

MAR 31 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	Celogers Investment		PO. BOX 3082
2. Complainant if not owner			Springfield OH
3. Complainant's agent	Dustin Owens		45501
4. Telephone number and email address of contact person			
937. 605.0747 K. DustinOwens@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
3400 7000 213 40002		2008 Gridley Ct Springfield, OH 45505	
7. Principal use of property <u>Rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
3400 7000	100,000	112,250	12,250
213 40002			
9. The requested change in value is justified for the following reasons:			
Comparative Sales in Area of 1925 Sunset on 2/10/26 \$ 100,000 And 1708 Sweetbriar Lane S 1/9/25 \$ 100,000			

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

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

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

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

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

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

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

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

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

Date 3/31/26 Complainant or agent (printed) Dustin Owens Title (if agent) DR

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31 (Date) day of MARCH (Month) 2026 (Year)

Notary [Signature]



Andrew L Birch
Notary Public, State of Ohio
My Commission Expires 1/26/2027

MAR 31 2026

Tax year 2025 BOR no. 2025-216
County CLARK Date received 3/31/2026

HILLARY HAMILTON
AUDITOR

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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Original complaint Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property		Celogen Investments	
2. Complainant if not owner		PO Box 3082	
3. Complainant's agent		Springfield OH	
4. Telephone number and email address of contact person		45501	
937 605-0747		KDUSTINOWENS@gmail.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
3400 7000 331 #09024		1511-1513 S Center	
		Springfield OH 45506	
7. Principal use of property <u>Rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
3400 7000			
331 #09024	105,000	126,060	21,060
9. The requested change in value is justified for the following reasons:			
Comparative Sale in area of 1608-1610 S. Fountain on 3/13/26 \$105,000			

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

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

12. If any improvements were completed in the last three years, show date _____ 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.
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- 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 3-31-26 Complainant or agent (printed) Dustin Owas Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31 day of MARCH 2026
(Date) (Month) (Year)

Notary [Signature]



Andrew L Birch
Notary Public, State of Ohio
My Commission Expires 1/26/2027

MAR 31 2026

Tax year 2025 BOR no. 2025-216
County CLARK Date received 3/31/2026

HILARY HAMILTON
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Complaint Against the Valuation of Real Property

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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	Calogero Investments	PO Box 3082
2. Complainant if not owner		Springfield OH
3. Complainant's agent	Dustin Owens	45501
4. Telephone number and email address of contact person 937 605-0747 KDUSTINOWENS@gmail.com		
5. Complainant's relationship to property, if not owner		

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
3400 7000 331 28001	1802-1804 S Center Springfield OH 45506

7. Principal use of property Rental

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
3400			
7000 331	100,000	127,020	27,020
28001			

9. The requested change in value is justified for the following reasons:
Comparative Sale in area of 1608-1610 S Fountain on 3/13/25 \$105,000

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

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

12. If any improvements were completed in the last three years, show date _____ 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.

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- 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 3.31.26 Complainant or agent (printed) Dustin Oval Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary [Signature]



Andrew L Birch
Notary Public, State of Ohio
My Commission Expires 1/26/2027

Tax year 2025 BOR no. 2025-216
County Clark Date received 3/31/2026

MAR 31 2026

HILLARY HAMILTON
AUDITOR

Complaint Against the Valuation of Real Property

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Attach additional pages if necessary.

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Original complaint Counter complaint

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	Name	Street address, City, State, ZIP code
1. Owner of property	Calogero Investment	P.O. Box 3082
2. Complainant if not owner		Springfield OH
3. Complainant's agent	Dustin Owens	45501
4. Telephone number and email address of contact person		
937-605-0747 KTDUSTINOWENS@gmail.com		
5. Complainant's relationship to property, if not owner		

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
3400 7000 331 29010	1801 S Fountain
	Springfield OH 45506

7. Principal use of property Vacant

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
3400 7000	65,300	84,630	19,330
331 29010			

9. The requested change in value is justified for the following reasons:

Interior of this Property is in Serious Disrepair,

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 8/11/25
and sale price \$ 65,300 ; 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.


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- 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 3-31-20 Complainant or agent (printed) Austin Awas Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of MARCH 2026
(Date) (Month) (Year)

Notary 



Andrew L Birch
Notary Public, State of Ohio
My Commission Expires 1/26/2027

Tax year 2025 BOR no. 2025-26
County Clark Date received 3/31/2026

MAR 31 2026

Complaint Against the Valuation of Real Property

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1. Owner of property	Calogero Investments LLC	PO. BOX 3082
2. Complainant if not owner		Springfield OH
3. Complainant's agent	Dustin Owens	45501
4. Telephone number and email address of contact person (937) 605-0747 KDustinOwens@gmail.com		
5. Complainant's relationship to property, if not owner		

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
34007000 352110 45	366-368 E Cassill Spfld OH 45503

7. Principal use of property Rental

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
3400 7000			
352110 45	133,699	195,100	6,401

9. The requested change in value is justified for the following reasons:
The Property of 612-614 Stanton has a Valuation of 83,450 which is \$33.11 Sg ft

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

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

12. If any improvements were completed in the last three years, show date _____ 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.

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

Date 3-30-26 Complainant or agent (printed) Dustin Owens Title (if agent) owner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 30 day of MARCH 2026

Notary [Signature]



Andrew L. Birch
Notary Public, State of Ohio
My Commission Expires 1/26/2027

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2008 GRIDLEY CT

Map ID: 340-07-00021-300-002

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

OWENS DUSTIN & KATHY

GENERAL INFORMATION

Routing No. 0021-02 090-00
 Class Residential
 Living Units 1
 Neighborhood 340R0096
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700021300002 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	63 119		15,660

Total Acres: .1721

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,480	15,660	15,660	0	15,660
Building	33,810	96,590	96,590	0	106,550
Total	39,290	112,250	112,250	0	122,210

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

Entrance Information

Date	ID	Entry Code	Source
06/11/24	KQ	10-Adv	3-Other
05/18/18	JHR	R-Review	3-Other
11/21/17	KRT	10-Adv	3-Other
09/27/11	RVT	5-Occupant Not Home	3-Other
09/12/11	JHC	2-Information At Door	2-Tenant

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/10/26	35,000	2-Land & Building	2-Not Open Market	WD-General Warranty Deed	WD-General Warranty Deed	OWENS DUSTIN & KATHY
01/17/17		2-Land & Building	2-Not Open Market	SV-Survivorship Deed	SV-Survivorship Deed	YOUR AT HOME RENTALS LLC
08/16/13		2-Land & Building	2-Not Open Market			TBW PROPERTIES LTD
02/03/10	25,000	2-Land & Building	2-Not Open Market			BANK OF NEW YORK MELLON TRUST CO

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 BELMONT MEADOWS NO 5
 15696

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 2008 GRIDLEY CT

Parcel Id: 340-07-00021-300-002

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CLARK COUNTY

Dwelling Information

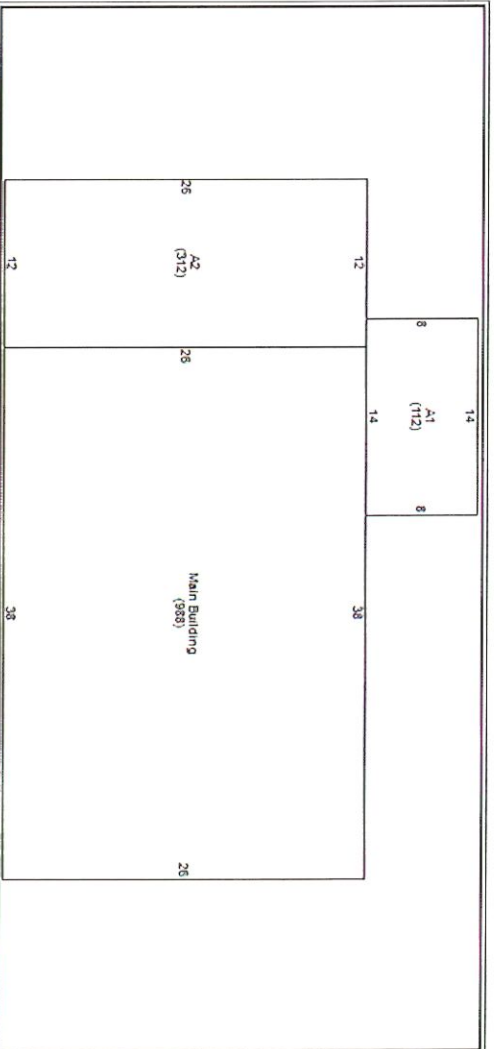
Story height	1	Total Rooms	5
Exterior Walls	1-Frame	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1958	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	112
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot/Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	128,660	% Good	70
Plumbing		Market Adj	
Basement	-8,360	Functional	
Heating	4,580	Economic	
Attic	0	% Complete	
Other Features	2,100	C&D Factor	1
Subtotal	126,980	Adj Factor	7,700
Ground Floor Area	988		
Total Living Area	988	Dwelling Value	96,590
Building Notes			

Misc & Gross Buiding Values

Misc Building No		Misc Adjusted Value	
Gross Buiding:			



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					988								
1		26			112								600
2		59			312								10,400

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 : 1511 -1513 S CENTER BLVD

Map ID: 340-07-00033-109-024

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

OWENS DUSTIN & KATHY

GENERAL INFORMATION

Routing No. 0034-06 085-00
 Class Residential
 Living Units 2
 Neighborhood 340R0088
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700033109024 12/10/2023

Land Information

Assessment Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	49 140		10,480
Total Acres: .1575		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessed	Appraised	Cost	Income	Market
Land 3,670	10,480	10,480	0	10,480
Building 40,450	115,580	115,580	0	91,880
Total 44,120	126,060	126,060	0	102,360

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

Entrance Information

Permit Information

Date	ID	Entry Code	Source
05/29/24	LB	10-Adv	3-Other
05/22/18	GSK	R-Review	3-Other
11/15/17	ANM	10-Adv	3-Other
07/22/11	MJT	5-Occupant Not Home	3-Other
03/23/06	RG		

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
02/10/26			
10/10/18			
09/05/18			
10/26/05	44,900		S-Sheriff

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		OWENS DUSTIN & KATHY
SD-Sheriff's Deed		FANNIE MAE
SD-Sheriff's Deed		MOORE JEFFREY A
SD-Sheriff's Deed		REESE NORMAN

Property Factors

Legal Description

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

1-Level

5-Sidewalk

Addl. Tieback:

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 HIGHLANDS ALL
 6762

RESIDENTIAL PROPERTY RECORD CARD

Situs : 1511 -1513 S CENTER BLVD Parcel Id: 340-07-00033-109-024

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CLARK COUNTY

Dwelling Information

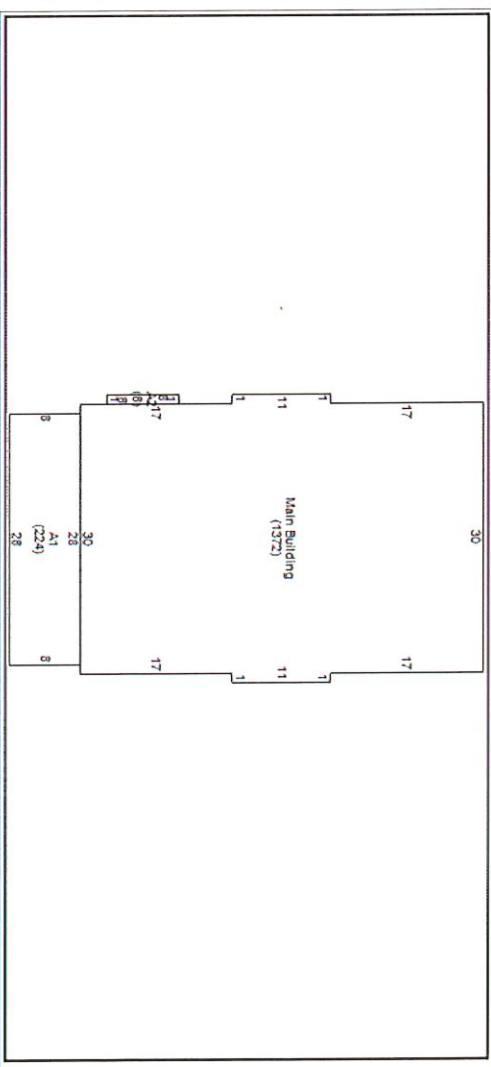
Story height	2	Total Rooms	14
Exterior Walls	6-AL/Vinyl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1923	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	3-P-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	2		
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	289,280	% Good	35
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	21,330	% Complete	
Other Features	13,920	C&D Factor	
Subtotal	311,730	Adj Factor	1
		Additions	3,700
Ground Floor Area	1,372		
Total Living Area	3,026	Dwelling Value	112,810
Building Notes			

Misc & Gross Buiding Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,372						
1		1			224						10,000
2		52			8						700

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1923		22X20	440	D	1		P	P			2,770

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 : 1802 -1804 CENTER BLVD

Map ID: 340-07-00033-128-001

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

OWENS DUSTIN M & KATHY

GENERAL INFORMATION

Routing No. 0034-06 461-00
 Class Residential
 Living Units 2
 Neighborhood 340R0088
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700033128001 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 140		10,580
Total Acres: .1607		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 3,700	10,580	10,580	0	10,580
Building 40,750	116,440	116,440	0	92,650
Total 44,450	127,020	127,020	0	103,230
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
05/31/24	LB	10-Adv	3-Other
05/22/18	GSK	R-Review	3-Other
11/16/17	ANM	10-Adv	3-Other
08/17/11	JHC	2-Information At Door	2-Tenant
03/24/06	RG		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
02/10/26	15,700	2-Land & Building	2-Not Open Market
06/18/10	33,500	2-Land & Building	3-Sheriff
06/01/10			
03/18/04			

Deed Reference

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		OWENS DUSTIN M & KATHY
SD-Sheriff's Deed		JP MORGAN CHASE BANK NATIONAL CLIENT CHOICE INVESTMENTS LLC WHITE MAURICE L

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 PERRIN WOODS 3RD ADD ALL
 12314

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1802 -1804 CENTER BLVD

Parcel Id: 340-07-00033-128-001

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

Dwelling Information

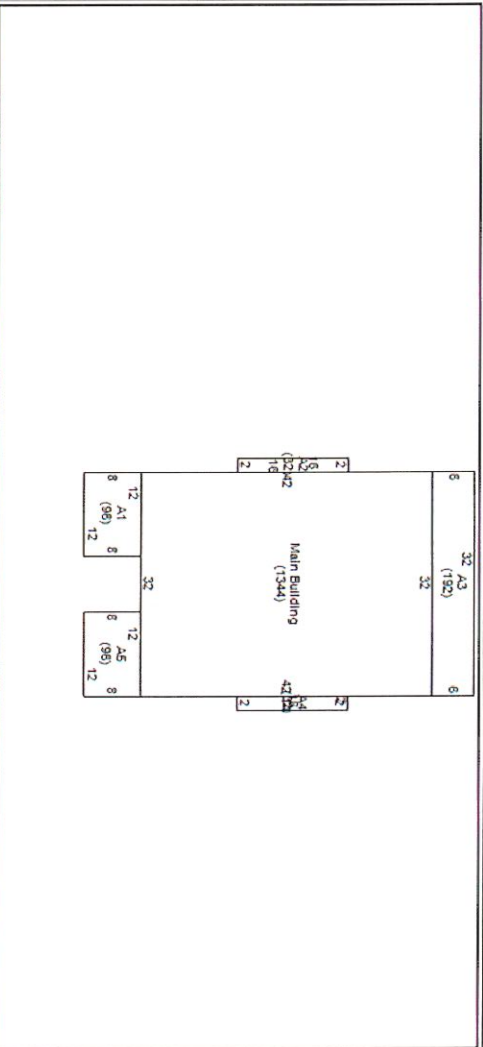
Story height	2	Total Rooms	12
Exterior Walls	1-Frame	Bedrooms	6
Style	14-Duplex	Family Rooms	2
Year Built	1928	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled	1974	Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot/Air	Rec Rm Size	
Attic	3-Plt-Fin	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	265,370	% Good	35
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	21,020	% Complete	
Other Features	0	C&D Factor	
Subtotal	293,590	Adj Factor	1
		Additions	11,300
Ground Floor Area	1,344		
Total Living Area	3,213	Dwelling Value	114,060
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					1,344						
1		1			96						4,300
2			50		32						2,700
3		55	35		192						18,500
4			50		32						2,700
5		1			96						4,300

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1930		20x18	360	D	1		P	P			2,380

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 : 1801 S FOUNTAIN AVE

Map ID: 340-07-00033-129-010

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

REED EDDIE MAE

GENERAL INFORMATION

Routing No. 0034-06 442-00
 Class Residential
 Living Units 1
 Neighborhood 340R0088
 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	48 150		10,660

Total Acres: .1653

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,730	10,660	10,660	0	10,660
Building	25,890	73,970	73,970	0	73,410
Total	29,620	84,630	84,630	0	84,070

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

Entrance Information

Date	ID	Entry Code	Source
05/31/24	LB	10-Adv	3-Other
05/23/18	GSK	R-Review	3-Other
11/16/17	ANM	10-Adv	3-Other
08/17/11	JHC	2-Information At Door	1-Owner
03/22/06	RG		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/11/25	65,300	2-Land & Building	0-Valid Sale	340/6262		REED EDDIE MAE
06/24/04						FOSTER BERNICE R
08/01/81	38,500					

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 SINGER ALL
 7221

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 366 -368 E CASSILLY ST

Map ID: 340-07-00035-211-045

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

OWENS DUSTIN M & KATHY

GENERAL INFORMATION

Routing No. 0035-01 045-00
 Class Residential
 Living Units 2
 Neighborhood 340R0030
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035211045 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 160		20,750

Total Acres: .1837

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,260	20,750	20,750	0	20,750
Building	61,020	174,350	174,350	0	110,630
Total	68,280	195,100	195,100	0	131,380

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
04/18/24	LB	10-Adv	3-Other
06/07/18	GSK	R-Review	3-Other
02/27/18	GSK	5-Occupant Not Home	3-Other
10/06/17	AGS	10-Adv	3-Other
07/28/11	JCW	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/10/26	57,800	2-Land & Building	2-Not Open Market	WD-General Warranty Deed	WD-General	OWENS DUSTIN M & KATHY
01/11/10	56,700		S-Sheriff	SD-Sheriff's Deed	SD-Sheriff's Deed	HSBC BANK USA NATIONAL ASSOCIATIO PERKINS HEATHER L & JOHN PERKINS HEATHER L
03/17/09						
04/01/05						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 RODGERS PLACE ALL
 8994
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 366 -368 E CASSILLY ST

Parcel Id: 340-07-00035-211-045

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

Dwelling Information

Story height	2	Total Rooms	12
Exterior Walls	1-Frame	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1913	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks	
Pre-Fab	
Misc	Qty

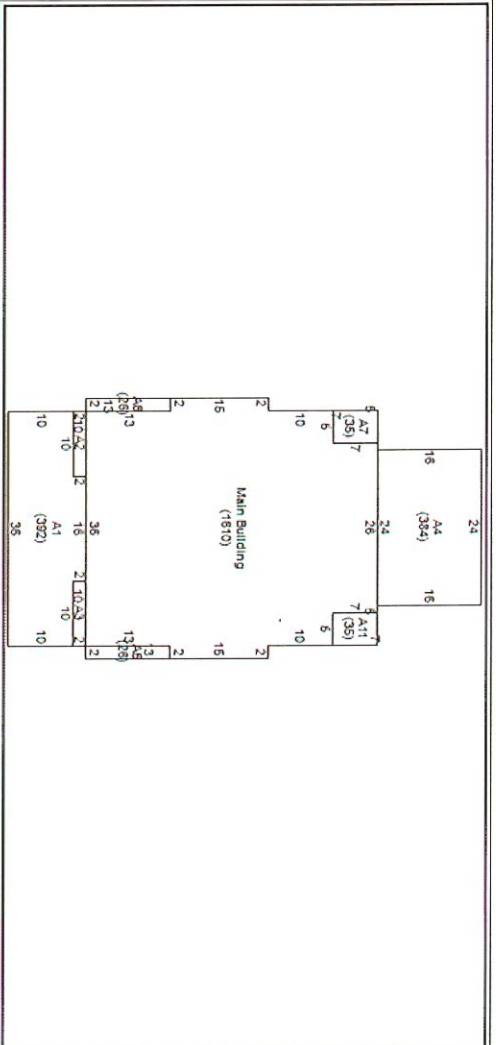
Grade	C-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	288,140	% Good	44
Plumbing	6,800	Market Adj	
Basement	0	Functional	
Heating	10,250	Economic	
Attic	14,830	% Complete	
Other Features	0	C&D Factor	1
Subtotal	320,020	Adj Factor	1
		Additions	27,300
Ground Floor Area	1,610		
Total Living Area	3,434	Dwelling Value	168,110
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1973		24X24	576	C 1		A	A			6,240

Condominium / Mobile Home Information

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