$0

INSURANCE DISCLOSURE

The Partnership maintains insurance coverage as follows:

	<u>Deductible</u>	<u>Coverage</u>	
Property Coverage on Buildings	\$5,000	\$7,325,172	Per Occurrence
Comprehensive Business Liability	\$0	\$1,000,000	Per Occurrence
General Liability	\$0	\$1,000,000	Per Occurrence and
		\$2,000,000	Annual Aggregate

RETURN TO OWNER/DISTRIBUTIONS

In accordance with the loan agreement, the annual return to members during 2024 is as follows:

Maximum return to owner allowed for 2024	\$0
Budgeted return to owner	\$0
Return to owner paid during 2024	\$0
Partners	\$0

SCHEDULE OF CHANGES IN FIXED ASSETS

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Land	\$25,500	\$0	\$0	\$25,500
Buildings	4,953,421	8,455	(122,451)	4,839,425
Furniture, fixtures and equipment	76,005	0	0	76,005
Site improvements	40,206	0	0	40,206
Total fixed assets	\$5,095,132	\$8,455	\$(122,451)	\$4,981,136
Accumulated Depreciation	\$(3,186,211)	\$(179,854)	\$79,663	\$(3,286,402)

Fixed asset additions for the year ended December 31, 2024

Building Improvements

Furnace	1/1/2024	\$8,455
---------	----------	---------

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
RURAL DEVELOPMENT - SUPPORTING DOCUMENTATION TO RD FORMS 3560-10 and 3560-7
FOR YEAR ENDING DECEMBER 31, 2024**

Fixed asset additions for the year ended December 31, 2023

Building Improvements

2 furnaces	1/1/23	\$17,650
Furnace	3/21/23	8,825

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
 DETAIL OF EXPENSES
 FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	<u>2023</u>
Administrative:		
Office supplies and expense	\$ 419	\$ 900
Travel and education	1,906	419
Telephone	344	333
Dues and subscriptions	1,107	836
Bank charges	841	729
Miscellaneous	<u>0</u>	<u>202</u>
Total administrative	<u>\$ 4,617</u>	<u>\$ 3,419</u>
Marketing, leasing, and renting:		
Advertising	<u>\$ 1,301</u>	<u>\$ 1,607</u>
Salaries and wages:		
Administrative	\$ 1,815	\$ 1,980
Maintenance	<u>27,354</u>	<u>26,796</u>
Total salaries and wages	<u>\$ 29,169</u>	<u>\$ 28,776</u>
Employee benefits:		
Worker's compensation	<u>\$ 354</u>	<u>\$ 367</u>
Operating and maintenance:		
Janitorial contract	\$ 2,174	\$ 71
Repairs contract	<u>18,187</u>	<u>7,209</u>
Subtotal - contracts	<u>20,361</u>	<u>7,280</u>
Grounds supplies	25,910	50
Repairs materials	15,546	2,063
Trash removal	9,334	9,137
Extermination	<u>23</u>	<u>68</u>
Total operating and maintenance	<u>\$ 71,174</u>	<u>\$ 18,598</u>

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
 DETAIL OF EXPENSES
 FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	<u>2023</u>
Utilities:		
Electric - units	\$ 6,548	\$ 3,835
Water and sewer	<u>25,524</u>	<u>28,347</u>
Total utilities	<u>\$ 32,072</u>	<u>\$ 32,182</u>
Insurance:		
Property and liability insurance	\$ 10,958	\$ 13,024
Fidelity bond	124	109
Other insurance	<u>0</u>	<u>60</u>
Total insurance	<u>\$ 11,082</u>	<u>\$ 13,193</u>
Entity:		
Loan fees and related legal	<u>\$ 3,637</u>	<u>\$ 10,735</u>

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
SCHEDULES OF ESCROW ACTIVITY
FOR THE YEAR ENDED DECEMBER 31, 2024**

REPLACEMENT RESERVE

The Partnership is required to make monthly deposits to a reserve for replacements account for use in funding future maintenance and replacement costs. A detailed schedule of reserve activity is set forth below:

Balance, beginning of year	\$ 35,416
Required deposits	19,198
Funds withdrawn	(8,302)
Service charges	(318)
Balance, end of year	<u>\$ 45,994</u>

PROPERTY TAX & INSURANCE

The Partnership is required to make monthly deposits to a escrow for funding future property tax and insurance. A detailed schedule of the escrow activity is set forth below:

Balance, beginning of year	\$ 86
Required deposits	7,612
Withdrawal for property taxes and insurance	(3,800)
Interest	1
Service charges	(15)
Balance, end of year	<u>\$ 3,884</u>

OPERATING RESERVE

The Partnership was required to fund a reserve to cover any operating shortfalls. A detailed schedule of the reserve activity is set forth below:

Balance, beginning of year	\$ 151
Service charges	(75)
Balance, end of year	<u>\$ 76</u>

**MULTIPLE FAMILY HOUSING
BORROWER BALANCE SHEET**

PART I - BALANCE SHEET

PROJECT NAME		BORROWER NAME		BORROWER ID AND PROJECT NO.	
City Forest of Clark County		City Forest of Clark County LP		Case No. 41-12-676710571 Project No. 01-1	
ASSETS		BEGINNING DATES > ENDING DATES >	CURRENT YEAR 01/01/2024 12/31/2024	PRIOR YEAR 01/01/2023 12/31/2023	COMMENTS
CURRENT ASSETS					
1. GENERAL OPERATING ACCOUNT.....			32,046.11	2,610.84	Includes any petty cash
2. R.E. TAX & INSURANCE ACCOUNT.....			3,884.41	86.22	
3. RESERVE ACCOUNT.....			15,994.03	35,415.83	
4. SECURITY DEPOSIT ACCOUNT.....			9,706.00	12,196.00	
5. OTHER CASH (Identify).....			0.00	0.00	
6. OTHER (Identify).....			0.00	0.00	
7. TOTAL ACCOUNTS RECEIVABLE (Attach List).....			24,459.35	25,982.14	
ACCTS RCYBL 0-30 DAYS.....	\$8,788.14			7,936.00	
ACCTS RCYBL 30-60 DAYS.....	\$2,706.21			6,874.00	
ACCTS RCYBL 60-90 DAYS.....	\$992.00			4,548.00	
ACCTS RCYBL OVER 90 DAYS.....	\$11,973.00			6,624.14	
8. LESS: ALLOWANCE FOR DOUBTFUL ACCOUNTS.....			(9,475.75)	(7,242.11)	
9. INVENTORIES (specify).....			0.00	0.00	
10. PREPAYMENTS.....			5,555.14	0.00	
11. INTEREST CREDIT/OTHER REC V/PARTNERSHIP ACC			3,235.49	3,310.37	
12. TOTAL CURRENT ASSETS (Add 1 thru 11)			115,704.78	72,359.29	
FIXED ASSETS					
13. LAND.....			25,500.00	25,500.00	
14. BUILDINGS.....			4,839,425.21	4,953,421.21	
15. LESS: ACCUMULATED DEPRECIATION.....			(3,172,462.88)	(3,073,412.92)	
16. FURNITURE & EQUIPMENT.....			76,004.63	76,004.63	
17. LESS: ACCUMULATED DEPRECIATION.....			(73,789.12)	(72,686.08)	
18. LAND IMPROVEMENTS LESS ACCUM DEP			55.96	94.00	
19. TOTAL FIXED ASSETS (Add 13 thru 18)			1,694,733.80	1,908,920.84	
OTHER ASSETS					
20. ORGANIZATION COST NET OF AMORT.			0.00	0.00	
21. TOTAL ASSETS (Add 12, 19, and 20)			1,810,438.58	1,981,280.13	
LIABILITIES AND OWNERS EQUITY					
CURRENT LIABILITIES					
22. TOTAL ACCOUNTS PAYABLE (Attach list).....			80,260.89	55,314.84	
ACCTS PAYABLE 0-30 DAYS.....	\$79,817.22				
ACCTS PAYABLE 30-60 DAYS.....	\$0.00			55,314.84	
ACCTS PAYABLE 60-90 DAYS.....	\$0.00			0.00	
ACCTS PAYABLE OVER 90 DAYS... \$443.67				0.00	
23. NOTES PAYABLE (Attach list).....			0.00	0.00	
24. SECURITY DEPOSITS.....			9,706.00	12,196.00	
25. TOTAL CURRENT LIABILITIES (Add 22 thru 24)			89,966.89	67,510.84	
LONG-TERM LIABILITIES					
26. NOTES PAYABLE RURAL DEVELOPMENT.....			899,152.29	908,211.25	
27. OTHER (Identify) NOTES PAYABLE			1,281,587.86	1,253,818.63	HOME loan owner advance
28. TOTAL LONG-TERM LIABILITIES (Add 26 and 27)			2,180,740.15	2,162,029.88	
29. TOTAL LIABILITIES (Add 25 and 28)			2,270,707.04	2,229,540.72	
30. OWNER'S EQUITY (Net Worth)..... (21 minus 29)			(460,268.46)	(248,260.59)	
31. TOTAL LIABILITIES AND OWNER'S EQUITY (Add 29 and 30)			1,810,438.58	1,981,280.13	

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

WARNING: Section 1001 of Title 18, United States Code provides, "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both."

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

03/06/25

(Date)

Sarah Coning

(Signature of Borrower or Borrower's Representative)

Property Accountant

(Title)

PART II - VERIFICATION OF REVIEW

I/We have reviewed the borrower's records. The accompanying balance sheet, and statement of actual budget and income on Form RD 3560-7, is a fair presentation of the borrower's records.

I/We certify that no identity of interest exists between me/us and any individual or organization doing business with the project or borrower.

(Date)

(Signature)

(Name and Title)

(Address)

In lieu of the above verification and signature, a review completed, dated and signed by a person or firm qualified by license or certification is attached.

MULTIPLE FAMILY HOUSING PROJECT BUDGET/
UTILITY ALLOWANCE

PROJECT NAME City Forest of Clark County		BORROWER NAME City Forest of Clark County LP		BORROWER ID AND PROJECT NO. Case No. 41-12-676710571 Project No. 01-4	
Loan/Transfer Amt \$1,000,000.00		Note Rate Payment \$5,266.32		IC Payment \$2,121.68	
Reporting Period <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly	Budget Type <input type="checkbox"/> Initial <input checked="" type="checkbox"/> Regular Report <input type="checkbox"/> Rent Change <input type="checkbox"/> SMR <input type="checkbox"/> Other Servicing	Project Rental Type <input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Congregate <input type="checkbox"/> Group Home <input type="checkbox"/> Mixed	Project Type <input type="checkbox"/> Full Profit <input checked="" type="checkbox"/> Limited Profit <input type="checkbox"/> Non-Profit	The following utilities are metered: <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Trash <input type="checkbox"/> Other _____	
				<input type="checkbox"/> Hierarchy request _____ units of RA. Current number number of RA units _____ Borrower Accounting Method <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual	

PART I-CASH FLOW STATEMENT

BEGINNING DATES> ENDING DATES>	CURRENT BUDGET 01/01/2024 12/31/2024	ACTUAL 01/01/2024 12/31/2024	PROPOSED BUDGET 01/01/2025 12/31/2025	COMMENTS or (YTD) 01/01/2024 12/31/2024
OPERATIONAL CASH SOURCES				
1. RENTAL INCOME.....	86,400	63,219.00	86,400	63,219.00
2. RHS RENTAL ASSISTANCE RECEIVED.....		16,894.00		16,894.00
3. APPLICATION FEES RECEIVED.....		0.00		0.00
4. LAUNDRY AND VENDING.....	0	0.00	0	0.00
5. INTEREST INCOME.....	0	12.78	0	12.78
6. TENANT CHARGES.....	480	360.00	480	360.00
7. OTHER-PROJECT SOURCES.....	0	0.00	0	0.00
8. LESS (Vacancy and Contingency Allowance).....	(6,480)		(6,480)	
9. LESS (Agency Approved Incentive Allowance).....	0		0	
10. SUB-TOTAL (1 thru 9).....	80,400	80,485.78	80,400	80,485.78
NON-OPERATIONAL CASH SOURCES				
11. CASH-NON PROJECT.....	0	0.00	0	0.00
12. AUTHORIZED LOAN (Non-RHS).....	0	0.00	0	0.00
13. TRANSFER FROM RESERVE.....	13,000	0.00	14,100	0.00
14. SUB-TOTAL (11 thru 13).....	13,000	0.00	14,100	0.00
15. TOTAL CASH SOURCES (10 + 14).....	93,400	80,485.78	94,500	80,485.78
OPERATIONAL CASH USES				
16. TOTAL O & M EXPENSES (From Part II).....	57,196	59,503.56	41,241	59,503.56
17. RHS DEBT PAYMENT.....	25,460	25,460.16	25,460	25,460.16
18. RHS PAYMENT (Overage).....		3,610.00		3,610.00
19. RHS PAYMENT (Late Fee).....		0.00		0.00
20. REDUCTION IN PRIOR YEAR PAYABLES.....		0.00		0.00
21. TENANT UTILITY PAYMENTS.....		0.00		0.00
22. TRANSFER TO RESERVE.....	15,000	18,880.00	15,000	18,880.00
23. RETURN TO OWNER/NP ASSET MANAGEMENT FEE.....	0	0.00	0	0.00
24. SUB-TOTAL (16 thru 23).....	97,656	107,453.72	81,701	107,453.72
NON-OPERATIONAL CASH USES				
25. AUTHORIZED DEBT PAYMENT (Non-RHS).....	16,579	0.00	16,579	0.00
26. ANNUAL CAPITAL BUDGET (From Part III, Lines 4-6).....	13,000	8,301.80	14,100	8,301.80
27. MISCELLANEOUS.....	0	0.00	0	0.00
28. SUB-TOTAL (25 thru 27).....	29,579	8,301.80	30,679	8,301.80
29. TOTAL CASH USES (24 + 28).....	127,235	115,755.52	112,380	115,755.52
30. NET CASH (DEFICIT) (25 - 29).....	(33,835)	(35,269.74)	(17,880)	(35,269.74)
CASH BALANCE				
31. BEGINNING CASH.....	2,697	2,697.06	35,931	2,697.06
32. ACCRUAL TO CASH ADJUSTMENT.....		68,503.20		68,503.20
33. ENDING CASH BALANCE (30 + 31 + 32).....	(31,138)	35,930.52	18,051	35,930.52

According to the paperwork reduction act of 1995, no agency should conduct a survey, and a provision is required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete the information collection is estimated to average 2 1/2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

PART II-OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. MAINTENANCE AND REPAIRS PAYROLL.....	8,392	8,090.96	8,582	8,090.96
2. MAINTENANCE AND REPAIRS SUPPLY.....	468	1,035.21	351	1,035.21 *
3. MAINTENANCE AND REPAIRS CONTRACT.....	16,300	980.60	4,800	980.60 *
4. PAINTING.....	1,000	5,974.14	500	5,974.14 *
5. SNOW REMOVAL.....	0	0.00	0	0.00
6. ELEVATOR MAINTENANCE/CONTRACT.....	0	0.00	0	0.00
7. GROUNDS.....	0	12,029.25	60	12,029.25 *
8. SERVICES.....	160	23.14	0	23.14 *
9. ANNUAL CAPITAL BUDGET (From Part V - Operating)...	500	4,503.10	500	4,503.10 *
10. OTHER OPERATING EXPENSES (Itemize).....	0	0.00	0	0.00
11. SUB-TOTAL MAINT. & OPERATING (1 thru 10).....	26,760	32,636.40	14,793	32,636.40 *
12. ELECTRICITY <i>if meter metered</i>	850	2,762.93	1,500	2,762.93 *
13. WATER <i>check boxes</i>	3,996	5,315.52	4,034	5,315.52 *
14. SEWER <i>foot</i>	0	0.00	0	0.00
15. FUEL (Oil/Coal/Gas).....	0	0.00	0	0.00
16. GARBAGE & TRASH REMOVAL.....	9,234	2,800.42	2,634	2,800.42 *
17. OTHER UTILITIES.....	0	0.00	0	0.00
18. SUB-TOTAL UTILITIES (12 thru 17).....	14,080	10,878.87	8,168	10,878.87 *
19. SITE MANAGEMENT PAYROLL.....	180	165.00	180	165.00
20. MANAGEMENT FEE.....	0	0.00	0	0.00
21. PROJECT AUDITING EXPENSE.....	0	0.00	0	0.00
22. PROJECT BOOKKEEPING/ACCOUNTING.....	1,890	1,978.50	2,130	1,978.50
23. LEGAL EXPENSES.....	300	5,085.47	1,000	5,085.47 *
24. ADVERTISING.....	420	390.26	389	390.26
25. TELEPHONE & ANSWERING SERVICE.....	348	103.23	328	103.23 *
26. OFFICE SUPPLIES.....	578	40.48	596	40.48 *
27. OFFICE FURNITURE & EQUIPMENT.....	192	85.65	162	85.65 *
28. TRAINING EXPENSE.....	0	0.00	0	0.00
29. HEALTH INS. & OTHER EMP. BENEFITS.....	0	0.00	0	0.00
30. PAYROLL TAXES.....	0	0.00	0	0.00
31. WORKMAN'S COMPENSATION.....	408	354.46	673	354.46 *
32. OTHER ADMINISTRATIVE EXPENSES (Itemize).....	3,820	841.24	3,880	841.24 *
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32).....	8,136	9,044.29	9,338	9,044.29 *
34. REAL ESTATE TAXES.....	3,042	2,932.29	3,042	2,932.29
35. SPECIAL ASSESSMENTS.....	0	0.00	0	0.00
36. OTHER TAXES, LICENSES & PERMITS.....	608	617.17	1,038	617.17
37. PROPERTY & LIABILITY INSURANCE.....	4,570	3,394.54	4,862	3,394.54 *
38. FIDELITY COVERAGE INSURANCE.....	0	0.00	0	0.00
39. OTHER INSURANCE.....	0	0.00	0	0.00
40. SUB-TOTAL TAXES & INSURANCE (34 thru 39).....	8,220	6,944.00	8,942	6,944.00 *
41. TOTAL O & M EXPENSES (11 + 18 + 33 + 40).....	57,196	59,503.56	41,241	59,503.56

PART III-ACCOUNT BUDGETING/STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
RESERVE ACCOUNT:				
1. BEGINNING BALANCE.....	35,416	35,415.83	45,994	35,415.83
2. TRANSFER TO RESERVE.....	15,000	18,880.00	15,000	18,880.00
TRANSFER FROM RESERVE:				
3. OPERATING DEFICIT.....	0	0.00	0	0.00
4. ANNUAL CAPITAL BUDGET (Part V - Reserve).....	13,000	8,301.80	0	8,301.80
5. BUILDING & EQUIPMENT REPAIR.....	0	0.00	0	0.00
6. OTHER NON-OPERATING EXPENSES.....	0	0.00	0	0.00
7. TOTAL (3 thru 6).....	13,000	8,301.80	0	8,301.80
8. ENDING BALANCE [(1 + 2) - 7].....	37,416	45,994.03	60,994	45,994.03
GENERAL OPERATING ACCOUNT:*				
BEGINNING BALANCE.....		2,610.84		2,610.84
ENDING BALANCE.....		32,046.11		32,046.11
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*				
BEGINNING BALANCE.....		86.22		86.22
ENDING BALANCE.....		3,884.41		3,884.41
TENANT SECURITY DEPOSIT ACCOUNT:*				
BEGINNING BALANCE.....		12,196.00		12,196.00
ENDING BALANCE.....		9,706.00		9,706.00

(*Complete upon submission of actual expenses.)

NUMBER OF APPLICANTS ON THE WAITING LIST.....	0	RESERVE ACCT. REQ. BALANCE.....	
NUMBER OF APPLICANTS NEEDING RA.....	0	AMOUNT AHEAD/BEHIND.....	

PART V - ANNUAL CAPITAL BUDGET

	Proposed Number of Units/Items	Proposed from Reserve	Actual from Reserve	Proposed from Operating	Actual from Operating	Actual Total Cost	Total/Actual Units/Items
Appliances:							
Range				0.00		0.00	
Refrigerator				0.00		0.00	
Range Hood				0.00		0.00	
Dish Washer				0.00		0.00	
Garbage Disposals				0.00		0.00	
Carpet and Vinyl:							
1 Br.				0.00		0.00	
2 Br.				0.00		0.00	
3 Br.				0.00		0.00	
4 Br.			7,506.80	0.00	1,800.00	9,306.80	3
Other				0.00		0.00	
Cabinets:							
Kitchens				0.00		0.00	
Bathroom				0.00		0.00	
Other				0.00		0.00	
Doors:							
Exterior				0.00		0.00	
Interior				0.00	1,038.10	1,038.10	3
Entry				0.00		0.00	
Window Coverings:							
Blinds				0.00		0.00	
Curtain				0.00		0.00	
Heating and Air Conditioning:							
Heating				0.00		0.00	
Air Conditioning				0.00		0.00	
Boiler Repair				0.00		0.00	
Plumbing:							
Water Heater				0.00		0.00	
Bath Sinks				0.00		0.00	
Kitchen Sinks				0.00		0.00	
Faucets				0.00		0.00	
Toilets				0.00		0.00	
Disposal				0.00		0.00	
Major Electrical:							
List				0.00		0.00	
Alarm System				0.00		0.00	
Structures:							
Windows				0.00		0.00	
Screens				0.00		0.00	
Walls				0.00		0.00	
Roofing			795.00	0.00		795.00	2
Gutters				0.00	1,090.00	1,090.00	4
Exterior Painting				0.00		0.00	
Ceiling				0.00	575.00	575.00	1
Paving:							
Asphalt				0.00		0.00	
Concrete				0.00		0.00	
Seal and Stripe				0.00		0.00	
Repair parking lot				0.00		0.00	
Landscape and Grounds:							
Landscaping				0.00		0.00	
Lawn Equipment				0.00		0.00	
Fencing				0.00		0.00	
Recreation Area				0.00		0.00	
Sign Repair				0.00		0.00	
Stump Removal				0.00		0.00	
Accessibility Features:							
List				0.00		0.00	
Exit Lights				0.00		0.00	
Automation Equipment:							
Site Management				0.00		0.00	
Common Area				0.00		0.00	
Other				0.00		0.00	
Other:							
List:				0.00		0.00	
List:				0.00		0.00	
List:				0.00		0.00	
TOTAL CAPITAL EXPENSES:	0	0.00	8,301.80	0.00	4,503.10	12,804.90	13

PART VI - SIGNATURES, DATES AND COMMENTS

Warning: Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both.

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

3/6/2025

(DATE)

Sarah Coning

(Signature of Borrower or Borrower's Representative)

Property Accountant

(Title)

AGENCY APPROVAL (Rural Development Approval Official):

DATE:

COMMENTS:

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
RURAL DEVELOPMENT - SUPPORTING DOCUMENTATION TO RD FORMS 3560-10 and 3560-7
FOR YEAR ENDING DECEMBER 31, 2024**

Form RD 3560-7:

Accrual to Cash Adjustment – line #32

Assets

(Increase) decrease in accounts receivable	\$3,666
(Increase) decrease in prepaid	(5,765)
(Increase) decrease in security deposits	2,490

Liabilities

Increase (decrease) in accounts payable	70,602
Increase (decrease) in security deposits	(2,490)

Total accrual to cash adjustment	\$68,503
---	-----------------



Blystone & Bailey

Jill Bourland, CPA
Paul G. Truman, CPA
Glen D. Blystone, CPA
Thomas J. Bailey, CPA

Certified Public Accountants

619 S Mission Street
Mt. Pleasant, MI 48858
(989) 772-4673 | Fax (989) 772-6371
Mt Pleasant | Midland | Canadian Lakes | Gaylord
www.blystonebailey.com

Bart N. Blystone, CPA
Jonathon T. Crowley, CPA
Leah M. Rau, CPA
Nathan J. Haines, CPA

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the General and Limited Partners of
City Forest of Clark County Limited Partnership
Springfield, Ohio

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of City Forest of Clark County Limited Partnership, Clark County, Ohio, which comprise the balance sheet as of December 31, 2024 and the related statement of income, changes in partners' equity, and cash flows for the year then ended and the related notes to the financial statements, and have issued our report thereon dated March 29, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City Forest of Clark County Limited Partnership's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City Forest of Clark County Limited Partnership's internal control. Accordingly, we do not express an opinion on the effectiveness of the City Forest of Clark County Limited Partnership's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses or significant deficiencies. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City Forest of Clark County Limited Partnership's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including specific provisions of the U.S. Department of Agriculture-Rural Development, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Blystone & Bailey, CPAs, PC

Blystone & Bailey, CPAs, PC

Mt. Pleasant, MI

March 29, 2025



Blystone & Bailey

Jill Bourland, CPA
Paul G. Truman, CPA
Glen D. Blystone, CPA
Thomas J. Bailey, CPA

Certified Public Accountants

619 S Mission Street
Mt. Pleasant, MI 48858
(989) 772-4673 | Fax (989) 772-6371
Mt Pleasant | Midland | Canadian Lakes | Gaylord
www.blystonebailey.com

Bart N. Blystone, CPA
Jonathon T. Crowley, CPA
Leah M. Rau, CPA
Nathan J. Haines, CPA

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR RD PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE CONSOLIDATED AUDIT GUIDE FOR AUDITS OF RD PROGRAMS

To the General and Limited Partners of
City Forest of Clark County Limited Partnership
Springfield, Ohio

Report on Compliance for Each Major RD Program

Opinion of Each Major RD Program

We have audited City Forest of Clark County Limited Partnership's compliance with the compliance requirements described in the *Audit Guide for Audits of RD Programs* (the Audit Guide) that could have a direct and material effect on City Forest of Clark County Limited Partnership's major U.S. Department of Rural Development (RD) program for the year ended December 31, 2024. City Forest of Clark County Limited Partnership's major RD program and related direct and material compliance requirements are as follows:

Name of Major RD Program	Direct and Material Compliance Requirements
Section 515 Rural Rental Housing Loan CFDA # 10.448 Rural Development Multi-Family Housing Rural Housing Voucher Program	Mortgage status, replacement reserve, return on investment or return to owner, equity skimming, cash receipts, cash disbursements, tenant security deposits, management functions, unauthorized change of ownership or acquisition of liabilities and unauthorized loans of project funds

In our opinion, City Forest of Clark County Limited Partnership complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major RD program for the year ended December 31, 2024.

Basis for Opinion on Each Major RD Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the Guide. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City Forest of Clark County Limited Partnership and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major RD program. Our audit does not provide a legal determination of City Forest of Clark County Limited Partnership's compliance with requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grants applicable to City Forest of Clark County Limited Partnership's RD programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City Forest of Clark County Limited Partnership's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance generally accepted auditing standards, *Government Auditing Standards*, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgement made by a reasonable user of the report on compliance about City Forest of Clark County Limited Partnership's compliance with the requirements of each major RD program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Audit Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City Forest of Clark County Limited Partnership's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City Forest of Clark County Limited Partnership's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Guide, but not for the purpose of expressing an opinion on the effectiveness of City Forest of Clark County Limited Partnership's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a RD program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that a material noncompliance with a type of compliance requirement of a RD program will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a RD program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance with for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Audit Guide. Accordingly, this report is not suitable for any other purpose.

Blystone & Bailey, CPAs, PC

Blystone & Bailey, CPAs, PC

Mt. Pleasant, MI

March 29, 2025

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR YEAR ENDING DECEMBER 31, 2024**

SECTION I – SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ Yes No
- Significant deficiency(ies) identified that are not considered to be material weakness(es)? _____ Yes None reported

Noncompliance material to financial statements noted? _____ Yes No

Federal Awards

Type of auditors' report issued on compliance for major programs: Unmodified

Internal control over major programs:

- Material weakness(es) identified? _____ Yes No
- Significant deficiency(ies) identified that are not considered to be material weakness(es)? _____ Yes None reported

Identification of major programs:

<i>CFDA Number(s)</i>	<i>Name of Federal Program or Cluster</i>
10.448	Section 515 Rural Rental Housing Loan

Dollar threshold used to distinguish between Type A and Type B programs: \$500,000

Auditee qualified as a low-risk auditee? _____ Yes No

SECTION II – GOVERNMENT AUDITING STANDARDS FINDINGS

<u>Reference Number</u>	<u>Description of Finding</u>	<u>Questioned Costs</u>
Current year	None	None

SECTION III – FEDERAL PROGRAM AUDIT FINDINGS

<u>Reference Number</u>	<u>Description of Finding</u>	<u>Questioned Costs</u>
Current year	None	None

**CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR YEAR ENDING DECEMBER 31, 2024**

For the year ended December 31, 2023:

There were no findings or questioned costs for the year ended December 31, 2023.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 220 S YELLOW SPRINGS ST

Map ID: 340-06-00004-217-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0034-07 004-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Sosed

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600004217003 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	53 91		3,400

Total Acres: .1107

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,190	3,400	3,400	0	3,400
Building	39,640	113,270	113,270	0	132,430
Total	40,830	116,670	116,670	0	135,830

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

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/17/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/15/11	GMC	6-Prop Unoccupied At Listing	3-Other
04/23/07			

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4770	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						OHIO MERCANTILE INC
07/12/01						

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 E S1 YELLOW SPGS 176 N OF JEFFERSON
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 220 S YELLOW SPRINGS ST

Parcel Id: 340-06-00004-217-003

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

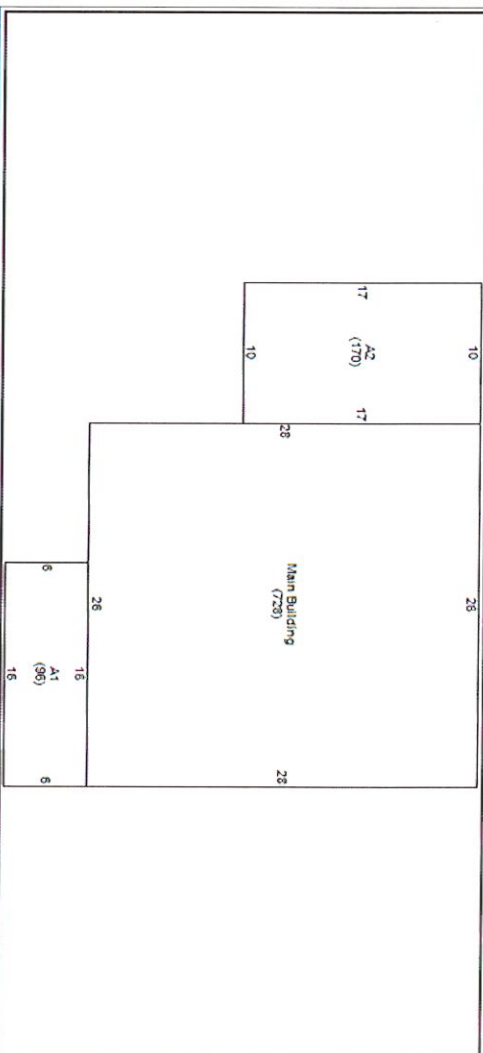
Story height	2	Total Rooms	7
Exterior Walls	6-Al/Vn/yl	Bedrooms	4
Style	04-Old Style	Family Rooms	
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	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	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	168,380	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,930	Functional	
Heating	5,990	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	174,540	Adj Factor	
		Additions	6,800
Ground Floor Area	728		
Total Living Area	1,456	Dwelling Value	113,270

Misc & Gross Building Values

Misc Building No: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					728						4,100
1		1			96						7,100
2		59			170						

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 : 207 FRANKLIN ST

Map ID: 340-06-00004-217-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

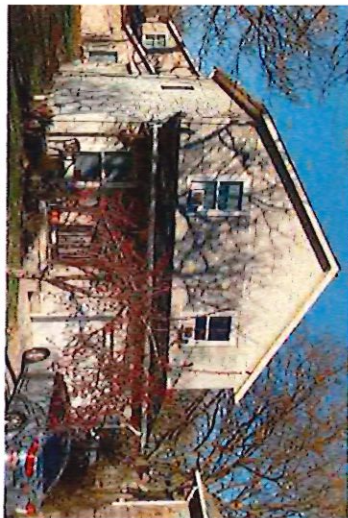
GENERAL INFORMATION

Routing No. 0034-07 025-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004217007 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 94			3,330

Total Acres: .1079 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,170	3,330	3,330	0	3,330
Building	40,480	115,650	115,650	0	135,070
Total	41,650	118,980	118,980	0	138,400

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

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
05/28/20	LA	7-Quality Check	3-Other
04/17/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/15/11	GMC	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/21/19	19-0740S		A/C		Closed Permit
06/19/06	05-715		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4770	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						OHIO MERCANTILE INC
07/23/02						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04 Addl. Tieback:
 Legal Descriptions:
 E SI YELLOW SPGS 53 N OF JEFFERSON

RESIDENTIAL PROPERTY RECORD CARD

Situs : 207 FRANKLIN ST Parcel Id: 340-06-00004-217-007

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

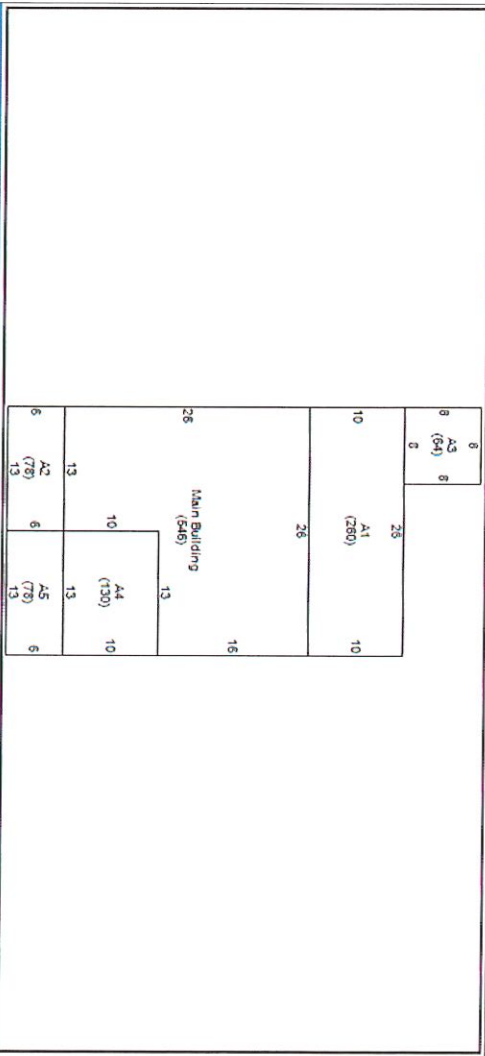
Story height	2	Total Rooms	6
Exterior Walls	6-Al/Vnyl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	143,730	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,350	Functional	
Heating	5,110	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	149,590	Adj Factor	1
		Additions	24,400
Ground Floor Area	546		
Total Living Area	1,482	Dwelling Value	115,650
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					546						
1	58	35			260						18,000
2		1			78						3,300
3		26			64						400
4		59	35		130						13,800
5		59			78						4,600

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 : 440 W JEFFERSON ST

Map ID: 340-06-00004-217-029

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP

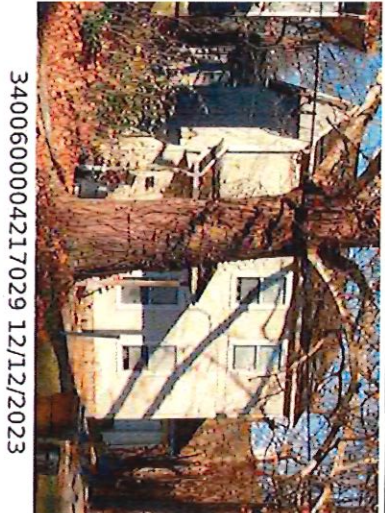
GENERAL INFORMATION

Routing No. 0034-07 023-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004217029 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 82		3,140
Total Acres: .0941				
Legal Acres: 0.0000				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,100	3,140	3,140	0	3,140
Building	39,290	112,270	112,270	0	131,250
Total	40,390	115,410	115,410	0	134,390

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

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/17/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/15/11	GMC	5-Occupant Not Home	3-Other
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2230		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				LW-Limited/Special Warran		CITY FOREST OF CLARK COUNTY LIMITE
04/14/05						CITY FOREST OF CLARK COUNTY
11/16/04				0/0		

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 Addl. Tieback:
 E OF YELLOW SPRINGS 166 1/2 S WASHINGTON & 176 N WASHINGTON

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 440 W JEFFERSON ST

Parcel Id: 340-06-00004-217-029

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height 2
 Exterior Walls 6-AIV/Inyl
 Style 04-Old Style
 Year Built 2006
 Eff Year Built
 Year Remodeled
 Kitchen Remod
 Bath Remod
 Basement 2-Crawl
 Total Rooms 7
 Bedrooms 4
 Family Rooms
 Full Baths 2
 Half Baths
 Addl. Fixtures 2
 Total Fixtures 8

Heat Type 3-Central Heat W/ Ac
 Fuel Type 3-Electric
 System Type 1-Hot Air
 Attic 1-None
 Phy. Condition F-Fair 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 C-
 CDU FR-FAIR
 Market Adj
 % Complete 0
 Cost & Design 0

Functional
 % Good Ovr
 NBHD Fact 1

Dwelling Computations

Base Price 168,380
 Plumbing 4,100
 Basement -3,930
 Heating 5,990
 Attic 0
 Other Features 0
 Subtotal 174,540
 Ground Floor Area 728
 Total Living Area 1,456
 Dwelling Value 112,270
 Building Notes

% Good 61

Market Adj

Functional

Economic

% Complete

C&D Factor

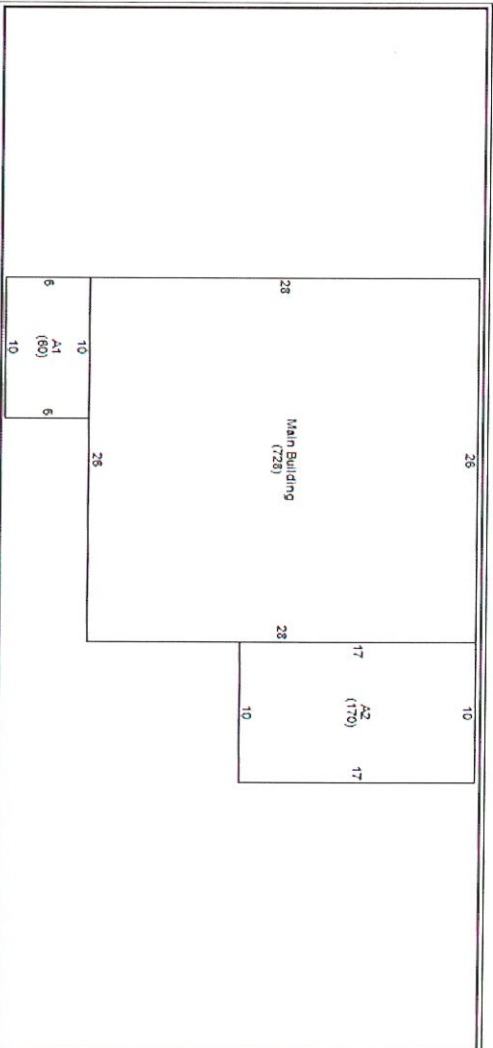
Adj Factor 1

Additions 5,800

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					728						2,500
1		1			60						7,100
2		59			170						

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

Stus : 232 S YELLOW SPRINGS ST

Map ID: 340-06-00004-217-030

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP

GENERAL INFORMATION

Routing No. 0034-07 002-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004217030 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 53	101		3,550

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,240	3,550	3,550	0	3,550
Building	41,840	119,540	119,540	0	147,980
Total	43,080	123,090	123,090	0	151,530

Total Acres: .1229 Legal Acres: 0.0000 NBHD Fact: 1.0000

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

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/19/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/15/11	GMC	5-Occupant Not Home	3-Other
08/15/11	GMC	0-Vac Or Oby Only	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2233		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				0/0	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY LIMITE
04/14/05						OHIO MERCANTILE INC
11/16/04						
07/23/02						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 E SI YELLOW SPGS S3 N OF JEFFERSON
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 232 S YELLOW SPRINGS ST

Parcel Id: 340-06-00004-217-030

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

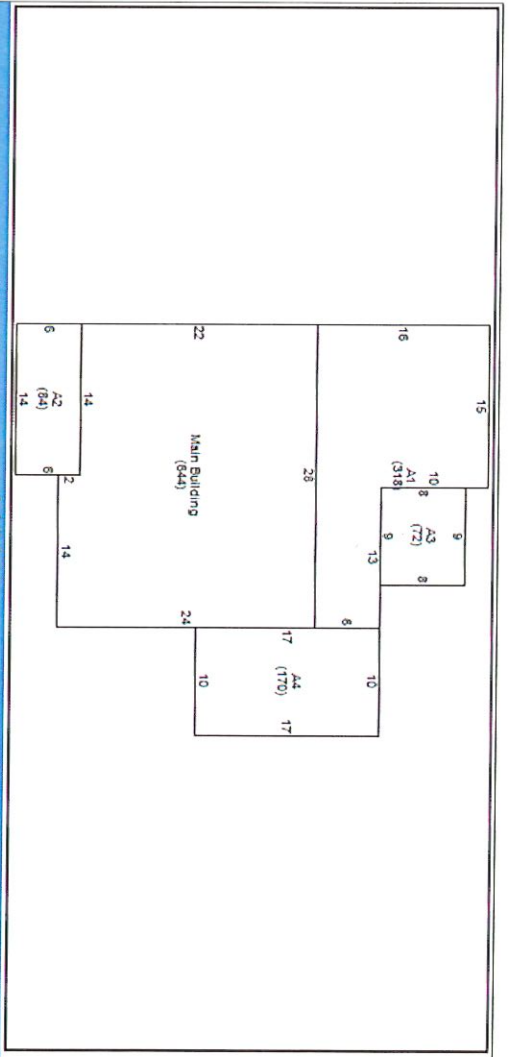
Story height	2	Total Rooms	6
Exterior Walls	6-Al/Vinyl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	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	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	156,980	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,660	Functional	
Heating	5,590	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	163,010	Adj Factor	1
		Additions	20,100
Ground Floor Area	644		
Total Living Area	1,606	Dwelling Value	119,540
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					644						
1	58	35			318						22,000
2		1			84						3,600
3			26		72						400
4			59		170						7,100

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 302 S YELLOW SPRINGS ST

Map ID: 340-06-00004-218-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0034-07 001-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004218001 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	48 91		3,220
Total Acres: .1003		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,130	3,220	3,220	0	3,220
Building	39,290	112,270	112,270	0	131,270
Total	40,420	115,490	115,490	0	134,490

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/17/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/12/11	JPH	2-Information At Door	1-Owner
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-711		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4767	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						WEAVER ROBERT L & ROSELLA L
03/03/03						

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 MILHOLLIN ALL
 1813

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 302 S YELLOW SPRINGS ST

Parcel Id: 340-06-00004-218-001

LUC: 510-SINGLE FAMILY, PLATTED LK

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

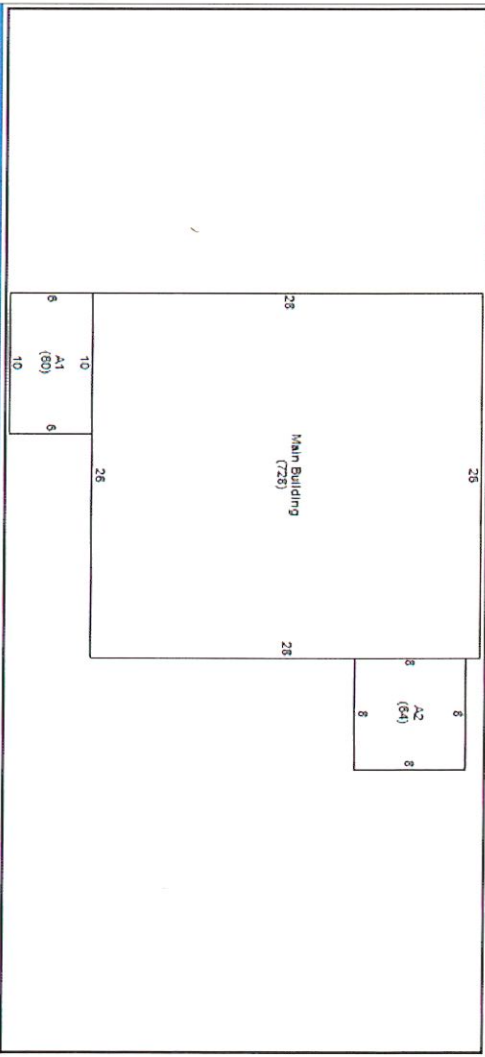
Story height	2	Total Rooms	7
Exterior Walls	6-AlV/nyl	Bedrooms	4
Style	04-Old Style	Family Rooms	
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	166,380	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,930	Functional	
Heating	5,990	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	174,540	Adj Factor	1
		Additions	1,700
Ground Floor Area	728		
Total Living Area	1,456	Dwelling Value	108,170

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					728						
1		1			60						2,500
2		26			64						400

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006		10X17	170	D	1	A	A	A			4,100

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 : 306 S YELLOW SPRINGS ST

Map ID: 340-06-00004-218-002

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0034-07 002-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600004218002 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 115		3,700
Total Acres: .132				
Legal Acres: 0.0000				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,300	3,700	3,700	0	3,700
Building	39,900	114,000	114,000	0	133,290
Total	41,200	117,700	117,700	0	136,990

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

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/17/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/12/11	JPH	5-Occupant Not Home	3-Other
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-712		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4770	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						PULLINS JERRY A
07/23/02						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 MILHOLLIN ALL
 1814
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 328 S YELLOW SPRINGS ST

Map ID: 340-06-00004-218-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0034-07 005-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 152		4,230
Total Acres: .1745				
Legal Acres: 0.0000				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,480	4,230	4,230	0	4,230
Building	42,250	120,720	120,720	0	140,490
Total	43,730	124,950	124,950	0	144,720

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



3400600004218006 12/28/2023

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/19/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/12/11	JPH	2-Information At Door	2-Tenant
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2222		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4767	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						PULLINS MARY M
03/03/03						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 Addl. Tieback:
 E SI YELLOW SPGS 245 1/2 N OF MULBERRY

RESIDENTIAL PROPERTY RECORD CARD

Situs : 328 S YELLOW SPRINGS ST

Parcel Id: 340-06-00004-218-006

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

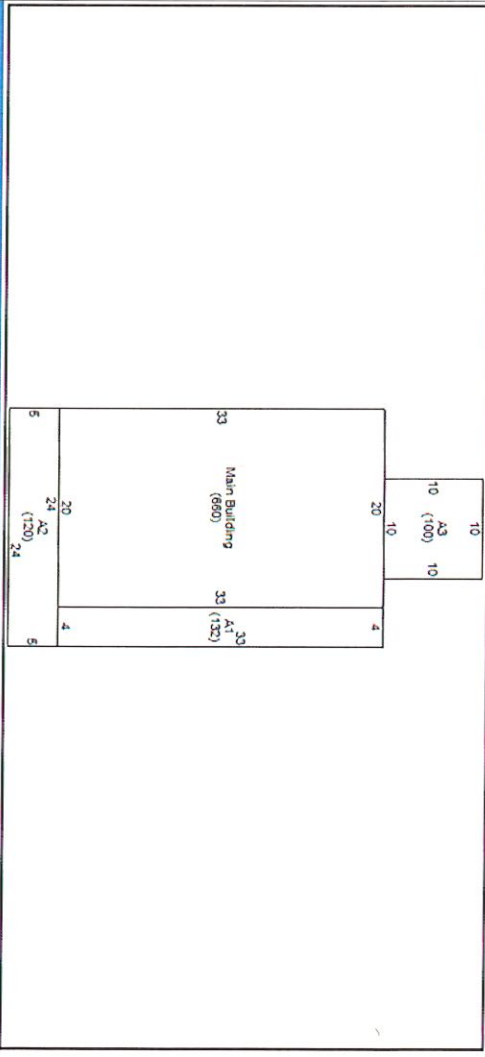
Story height	2	Total Rooms	6
Exterior Walls	6-Alt/Vinyl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	4
Year Remodeled		Addl. Fixtures	10
Kitchen Remod		Total Fixtures	10
Bath Remod	2-Crawl		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	159,310	% Good	61
Plumbing	6,800	Market Adj	
Basement	-3,720	Functional	
Heating	5,670	Economic	
Attic	8,200	% Complete	
Other Features	0	C&D Factor	1
Subtotal	176,260	Adj Factor	1
Ground Floor Area	660	Additions	9,100
Total Living Area	1,452	Dwelling Value	116,620
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	Eff Yr	ModCd	PH	FV	MA	%Comp	Value
0					660									9,100
1	58	35			132									5,100
2		1			120									5,100
3			26		100									600

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006		10x17	170	D	1		A	A			4,100

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 : 356 YELLOW SPRINGS ST

Map ID: 340-06-00004-218-008

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0034-07 007-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004218008 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	70 170		5,360

Total Acres: .2732

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,880	5,360	5,360	0	5,360
Building	41,770	119,340	119,340	0	147,810
Total	43,650	124,700	124,700	0	153,170

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
05/15/24	LB	10-Adv	3-Other
04/17/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/12/11	JPH	2-Information At Door	2-Tenant
04/23/07	TT		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4770	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						WOODFORD LOUISE H
06/26/02						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 E SI YELLOW SPGS 116 N OF MULBERRY
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 356 YELLOW SPRINGS ST

Parcel Id: 340-06-00004-218-008

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

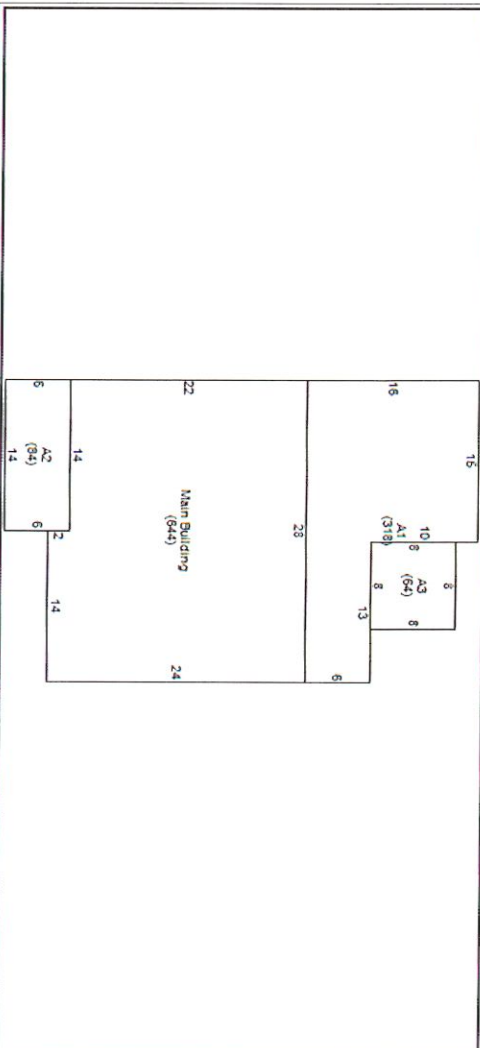
Story height	2	Total Rooms	6
Exterior Walls	6-Al/Vn/yl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod	2-Crawl		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Brnt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	1
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	156,980	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,660	Functional	
Heating	5,590	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	163,010	Adj Factor	1
		Additions	15,800
Ground Floor Area	644		
Total Living Area	1,606	Dwelling Value	115,240

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					644						22,000
1	58	35			318						3,600
2		1			84						400
3			26		64						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006		10X17	170	D	1		A	A			4,100

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

Status : 280 FRANKLIN ST

Map ID: 340-06-00004-219-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

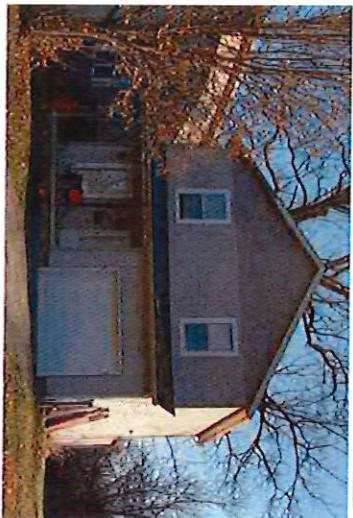
Routing No. 0034-07 014-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600004219007 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	38 101		2,980

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,040	2,980	2,980	0	2,980
Building	40,480	115,650	115,650	0	135,040
Total	41,520	118,630	118,630	0	138,020

Total Acres: .0881

Legal Acres: 0.0000

NBHD Fact: 1.0000

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/18/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/12/11	GMC	5-Occupant Not Home	3-Other
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				LW-Limited/Special Warran		CITY FOREST OF CLARK COUNTY
11/16/04						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 E SI FRANKLIN 229.7 S OF JEFFERSON

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 280 FRANKLIN ST

Parcel Id: 340-06-00004-219-007

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

Story height	2	Total Rooms	6
Exterior Walls	6-Alt/Vinyl	Bedrooms	4
Style	04-Old Style	Family Rooms	
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	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	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	143,730	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,350	Functional	
Heating	5,110	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	149,590	Adj Factor	
		Additions	24,400
Ground Floor Area	546		
Total Living Area	1,482	Dwelling Value	115,650
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					546						18,000
1	58	35			260						3,300
2		1			78						400
3		26			64						13,800
4		59	35		130						4,600
5		59			78						

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
8					26						
9					10						
10					26						
11					10						
12					13						
13					13						
14					13						
15					13						

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 : 523 W MULBERRY ST

Map ID: 340-06-00004-228-008

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST CLARK COUNTY

GENERAL INFORMATION

Routing No. 0034-07 020-00
 Class Residential
 Living Units 1
 Neighborhood 340R0079
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004228008 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 122		3,610
Total Acres: .126				
Legal Acres: 0.0000				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,260	3,610	3,610	0	3,610
Building	40,410	115,470	115,470	0	134,900
Total	41,670	119,080	119,080	0	138,510

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

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/18/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/12/11	GMC	2-Information At Door	3-Other
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2232		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4771	LW-Limited/Special Warran	CITY FOREST CLARK COUNTY
11/16/04						SPRINGFIELD HOMES LP
07/12/01						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 S SI MULBERRY E OF YELLOW SPRINGS
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 523 W MULBERRY ST

Parcel Id: 340-06-00004-228-008

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

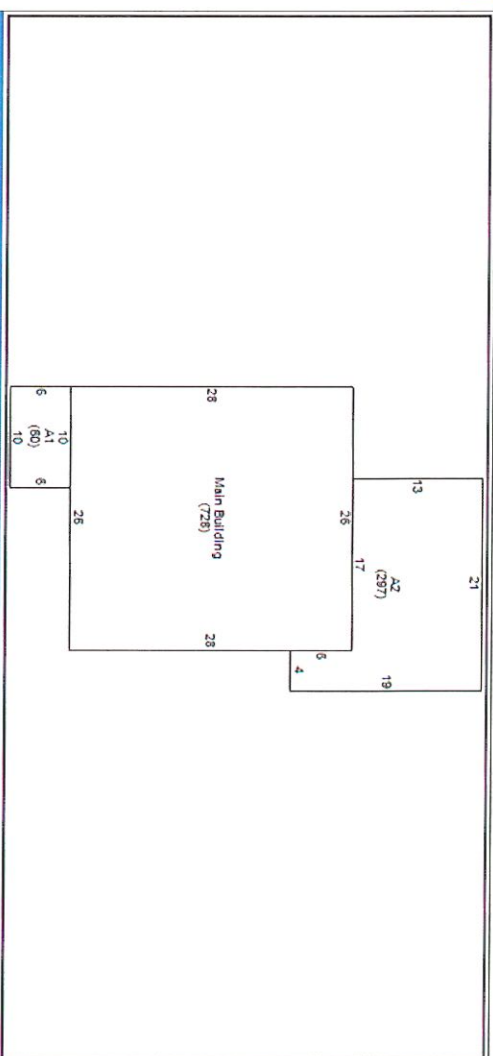
Story height	2	Total Rooms	7
Exterior Walls	6-All/Inyl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod	2-Crawl		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	168,380	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,930	Functional	
Heating	5,990	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	174,540	Adj Factor	1
		Additions	4,900
Ground Floor Area	728		
Total Living Area	1,456	Dwelling Value	111,370
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					728						
1		1			60						2,500
2		25			297						5,500

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006		10x17	170	D	1		A	A			4,100

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 : 524 W PLEASANT ST Map ID: 340-06-00004-228-026 LUC: 510-SINGLE FAMILY, PLATTED Card: 1 of 1 Tax Year: 2025 Printed: 03/31/26

CURRENT OWNER		GENERAL INFORMATION	
CITY FOREST OF CLARK COUNTY		Routing No.	0034-07 028-00
CAUV		Class	Residential
Field Review Flag:		Living Units	1
		Neighborhood	340R0079
		District	
		Zoning	
		Alternate Id	
		Tax District	Springfield Corp. Scsd

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	40 136		3,600
Total Acres: .1249		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,260	3,600	3,600	0	3,600
Building	39,220	112,070	112,070	0	131,090
Total	40,480	115,670	115,670	0	134,690

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

Entrance Information

Date	ID	Entry Code	Source
05/15/24	LB	10-Adv	3-Other
04/17/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/12/11	GMC	2-Information At Door	2-Tenant
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2231		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				0/0	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						
07/12/01						
08/19/94						

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved 5-Sidewalk
 Traffic: 3-Heavy

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04 Addl. Tieback:
 Legal Descriptions: N SI PLEASANT 218.60 E OF YELLOW SPGS

RESIDENTIAL PROPERTY RECORD CARD

Situs : 524 W PLEASANT ST Parcel Id: 340-06-00004-228-026

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY Printed: 03/31/26

Dwelling Information

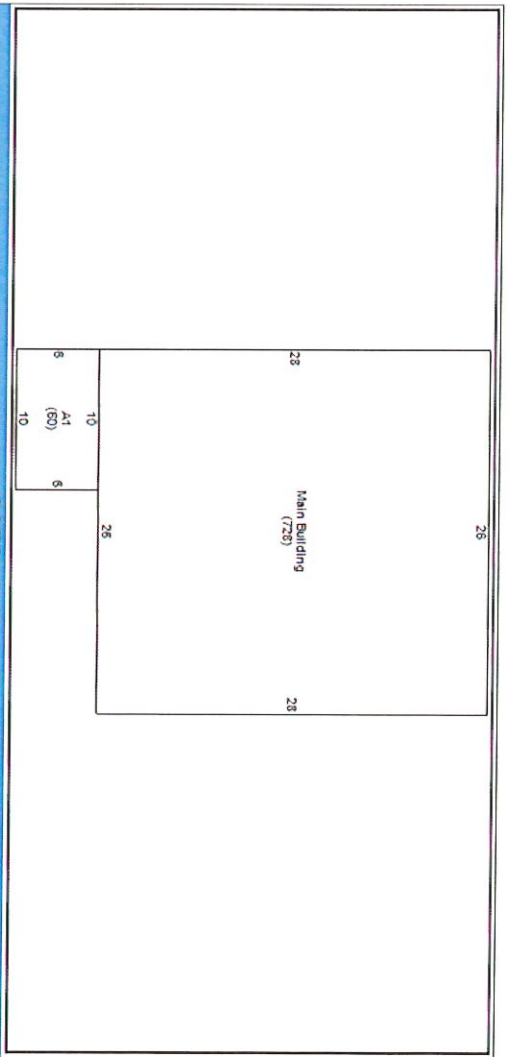
Story height	2	Total Rooms	7
Exterior Walls	6-ALV/nyl	Bedrooms	4
Style	04-Old Style	Family Rooms	
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	168,380	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,930	Functional	
Heating	5,990	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	174,540	Adj Factor	1,500
Ground Floor Area	728		
Total Living Area	1,456	Dwelling Value	107,970

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr	Bit	Eff	Yr	Grade	CDU	%Comp	Value
0					728								
1		1			60								2,500

Outbuilding Data

Type	Yr	Bit	Eff	Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006				10X17	170	D	1		A	A			4,100

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 : 538 W GRAND AVE

Map ID: 340-06-00004418-033

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0004-05 174-00
 Class Residential
 Living Units 1
 Neighborhood 340R0078
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004418033 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	43 150		3,610
Total Acres: .1481 Legal Acres: 0.0000 NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,260	3,610	3,610	0	3,610
Building	41,840	119,540	119,540	0	125,500
Total	43,100	123,150	123,150	0	129,110

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

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
06/07/24	KQ	10-Adv	3-Other
04/19/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
09/01/11	GMV	2-Information At Door	2-Tenant
04/25/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2226		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25						
11/16/04	3,400			LW-Limited/Special Warran		CITY FOREST OF CLARK COUNTY
04/05/04				340/6424		SWYERS JAMES A

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 HILLS ALL
 3204

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 538 W GRAND AVE Parcel Id: 340-06-00004-418-033

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

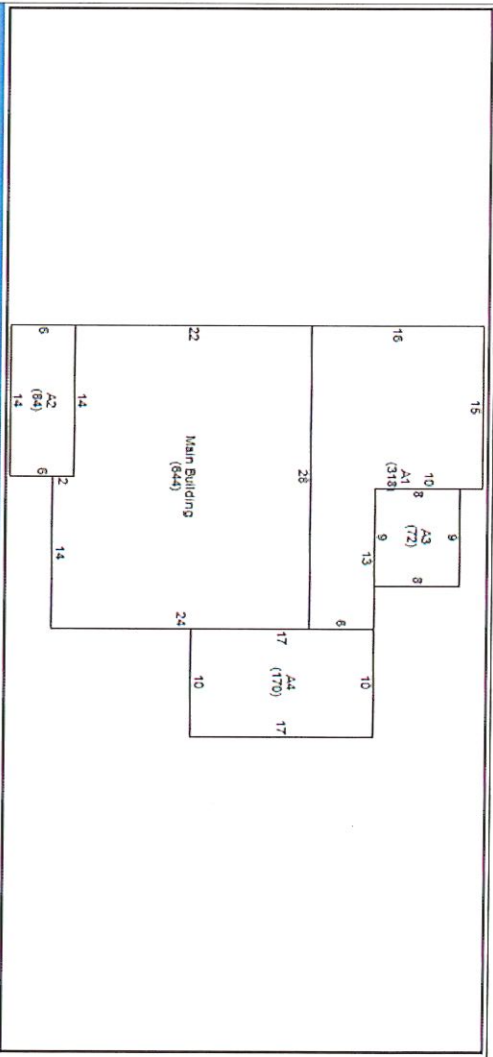
Story height	2	Total Rooms	6
Exterior Walls	6-ALV/Inyl	Bedrooms	4
Style	04-Old Style	Family Rooms	1
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	1
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	156,980	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,660	Functional	
Heating	5,590	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	163,010	Adj Factor	1
Ground Floor Area	644	Additions	20,100
Total Living Area	1,606	Dwelling Value	119,540

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					644						22,000
1	58	35			318						3,600
2		1			84						400
3		26			72						400
4		59			170						7,100

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 545 W GRAND AVE

Map ID: 340-06-00004-420-014

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0004-05 092-00
 Class Residential
 Living Units 1
 Neighborhood 340R0078
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600004420014 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 147		3,850

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,350	3,850	3,850	0	3,850
Building	38,170	109,060	109,060	0	127,580
Total	39,520	112,910	112,910	0	131,430

Total Acres: .1687 Legal Acres: 0.0000 NBHD Fact: 1.0000

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
06/07/24	KQ	10-Adv	3-Other
04/19/18	JHR	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/30/11	GMC	2-Information At Door	2-Tenant
04/25/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2237		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				0/0	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						
12/28/00						
05/04/00						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 HILLS ALL
 3205
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 545 W GRAND AVE

Parcel Id: 340-06-00004-420-014

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

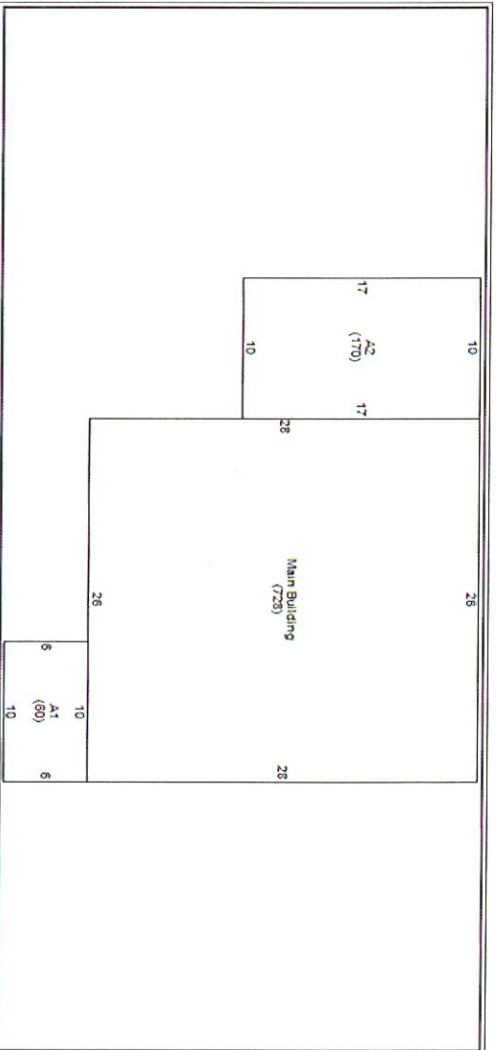
Story height	2	Total Rooms	7
Exterior Walls	6-Alt/myl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	168,380	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,200	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	169,280	Adj Factor	1
		Additions	5,800
Ground Floor Area	728		
Total Living Area	1,456	Dwelling Value	109,060
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Outbuilding Data

Type	Yr Bld	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 : 1306 S LIMESTONE ST

Map ID: 340-07-00033-200-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY LIMITED PARTNERSHIP

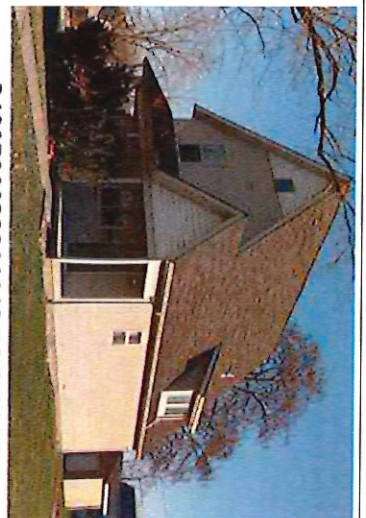
GENERAL INFORMATION

Routing No. 0034-03 049-00
 Class Residential
 Living Units 1
 Neighborhood 340R0089
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400700033200003 12/8/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 150		4,200
Total Acres: .155				
Legal Acres: 0.0000				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,470	4,200	4,200	0	4,200
Building	42,170	120,480	120,480	0	120,180
Total	43,640	124,680	124,680	0	124,380

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

Entrance Information

Date	ID	Entry Code	Source
05/31/24	LB	10-Adv	3-Other
05/09/18	JHR	R-Review	3-Other
11/20/17	ANM	10-Adv	3-Other
08/09/11	JHC	5-Occupant Not Home	3-Other
04/25/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2219		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				LW-Limited/Special Warran		CITY FOREST OF CLARK COUNTY LIMITE
12/17/04						

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 THOMAS CASTILLO ASSIGNEE N PT
 6855

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 1306 S LIMESTONE ST

Parcel Id: 340-07-00033-200-003

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

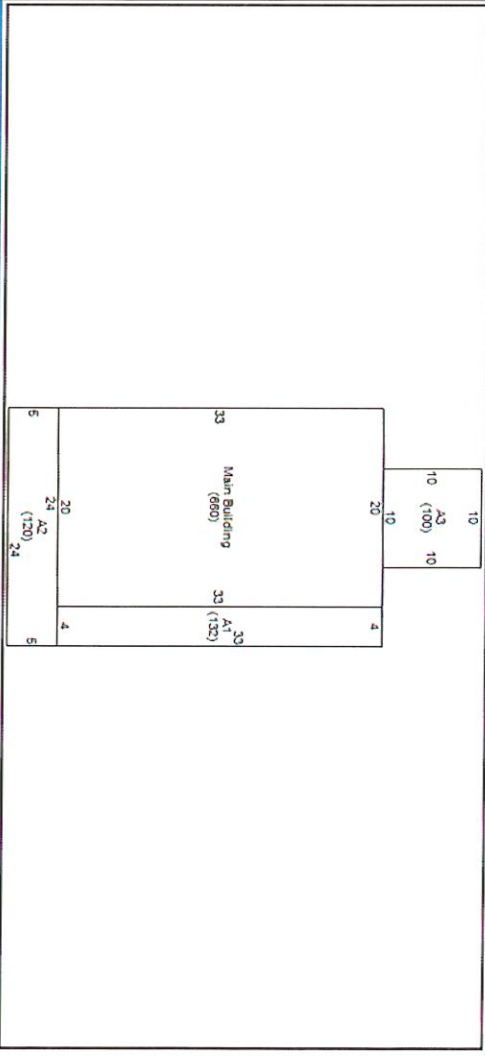
Story height	2	Total Rooms	6
Exterior Walls	6-Alv/Invl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	4
Year Remodeled		Addl. Fixtures	10
Kitchen Remod		Total Fixtures	10
Bath Remod	2-Crawl		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	159,310	% Good	61
Plumbing	6,800	Market Adj	
Basement	-3,720	Functional	
Heating	5,670	Economic	
Other Features	8,200	% Complete	
Attic	0	C&D Factor	1
Subtotal	176,260	Adj Factor	1
		Additions	9,100
Ground Floor Area	660		
Total Living Area	1,452	Dwelling Value	116,620
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					660						
1	58	35			132						9,100
2		1			120						5,100
3			26		100						600

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006		10x17	170	D 1		F	F			3,860

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 512 E ROSE ST

Map ID: 340-07-00033-203-018

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0034-03 500-00
 Class Residential
 Living Units 1
 Neighborhood 340R0089
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400700033203018 12/8/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	33 125		2,830

Total Acres: .0947

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	990	2,830	2,830	0	2,830
Building	39,820	113,760	113,760	0	106,370
Total	40,810	116,590	116,590	0	109,200

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
06/03/24	LB	10-Adv	3-Other
05/11/18	JHR	R-Review	3-Other
11/20/17	ANM	10-Adv	3-Other
08/10/11	JHC		
04/27/07	TT		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				LW-Limited/Special Warran		CITY FOREST OF CLARK COUNTY
11/16/04						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 33
 Legal Descriptions:
 N SI ROSE E OF CLAY
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 512 E ROSE ST

Parcel Id: 340-07-00033-203-018

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

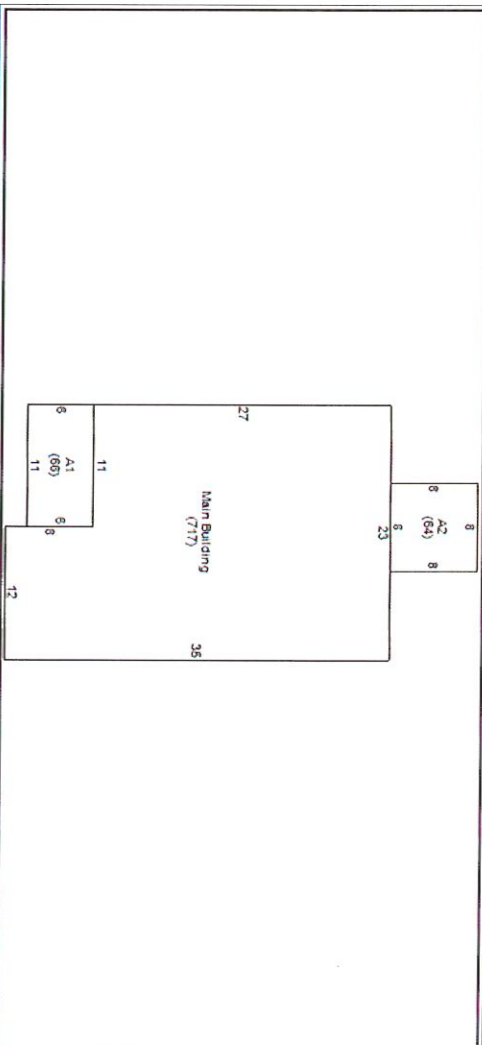
Story height	2	Total Rooms	6
Exterior Walls	6-Al/Vinyl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	166,980	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,900	Functional	
Heating	5,940	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	173,120	Adj Factor	1
		Additions	4,300
Ground Floor Area	717		
Total Living Area	1,500	Dwelling Value	109,900
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					717						
1		1	35		66						6,800
2		26			64						400

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006		10x17	170	D	1		F	F			3,860

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 : 2109 SUPERIOR AVE

Map ID: 340-07-00033-419-028

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

GENERAL INFORMATION

Routing No. 0033-03 119-00
 Class Residential
 Living Units 1
 Neighborhood 340R0081
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 100	140		11,340
Total Acres: .3214		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Entrance Information

Date	ID	Entry Code	Source
05/20/24	LB	10-Adv	3-Other
04/30/18	CPS	R-Review	3-Other
11/17/17	DXS	10-Adv	3-Other
08/22/11	GMC	2-Information At Door	2-Tenant
04/27/07	TT		

Sales/Ownership History

Transfer Date	Price	Type	Validity
11/17/25	3,400		
11/16/04	1,600		
10/13/04			

Property Factors

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

Assessment Information

Value Flag	Assessed	Appraised	Cost	Income	Market
1-COST APPROACH	3,970	11,340	11,340	0	11,340
	40,280	115,090	115,090	0	122,220
	44,250	126,430	126,430	0	133,560
Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied					

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-714		NEW HOME		Closed Permit

Deed Reference

Deed Reference 340/6665
 Deed Type LW-Limited/Special Warran
 Grantor CITY FOREST OF CLARK COUNTY
 GROSS DONALD G 1/4 INT ET AL 1/4 EA

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 LANSDOWNE ALL
 225 & 226
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 134 W CLARK ST

Map ID: 340-07-00034-133-017

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

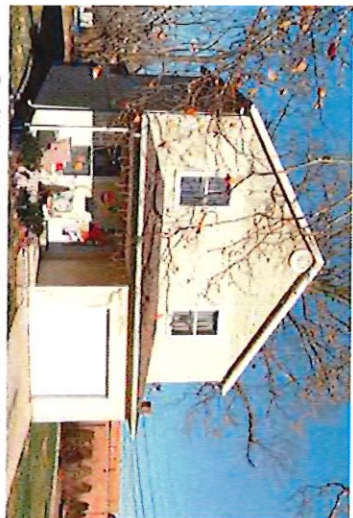
GENERAL INFORMATION

Routing No. 0034-04 303-00
 Class Residential
 Living Units 1
 Neighborhood 340R0080
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400700034133017 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 166		4,110

Total Acres: .1715

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,440	4,110	4,110	0	4,110
Building	40,480	115,650	115,650	0	135,140
Total	41,920	119,760	119,760	0	139,250

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

Entrance Information

Date	ID	Entry Code	Source
05/22/24	LB	10-Adv	3-Other
04/20/18	CPS	R-Review	3-Other
11/28/17	AGS	10-Adv	3-Other
08/02/11	GMC	5-Occupant Not Home	3-Other
04/23/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2228		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25	1,000			340/6603	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04	4,000					SMITH MICHAEL E
09/15/04						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 CLARKS ADDN PTS EACH & VACATED STREET SOUTH
 707 & 708 & 709
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 134 W CLARK ST

Parcel Id: 340-07-00034-133-017

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height	2	Total Rooms	6
Exterior Walls	6-Alt/myl	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	143,730	% Good	61
Plumbing	4,100	Market Adj	
Basement	-3,350	Functional	
Heating	5,110	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	149,590	Adj Factor	1
		Additions	24,400
Ground Floor Area	546		
Total Living Area	1,482	Dwelling Value	115,650
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					546						18,000
1	58	35			260						3,300
2		1			78						400
3		26			64						13,800
4		59	35		130						4,600
5		59			78						

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
8					26						
9	A3 (54)	8			26						
10			A1 (200)		10						
11					26						
12					16						
13					13						
14	A2 (78)	6			10						
15					13						
16					13						
17					13						
18					13						

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

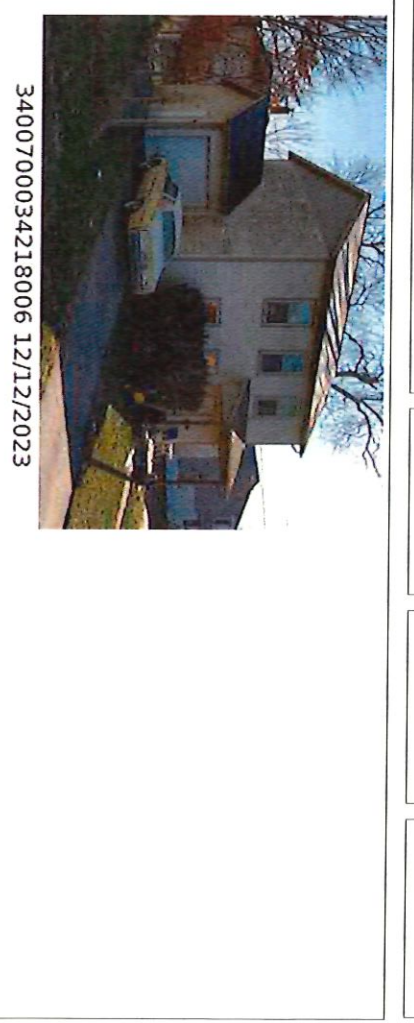
CLARK COUNTY

Situs : 438 S SPRING ST Map ID: 340-07-00034-218-006

LUC: 510-SINGLE FAMILY, PLATTED Card: 1 of 1 Tax Year: 2025 Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
CITY FOREST OF CLARK COUNTY	Routing No. 0034-02 036-00 Class Residential Living Units 1 Neighborhood 340R0092 District
CAUV	Zoning
Field Review Flag:	Alternate Id Springfield Corp. Scsd Tax District

Property Notes
Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	60 78		4,820
Total Acres: .1074 Legal Acres: 0.0000 NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,690	4,820	4,820	0	4,820
Building	14,570	41,620	41,620	0	49,920
Total	16,260	46,440	46,440	0	54,740

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
06/25/24	NV	10-Adv	3-Other
04/26/18	CPS	R-Review	3-Other
11/15/17	KRT	10-Adv	3-Other
08/01/11	DLY	2-Information At Door	2-Tenant
04/26/07	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2239		NEW HOME		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25				340/4772	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						SPRIGGS WILLIAM
06/26/02						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 GILLETTS S W COR
 723 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 438 S SPRING ST

Parcel Id: 340-07-00034-218-006

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

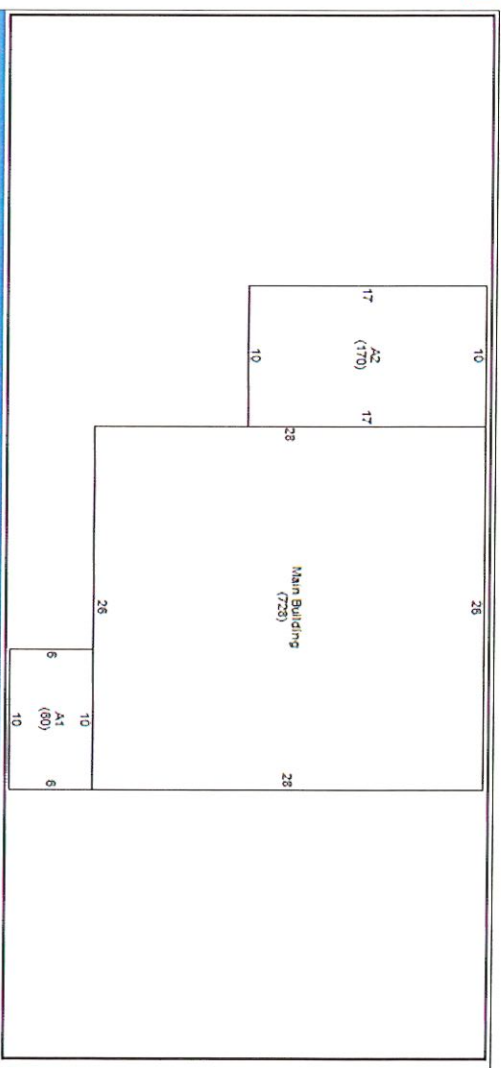
Story height	2	Total Rooms	7
Exterior Walls	6-AL/Vinyl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	4-Heat Pump	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	177,240	% Good	65
Plumbing	4,300	Market Adj	
Basement	-4,140	Functional	
Heating	6,310	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	183,710	Adj Factor	
Ground Floor Area	728	Additions	6,700
Total Living Area	1,456	Dwelling Value	126,110

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					728						2,700
1		1			60						7,500
2		59			170						

Outbuilding Data

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

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1021 S CENTER ST

Map ID: 340-07-00034-317-019

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

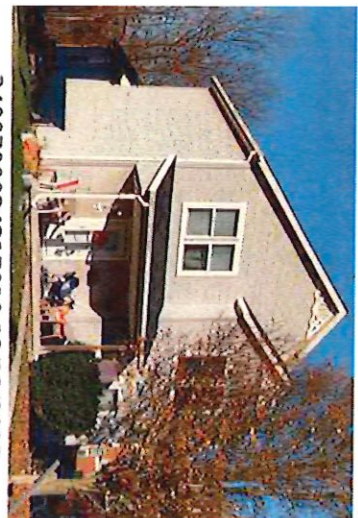
GENERAL INFORMATION

Routing No. 0034-05 263-00
 Class Residential
 Living Units 1
 Neighborhood 340R0085
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400700034317019 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 150		5,440

Total Acres: .1722

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,900	5,440	5,440	0	5,440
Building	13,810	39,450	39,450	0	69,680
Total	15,710	44,890	44,890	0	75,120

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

Entrance Information

Date	ID	Entry Code	Source
07/01/24	NV	10-Adv	3-Other
04/30/18	JHR	R-Review	3-Other
11/20/17	DXS	10-Adv	3-Other
08/16/11	RVT	5-Occupant Not Home	3-Other
08/05/11	JPH	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
11/17/25			
11/16/04	3,400		
03/11/04			

Deed Reference	Deed Type	Grantor
340/5793	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY SECRETARY OF HOUSING AND URBAN

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:
 GARDS ALL
 6555
 Addl. Tieback:

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/19/06	05-2225		NEW HOME		Closed Permit

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 18 E GRAND AVE

Map ID: 340-07-00034-319-013

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

CITY FOREST OF CLARK COUNTY

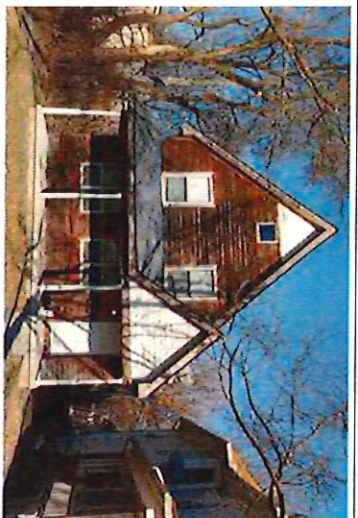
GENERAL INFORMATION

Routing No. 0034-05 069-00
 Class Residential
 Living Units 1
 Neighborhood 340R0070
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400700034319013 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	40 100		3,060

Total Acres: .0918

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,070	3,060	3,060	0	3,060
Building	14,270	40,770	40,770	0	53,590
Total	15,340	43,830	43,830	0	56,650

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

Entrance Information

Date	ID	Entry Code	Source
05/14/24	KQ	10-Adv	3-Other
04/24/18	JHR	R-Review	3-Other
11/20/17	GSK	10-Adv	3-Other
08/08/11	JPH	5-Occupant Not Home	3-Other
04/23/07	TT		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/17/25	3,400			340/5793	LW-Limited/Special Warran	CITY FOREST OF CLARK COUNTY
11/16/04						DOOLEY LARRY
03/11/04						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 GARDS S PT
 4404
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 18 E GRAND AVE

Parcel Id: 340-07-00034-319-013

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

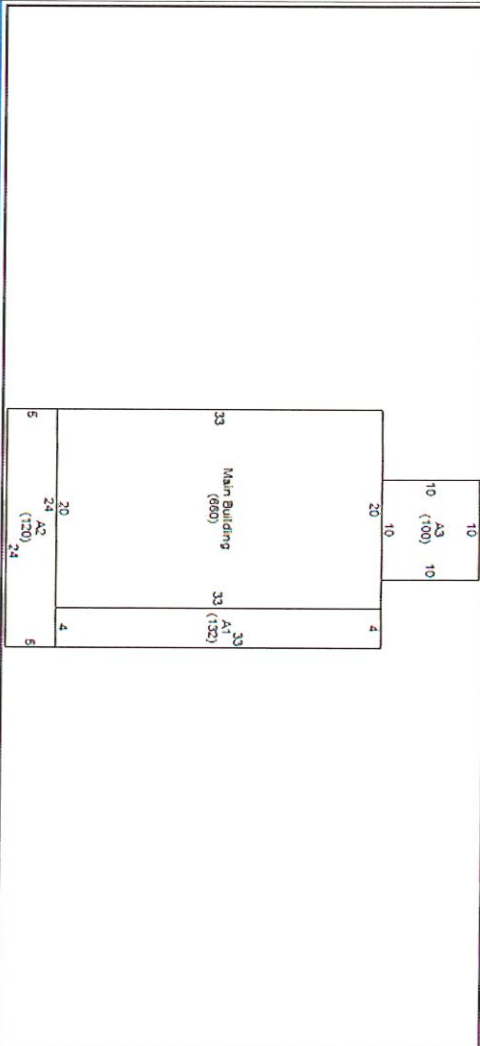
Story height	2	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	2006	Full Baths	2
Eff Year Built		Half Baths	4
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod	2-Crawl		
Basement	3-Central Heat W/ Ac	Masonry Trim	
Heat Type	3-Electric	Unfinished Area	
Fuel Type	1-Hot Air	Rec Rm Size	
System Type	2-Unfln	FBLA Size	
Attic	A-Average Condition	Openings	
Phy. Condition	2-Same	# Car Bsmt Gar	
Int vs Ext			
Stacks			
Pre-Fab			
Misc	Qty		
Grade	D-		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete	0	Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	125,770	% Good	65
Plumbing	5,400	Market Adj	
Basement	-2,930	Functional	
Heating	4,480	Economic	
Attic	6,470	% Complete	
Other Features	0	C&D Factor	1
Subtotal	139,190	Adj Factor	1
		Additions	7,600
Ground Floor Area	660		
Total Living Area	1,452	Dwelling Value	98,070
Building Notes			

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					660						7,200
1	58	35			132						4,000
2		1			120						500
3			26		100						

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2006		10x17	170	D	1		F	F			3,860

Condominium / Mobile Home Information

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