

25898-A-2025/JL FILED

CLARK COUNTY AUDITOR

Tax year 2025

BOR no. 2025-186

DTE 1
Rev. 12/22

MAR 30 2026

County Clark

Date received 3/30/2026

Complaint Against the Valuation of Real Property

HILLARY HAMILTON
AUDITOR

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

Attach additional pages if necessary.

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

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Trilogy Healthcare of Springfield, LLC nka 2150'	c/o Eric Anderson, 575 NJ-70, Brick, NJ 08723	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
2200300021401002		2150 Montego Drive, Springfield	
7. Principal use of property Nursing Homes & Private Hospitals			
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
2200300021401002	\$4,000,000	\$10,746,030	(\$6,746,030)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Recent sale of subject property. Property was purchased together with parcel no. 2200300021402002. Allocated sale value using Auditor's ratio is \$5,431,200. Sale included going concern and other non-real estate items. Further information to be provided at hearing.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 5/1/2025
and sale price \$ \$9,300,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

- The property was sold in an arm's length transaction.
- 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.

*Springfield Realty LLC

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 3/30/2026 Complainant or agent (printed) Jason P. Lindholm Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) *for fill*

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary *Terrri Poje*



25898-B-2025/JL

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CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-186
County Clark Date received 3/30/2026

DTE 1
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MAR 30 2026

Complaint Against the Valuation of Real Property

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

HILLARY HAMILTON
AUDITOR

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	Trilogy Healthcare of Springfield, LLC nka 2150*	c/o Eric Anderson, 575 NJ-70, Brick, NJ 08723	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
2200300021402002		2150 Montego Drive, Springfield	
7. Principal use of property Nursing Homes & Private Hospitals			
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
2200300021402002	\$3,650,000	\$7,642,120	(\$3,992,120)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Recent sale of subject property. Property was purchased together with parcel no. 2200300021401002. Allocated sale value using Auditor's ratio is \$3,868,800. Sale included going concern and other non-real estate items. Further information to be provided at hearing.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 5/1/2025
and sale price \$ \$9,300,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

- The property was sold in an arm's length transaction.
- 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.

*Springfield Realty LLC

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 3/30/2026 Complainant or agent (printed) Jason P. Lindholm Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary 



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2150 MONTEGO DR

Map ID: 220-03-00021-401-002

LUC: 412-NURSING HOMES & PRIVATE H

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
TRILOGY HEALTHCARE OF SPRINGFIELD LLC	Routing No. FNW3-00 007-00 Class C-Commercial Living Units 98 Neighborhood 220C2000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
 Note Codes:
 BTA CASE 2023-1278
 TY20 N/C MINOR INTERIOR REMODELING 100%
 COMPLETE-NEW CARPET/FLOORING/PAINT NVC



Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site	AC	121968	6.0500	737,910
Total Acres: 6.05				Legal Acres: 6.05

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	258,270	737,910	737,910	0	0
Building	3,502,840	10,008,120	10,008,120	0	0
Total	3,761,110	10,746,030	10,746,030	0	0
Value Flag 1-COST APPROACH					Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
05/19/25	STP	10-Adv	3-Other
03/09/20	PN	1-Entrance (Inspection)	4-Employee
05/17/18	MDT	4-Total Refusal	4-Employee
05/06/15	LA	7-Quality Check	3-Other
04/02/15	MDT	2-Information At Door	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
10/07/19	19-0292B	9,000,000	REMODEL		Closed Permit
03/07/14	14-036B		REMODEL		Closed Permit
07/21/11	11-0225		REMODEL		Closed Permit
09/02/10	10-0257		REMODEL		Closed Permit
05/14/09	09-0110		HVAC		Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
10/27/11	9,052,000	2-Land & Building	0-Valid Sale
10/20/09			
10/20/09			

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:
 Location: 5-Secondary Strip
 Spot Loc:

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 05 - 21
 Legal Descriptions:
 FOREST GLEN SUBD
 LOT2
 Addl. Tieback:

Deed Reference			
Deed Reference	Deed Type	Grantor	
WD-General Warranty Deed		C&K PARTNERSHIP LP G & L PARTNERSHIP LP &	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR

Parcel Id: 220-03-00021-401-002

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Building Information

Year Built/Eff Year 2006 /
 Building # 1
 Structure Type 316-Nursing Home
 Identical Units 1
 Total Units 98
 Grade B-
 # Covered Parking
 # Uncovered Parking
 DBA FORESTGLEN
 HEALTH CARE CER

Building Other Features

Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU
1 CP5-Canopy Only		16	32	1	1						
1 CP5-Canopy Only		22	32	1	1						
1 CP5-Canopy Only		28	34	1	1						
1 SS1-Sprinkler Sys Wet		1	62,085	1	1						
1 SS2-Sprinkler Sys Dry		1	62,085	1	1						

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun %Comp	%Rent
1	01	01	62.085	2,419	054-Nursing Home	11	01-Brick Vc	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	100

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	62.085	054-Nursing Homes	76	100	9,975,430

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2006			50,000	C	1	A	A		32,690

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2150 MONTEGO DR

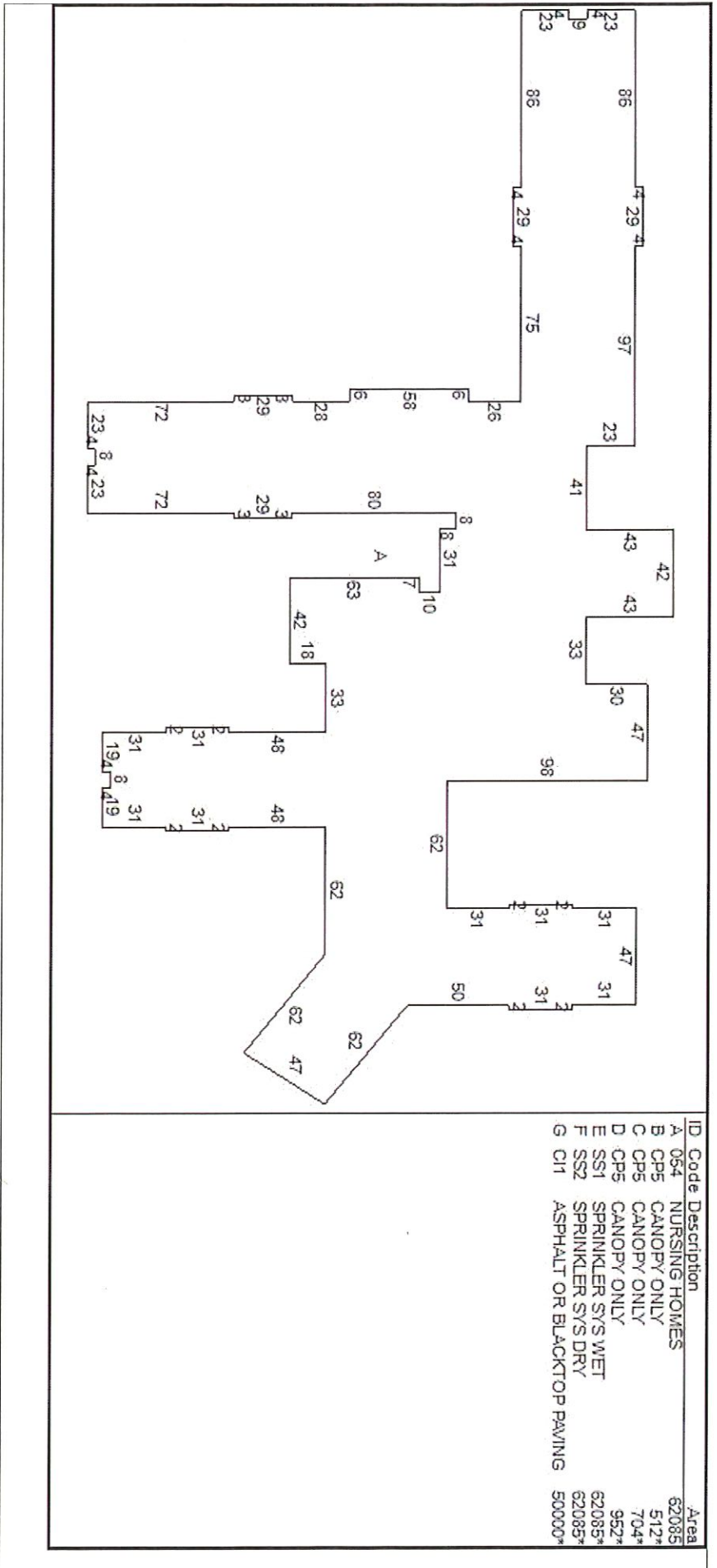
Parcel Id: 220-03-00021-401-002

LUC: 412-NURSING HOMES & PRIVATE HC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



2200300021401002 09/27/2017



2200300021401002 09/27/2017



2200300021401002 09/27/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2150 MONTEGO DR

Parcel Id: 220-03-00021-401-002

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S 000 00-None	0	62,085	0.00					0							

Apartment Detail - Building 1 of 1

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

Building Cost Detail - Building 1 of 1

Total Gross Building Area	62,085
Replace, Cost New Less Depr	9,975,430
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	9,975,430
Final Building Value	1,0000
NBHD Fact	
Value per SF	160.67

Notes - Building 1 of 1

98 BED LICENSE - A/O 3-24-2011 92 TENTS

Income Summary (Includes all Building on Parcel)

Total Net Income	0.022300
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	62,085

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR

Map ID: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE H

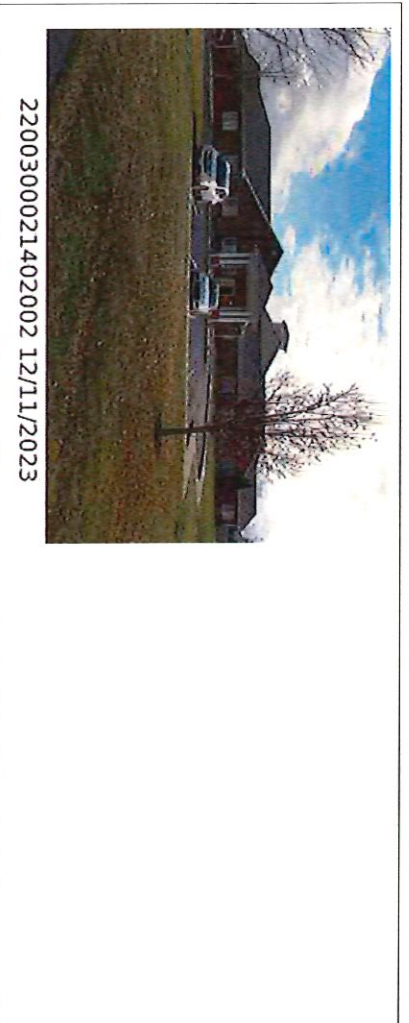
Card: 1 of 3

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
TRILOGY HEALTHCARE OF SPRINGFIELD LLC	Routing No. FNW3-00 009-00 Class C-Commercial Living Units Neighborhood 220C2000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:
BTA CASE 2023-1278
TY19 - ADDED PORCH CD 2
NC15 NO PERM,NO FLAG,NO N/C NO CHG



Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site AC	49000	7.4700		366,030
Total Acres: 7.47				
Legal Acres: 7.47				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	128,110	366,030	366,030	0	0
Building	2,546,630	7,276,090	7,276,090	0	0
Total	2,674,740	7,642,120	7,642,120	0	0
Value Flag 1-COST APPROACH					Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
05/19/25	STP	10-Adv	3-Other
05/17/18	MDT	4-Total Refusal	4-Employee
04/07/15	MDT	8-Other Reason	3-Other
06/15/12	ABC	1-Entrance (Inspection)	3-Other

Permit Information			
Date Issued	Number	Price Purpose	Note
11/12/09	09-0369	SIGN	
05/14/09	09-0110	HVAC	
05/08/09	09-0106	SPRINKLER	
11/13/08	08-0450	C/I BLDG	

Sales/Ownership History			
Transfer Date	Price	Type	Validity
10/27/11	6,957,600	2-Land & Building	0-Valid Sale
10/20/09			

Deed Reference			
Deed Reference	Deed Type	Grantor	Legal Description
WD-General Warranty Deed		G & L PARTNERSHIP LP G & L PARTNERSHIP LP &	

Property Factors
 Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location:
 Spot Loc:

Legal Description
 Parcel Tieback:
 Range - Township - Section: 10 - 05 - 21
 Legal Descriptions:
 FOREST GLEN SUBD
 LOT 3
 Addl. Tieback:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR Parcel Id: 220-03-00021-402-002 LUC: 412-NURSING HOMES & PRIVATE HK Card: 1 of 3 Tax Year: 2025 Printed: 03/31/26

Building Information	
Year Built/Est Year	2009 /
Building #	1
Structure Type	316-Nursing Home
Identical Units	1
Total Units	
Grade	B-
# Covered Parking	
# Uncovered Parking	
DBA	THE LEGACY AT FOREST GLEN

Building Other Features	
Line Type	+/-
1 SS1-Sprinkler Sys Wet	
Meas1	21,244
Meas2 # Stp	1
IU	
Line Type	+/-
Meas1	
Meas2 # Stp	
IU	

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		21,244	1,112	054-Nursing Home	10	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	21,244	054-Nursing Homes	80		2,950,900

Outbuilding Data											
Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2009			25,000	C	1	A	A		16,810

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2150 MONTEGO DR

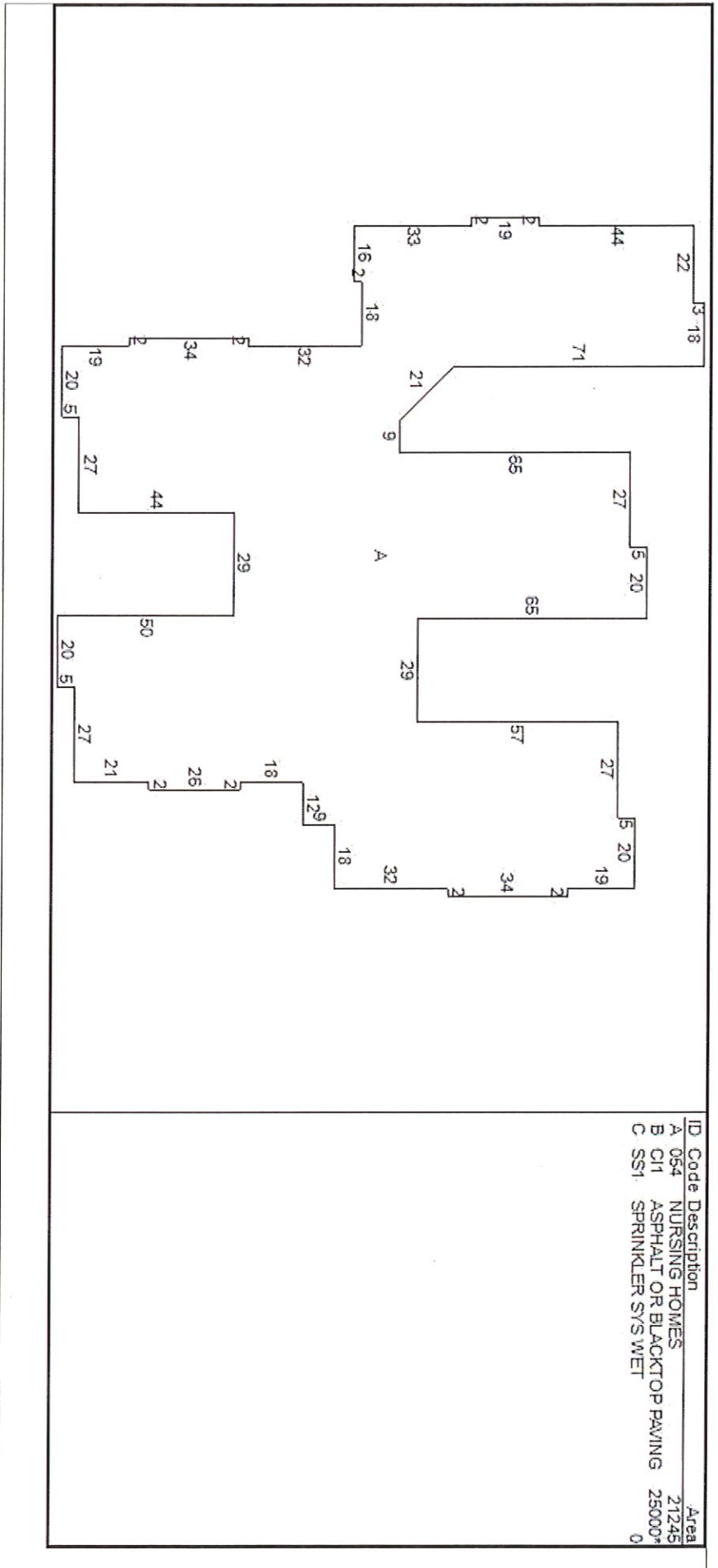
Parcel Id: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE HC

Card: 1 of 3

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



06/16/2023



2200300021402002 07/17/2017



2200300021402002 07/17/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2150 MONTEGO DR

Parcel Id: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE H

Card: 1 of 3

Tax Year: 2025

Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 S	000 00-None	0	23,453	0.00					0							
01 A	126 01-Apartment Unit	0	31,500				5		0		25					

Apartment Detail - Building 1 of 3

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

Building Cost Detail - Building 1 of 3

Total Gross Building Area	21,244
Replace, Cost New Less Depr	2,950,900
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	2,950,900
NBHD Fact	1,0000
Value per SF	138.91

Notes - Building 1 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	0.022300
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	31,500
Total Gross Building Area	54,953

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR

Map ID: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE H

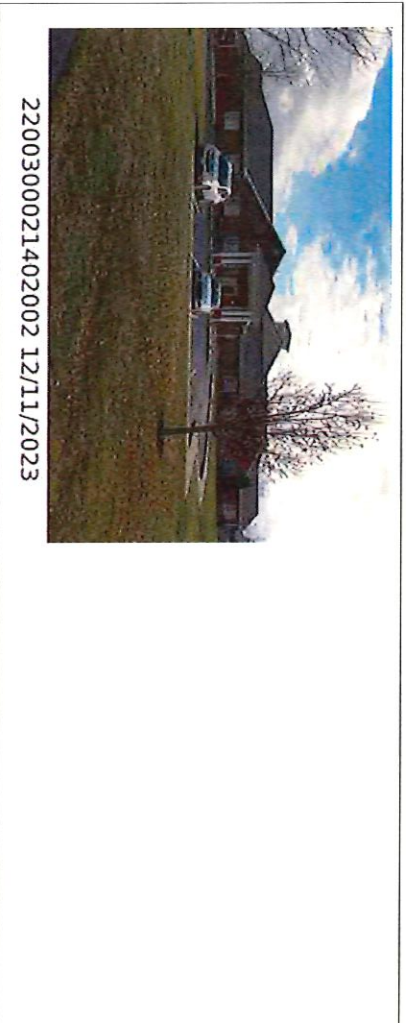
Card: 2 of 3

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
TRILOGY HEALTHCARE OF SPRINGFIELD LLC	Routing No. FNW3-00 009-00 Class C-Commercial Living Units Neighborhood 220C2000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes	Note Codes:
BTA CASE 2023-1278 TY19 - ADDED PORCH CD 2 NC15 NO PERM,NO FLAG,NO N/C NO CHG	



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	49000	7.4700			366,030
Total Acres: 7.47					
Legal Acres: 7.47					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	128,110	366,030	366,030	0	0
Building	2,546,630	7,276,090	7,276,090	0	0
Total	2,674,740	7,642,120	7,642,120	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information					
Date	ID	Entry Code	Source		
05/19/25	STP	10-Adv	3-Other		
05/17/18	MDT	4-Total Refusal	4-Employee		
04/07/15	MDT	8-Other Reason	3-Other		
06/15/12	ABC	1-Entrance (Inspection)	3-Other		

Date Issued	Number	Price	Permit Purpose	Note	Status
11/12/09	09-0369		SIGN		Closed Permit
05/14/09	09-0110		HVAC		Closed Permit
05/08/09	09-0106		SPRINKLER		Closed Permit
11/13/08	08-0450		C/I BLDG		Closed Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/27/11	6,957,600	2-Land & Building	0-Valid Sale		WD-General Warranty Deed	G & L PARTNERSHIP LP
10/20/09						G & L PARTNERSHIP LP &

Property Factors	
Topo:	1-Level
Utilities:	4-Gas
Street/Road:	1-Paved
Traffic:	2-Medium
Location:	
Spot Loc:	

Legal Description	
Parcel TieBack:	
Range - Township - Section:	10 - 05 - 21
Legal Descriptions:	FOREST GLEN SUBD LOT 3
Addl. TieBack:	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR

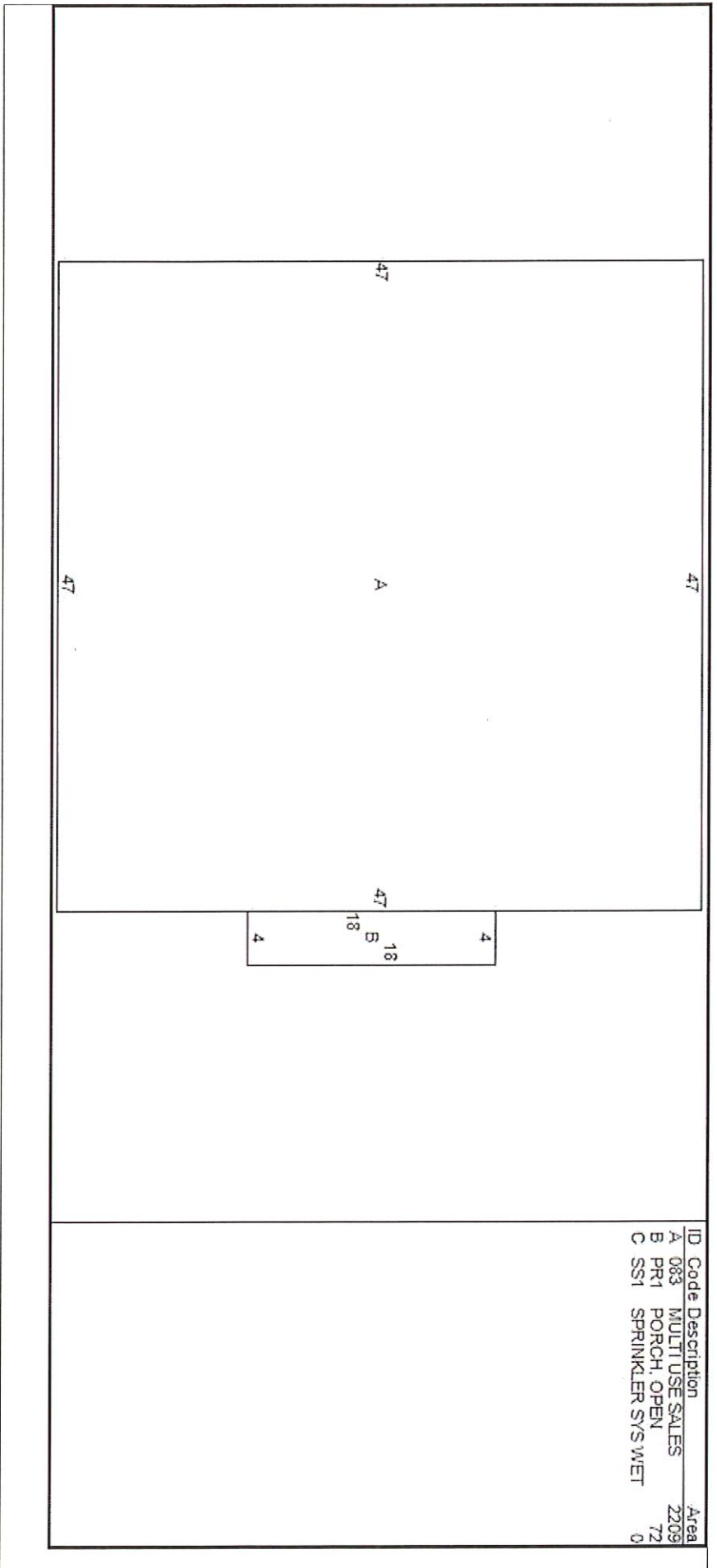
Parcel Id: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE HC

Card: 2 of 3

Tax Year: 2025

Printed: 03/31/26



ID	Code Description	Area
A	083 MULTI USE SALES	2209
B	PR1 PORCH, OPEN	72
C	SS1 SPRINKLER SYS WET	0

Additional Property Photos



2200300021402002

07/17/2017



2200300021402002 07/17/2017



2200300021402002 07/17/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR

Parcel Id: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE H

Card: 2 of 3

Tax Year: 2025

Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income	
00	S	000	00-None	0	23,453	0.00					0								
01	A	126	01-Apartment Unit	0	31,500				5		0		25						

Apartment Detail - Building 2 of 3

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

Building Cost Detail - Building 2 of 3

Total Gross Building Area	2,209
Replace, Cost New Less Depr	111,040
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	111,040
Final Building Value	1,0000
NBHD Fact	
Value per SF	50.27

Notes - Building 2 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	0.022300
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	31,500
Total Gross Building Area	54,953

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2150 MONTEGO DR

Map ID: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE H

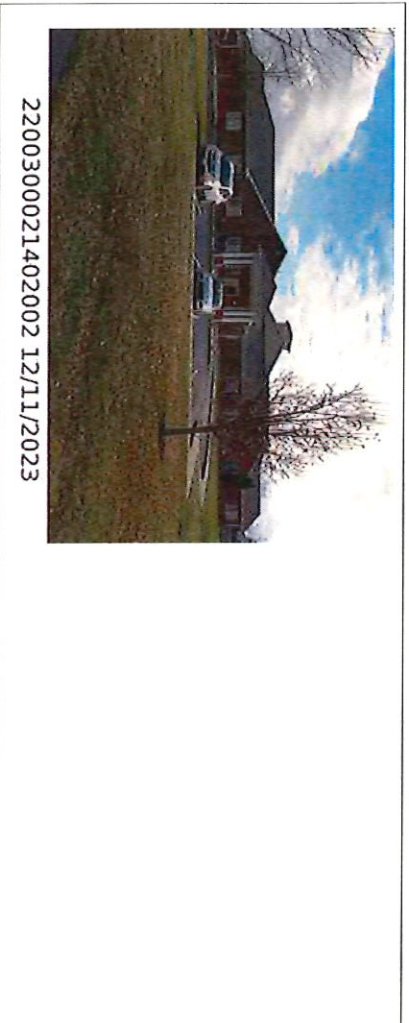
Card: 3 of 3

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
TRILOGY HEALTHCARE OF SPRINGFIELD LLC	Routing No. FNW3-00 009-00 Class C-Commercial Living Units Neighborhood 220C2000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes	Note Codes:
BTA CASE 2023-1278 TY19 - ADDED PORCH CD 2 NC15 NO PERM,NO FLAG,NO N/C NO CHG	



Land Information				
Type	Rate	Size	Influence Factors	Value
6-Primary Site AC	49000	7.4700		366,030
Total Acres: 7.47				
Legal Acres: 7.47				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	128,110	366,030	366,030	0	0
Building	2,546,630	7,276,090	7,276,090	0	0
Total	2,674,740	7,642,120	7,642,120	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
05/19/25	STP	10-Adv	3-Other
05/17/18	MDT	4-Total Refusal	4-Employee
04/07/15	MDT	8-Other Reason	3-Other
06/15/12	ABC	1-Entrance (Inspection)	3-Other

Date Issued	Number	Price	Permit Purpose	Note	Status
11/12/09	09-0369		SIGN		Closed Permit
05/14/09	09-0110		HVAC		Closed Permit
05/08/09	09-0106		SPRINKLER		Closed Permit
11/13/08	08-0450		C/I BLDG		Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
10/27/11	6,957,600	2-Land & Building	0-Valid Sale
10/20/09			

Deed Reference			
Deed Reference	Deed Type	Grantor	Legal Description
WD-General Warranty Deed		G & L PARTNERSHIP LP	
		G & L PARTNERSHIP LP &	

Property Factors	
Topo: 1-Level	
Utilities: 4-Gas	
Street/Road: 1-Paved	
Traffic: 2-Medium	
Location:	
Spot Loc:	

Legal Description	
Parcel Tieback:	
Range - Township - Section:	10 - 05 - 21
Legal Descriptions:	
FOREST GLEN SUBD	
LOT 3	
Addl. Tieback:	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR

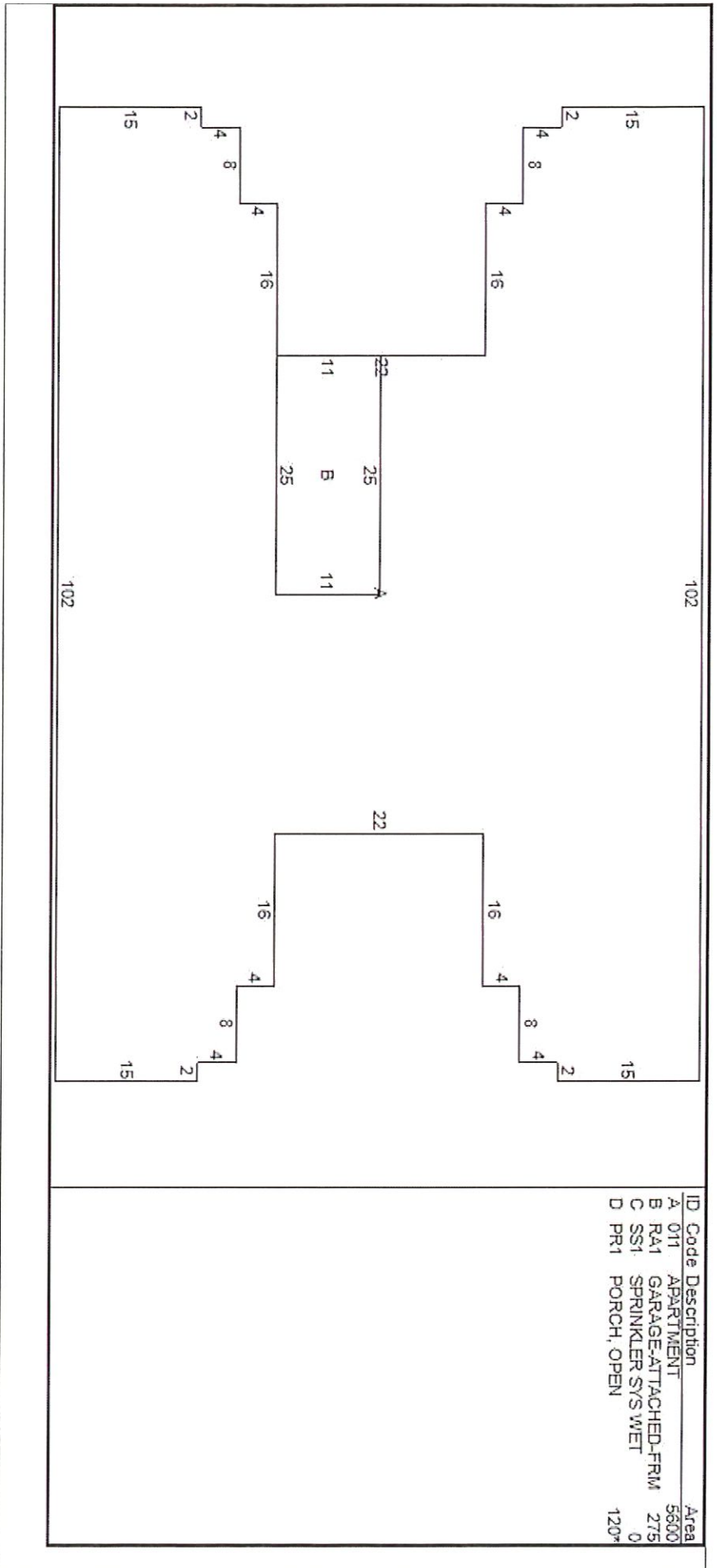
Parcel Id: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE HC

Card: 3 of 3

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



2200300021402002

07/17/2017



2200300021402002 07/17/2017



2200300021402002 07/17/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2150 MONTEGO DR

Parcel Id: 220-03-00021-402-002

LUC: 412-NURSING HOMES & PRIVATE H

Card: 3 of 3

Tax Year: 2025

Printed: 03/31/26

Income Detail (includes all Buildings on Parcel)

Use Mod	Inc	Model	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000	00-None	0	23,453	0.00				0							
01	A	126	01-Apartment Unit	0	31,500			5		0							25

Apartment Detail - Building 3 of 3

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 3 of 3

Total Gross Building Area	31,500
Replace, Cost New Less Depr	599,620
Percent Complete	100
Number of Identical Units	7
Economic Condition Factor	
Final Building Value	4,197,340
NBHD Fact	1,0000
Value per SF	133.25

Notes - Building 3 of 3

Income Summary (includes all Building on Parcel)

Total Net Income	0.022300
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	31,500
Total Gross Building Area	54,953

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value