

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

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

Attach additional pages if necessary.  
 Original complaint  Counter complaint  
Notices will be sent only to those named below.

Name	Street address, City, State, ZIP code
1. Owner of property <u>Proce Investments</u>	<u>PO Box 3082</u>
2. Complainant if not owner	<u>Spfld OH 45501</u>
3. Complainant's agent <u>Dustin Owens</u>	
4. Telephone number and email address of contact person <u>937 605-0747 KDUSTINDWENS@gmail.com</u>	
5. Complainant's relationship to property, if not owner <u>Spouse</u>	

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

6. Parcel numbers from tax bill	Address of property
<u>3400 6000 321 0006</u>	<u>549 Portage Path</u>
	<u>Spfld OH 45506</u>

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
<u>3400</u>	<u>50,000</u>	<u>73,080</u>	<u>23,080</u>
<u>6000</u>			
<u>321 0006</u>			

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

Long Term Tenants - House Needs Full Rehab

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.
- 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 3.31.26 Complainant or agent (printed) Dustin Owens Title (if agent) Spouse

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

FILED  
CLARK COUNTY AUDITOR Tax year 2025

BOR no. 2025-217

DTE 1  
Rev. 12/22

MAR 31 2026

County Clark

Date received 3/31/2026

### 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.

1. Owner of property		Name: <u>Rocce Investments</u>		Street address, City, State, ZIP code: <u>P.O. BOX 3082</u>	
2. Complainant if not owner				<u>Springfield OH</u>	
3. Complainant's agent		<u>Dustin Owens</u>		<u>45501</u>	
4. Telephone number and email address of contact person <u>937 605-0747</u> <u>KIDUSTINOWENS@gmail.com</u>					
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
<u>3400 7000 271 05021</u>			<u>918-920 Southfield Ave</u> <u>Springfield OH 45505</u>		
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		
<u>3400</u>					
<u>7000 271</u>	<u>600,000</u>	<u>71,640</u>	<u>11,640.00</u>		
<u>05021</u>					
9. The requested change in value is justified for the following reasons: <u>See Attached closing Stmt.</u>					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 12/1/2023  
and sale price \$ 600,000 ; 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 \_\_\_\_\_ 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 3.31.26 Complainant or agent (printed) Dustin Ovas Title (if agent) Spouse

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of MARCH 2026

Notary 



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

*Woodland*

918

202 North Limestone Street, Suite 100  
Springfield, Ohio 45503-4202  
Phone: (937) 322-0835

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

Form Approved OMB No. 2502-0265

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 23-42072
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins	6. <input checked="" type="checkbox"/> None (Cash)	7. Loan Number:
			8. Mortgage Insurance Case Number:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts Paid to and by the settlement agent are shown. Item marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

<b>D. Name and Address of Borrower:</b> Dustin M. Owens and Kathy Owens  511 East Sparrow Road Springfield, Ohio 45502	<b>E. Name and Address of Seller:</b> Eric T. Woodland and Tonya A. Woodland  822 Rice Street Springfield, Ohio 45505	<b>F. Name and Address of Lender:</b> Park National Bank  40 S. Limestone Street Springfield, Ohio 45502
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<b>G. Property Location:</b> 918-920 Southfield Avenue Springfield, Ohio 45504 COUNTY: Clark  PARCEL ID: 340-07-00027-105-021	<b>H. Settlement Agent:</b> Gorman, Veskauf, Henson & Wineberg  <b>Place of Settlement:</b> 202 North Limestone Street, Suite 100 Springfield, Ohio 45503-4202	<b>I. Settlement Date:</b> November 29, 2023 <b>Disbursement Date:</b> November 29, 2023
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<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>	<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>
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<b>100. GROSS AMOUNT DUE FROM BORROWER</b>		<b>400. GROSS AMOUNT DUE TO SELLER</b>	
101. Contract sales price	60,000.00	401. Contract sales price	60,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	1,877.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>61,877.00</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>	
201. Deposit or earnest money		501. Excess deposit (see instruction)	
202. Principal amount of new loan(s)	48,000.00	502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Deposits for Unit 918	350.00	506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01/2023 to 11/29/2023	511. County taxes	01/01/2023 to 11/29/2023
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	

106. City/town taxes	to		407. County taxes	
107. County taxes	to		408. Assessments	to
108. Assessments	to		409.	
109.			410.	
110.			411.	
111.			412.	
112.				
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>		61,877.00	<b>420. GROSS AMOUNT DUE TO SELLER</b>	
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>			<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>	
201. Deposit or earnest money			501. Excess deposit (see instruction)	
202. Principal amount of new loan(s)		48,000.00	502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to	
204.			504. Payoff of first mortgage loan	
205.			505. Payoff of second mortgage loan	
206. Deposits for Unit 918		350.00	506.	
207.			507.	
208.			508.	
209.			509.	
<b>Adjustments for items unpaid by seller</b>			<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to		510. City/town taxes	to
211. County taxes	01/01/2023 to 11/29/2023	835.60	511. County taxes	01/01/2023 to 11/29/2023
212. Assessments	to		512. Assessments	to
213.			513.	
214.			514.	
215.			515.	
216.			516.	
217.			517.	
218.			518.	
219.			519.	
<b>220. TOTAL PAID BY/FOR BORROWER</b>		49,185.60	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER</b>			<b>600. CASH AT SETTLEMENT TO/FROM SELLER</b>	
301. Gross amount due from borrower (line 120)		61,877.00	601. Gross amount due to seller (line 420)	
302. Less amount paid by/for borrower (line 220)		49,185.60	602. Less reduction amount due seller (line 520)	
<b>303. CASH DUE FROM BORROWER</b>		12,691.40	<b>603. CASH DUE TO SELLER</b>	

MAR 31 2026

Tax year 2025 BOR no. 2025-27  
County Clark Date received 3/31/26

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	Roxce 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 KD.DustinOwens@gmail.com		
5. Complainant's relationship to property, if not owner Spouse		

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

6. Parcel numbers from tax bill	Address of property
34007000 271 05023	934-936 Southfield Ave Springfield, OH 45504

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
34007000 271 05023	60,000	70,460	10,460

9. The requested change in value is justified for the following reasons:  
See attached closing STMA

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 12/1/2023  
and sale price \$ 60,000 ; 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 \_\_\_\_\_ 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.

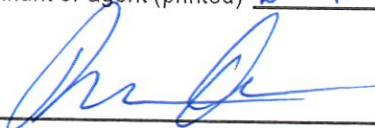
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3.31.26 Complainant or agent (printed) Dustin Owens Title (if agent) Spouse

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of MARCH 2026

Notary 



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

# A. Settlement Statement

## U.S. Department of Housing and Urban Development

Form Approved OMB No. 2502-

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins	6. <input checked="" type="checkbox"/> None (Cash).	23-42073
7. Loan Number:		8. Mortgage Insurance Case Number:	
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts Paid to and by the settlement agent are shown. Item marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
<b>D. Name and Address of Borrower:</b>		<b>E. Name and Address of Seller:</b>	
Dustin M. Owens and Kathy Owens		Eric T. Woodland and Tonya A. Woodland	
511 E Sparrow Road Springfield, Ohio 45502		822 Rice Street Springfield, Ohio 45505	
<b>F. Name and Address of Lender:</b>		Park National Bank	
40 S. Limestone Street Springfield, Ohio 45502			
<b>G. Property Location:</b>		<b>H. Settlement Agent:</b>	
934-936 Southfield Avenue Springfield, Ohio 45504 COUNTY: Clark		Gorman, Veskauf, Henson & Wineberg	
PARCEL ID: 340-07-00027-105-023		<b>I. Settlement Date:</b>	<b>Disbursement Date:</b>
		202 North Limestone Street, Suite 100 Springfield, Ohio 45503-4202	November 29, 2023 November 29, 2023
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>	
<b>100. GROSS AMOUNT DUE FROM BORROWER</b>		<b>400. GROSS AMOUNT DUE TO SELLER</b>	
101. Contract sales price	60,000.00	401. Contract sales price	60,000
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	1,877.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>61,877.00</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>60,000</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>	
201. Deposit or earnest money		501. Excess deposit (see instruction)	
202. Principal amount of new loan(s)	48,000.00	502. Settlement charges to seller (line 1400)	404
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		WesBanco Bank, Inc.	14,742
		505. Payoff of second mortgage loan	
206. Deposit for 934 and 936	1,000.00	506. Deposit for 934 and 936	1,000
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/2023 to 11/29/2023	825.88	511. County taxes 01/01/2023 to 11/29/2023	825

107. County taxes	to		407. County taxes	to	
108. Assessments	to		408. Assessments	to	
109.			409.		
110.			410.		
111.			411.		
112.			412.		
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>		61,877.00	<b>420. GROSS AMOUNT DUE TO SELLER</b>		
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>			<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>		
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203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first mortgage loan		
205.			505. Payoff of second mortgage loan		
206. Deposits for Unit 918		350.00	506.		
207.			507.		
208.			508.		
209.			509.		
<b>Adjustments for items unpaid by seller</b>			<b>Adjustments for items unpaid by seller</b>		
210. City/town taxes	to		510. City/town taxes	to	
211. County taxes	01/01/2023 to 11/29/2023	835.60	511. County taxes	01/01/2023 to 11/29/2023	
212. Assessments	to		512. Assessments	to	
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
<b>220. TOTAL PAID BY/FOR BORROWER</b>		49,185.60	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>		
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER</b>			<b>600. CASH AT SETTLEMENT TO/FROM SELLER</b>		
301. Gross amount due from borrower (line 120)		61,877.00	601. Gross amount due to seller (line 420)		
302. Less amount paid by/for borrower (line 220)		49,185.60	602. Less reduction amount due seller (line 520)		
<b>303. CASH DUE FROM BORROWER</b>		12,691.40	<b>603. CASH DUE TO SELLER</b>		

FILED  
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-217  
County Clark Date received 3/31/2026

DTE 1  
Rev. 12/22

### 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.

HILLARY HAMILTON  
AUDITOR

	Name	Street address, City, State, ZIP code
1. Owner of property	Rorce Investments	P.O. BOX 3082
2. Complainant if not owner		Spfld OH 45501
3. Complainant's agent	DUSTIN OWENS	
4. Telephone number and email address of contact person 937 605-0747 KDUSTINOWENS@gmail.com		
5. Complainant's relationship to property, if not owner spouse		

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

6. Parcel numbers from tax bill	Address of property
3400 7000 27 111 010	1611-1613 Mansfield Spfld OH 45505

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 27 111 010	20,000	70,050	50,050

9. The requested change in value is justified for the following reasons:  
Stolen Plumbing + wire  
Interior + EXTERIOR in Severe disrepair - Vandalism

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 11/21/24  
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 10/25 and total cost \$ 4,000  
New Roof

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.

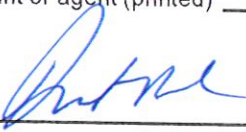
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
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15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

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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 3.31.26 Complainant or agent (printed) Dustin Owen Title (if agent) Spouse

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of MARCH 2026

Notary 



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

Tax year 2025 BOR no. 2025-217  
County Clark Date received 3/31/2026

MAR 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.

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

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Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	<u>Rocce Investments</u>	<u>P.O. Box 3082</u>	
2. Complainant if not owner		<u>Springfield OH</u>	
3. Complainant's agent	<u>Dustin Owens</u>	<u>45501</u>	
4. Telephone number and email address of contact person <u>(937) 605-0747 KTDustinOwens@gmail.com</u>			
5. Complainant's relationship to property, if not owner <u>Spouse</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>3400 7000 2711 3014</u>		<u>733-735 Mansfield Ave</u>	
		<u>Springfield OH 45505</u>	
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
<u>3400</u>	<u>54,900</u>	<u>66,040</u>	<u>11,140</u>
<u>7000 2711</u>			
<u>3014</u>			
9. The requested change in value is justified for the following reasons: <u>See ATTACHED Closing Stmt.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 9/19/2023  
and sale price \$ 54,900 ; and attach information explained in "Instructions for Line 10" on back.

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

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

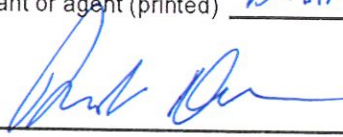
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3-31-24 Complainant or agent (printed) Dustin Owens Title (if agent) Spouse

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of MARCH 2024

Notary 



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

**City Title, LLC**  
 ALTA Universal ID: 1020520  
 30 Warder Street, Ste. 250  
 Springfield, OH 45504



COMMITTED TO EXCELLENCE

File No./Escrow No. : CTA-30846  
 Print Date & Time: September 12, 2023 11:58 am  
 Officer/Escrow Officer : John M. Spencer  
 Settlement Location : 30 Warder Street, Ste. 250  
 Springfield, OH 45504

Property Address: 733-735 Mansfield Avenue  
 Springfield, OH 45505  
 Buyer: Kathy Owens and Dustin Owens  
 OH  
 Seller: Susan Miloradovich  
 733-735 Mansfield Avenue  
 Springfield, OH 45505  
 Meagan Mueck  
 733-735 Mansfield Avenue  
 Springfield, OH 45505  
 Lisa Martin  
 733-735 Mansfield Avenue  
 Springfield, OH 45505

Settlement Date: September 15, 2023  
 Disbursement Date: September 15, 2023

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	54,900.00	Sale Price of Property	54,900.00	
		Deposit		1,000.00
		<b>Prorations/Adjustments</b>		
500.00		Rent Deposit-Unit 735		500.00
266.67		Rent-Unit 733 09/15/23-09/30/23		266.67
266.67		Rent-Unit 735 09/15/23-09/30/23		266.67
598.23		County Taxes 01/01/23 - 09/15/23		598.23
		<b>Title Charges and Escrow/Settlement Charges</b>		

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
100.00		Document Preparation Fee to John M. Spencer, Attorney at Law		
		Settlement Fee to City Title, LLC	250.00	
105.00		Shipping/Handling Fee to City Title, LLC		
		Title Binder Fee to City Title, LLC	100.00	
		Title Examination Fee to City Title, LLC	250.00	
		Wire Fee to City Title, LLC	35.00	
		Owner's Title Insurance to City Title, LLC Coverage: 54,900.00 Premium: 316.25	316.25	
		<b>Commissions</b>		
1,647.00		Real Estate Commission to Re/max Alliance Realty		
1,647.00		Real Estate Commission to Coldwell Banker Heritage Realtors		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Clark County Recorder	42.50	
219.60		Transfer Tax to Clark County Auditor		
		<b>Miscellaneous</b>		
		Transaction Fee to Coldwell Banker Heritage Realtors	149.00	
500.00		Rent Deposit-Unit 733		500.00
16,349.94		1/3 Seller Proceeds to Susan Miloradovich		
16,349.94		1/3 Seller Proceeds to Meagan Mueck		
16,349.95		1/3 Seller Proceeds to Lisa Martin		
<b>Seller</b>			<b>Buyer</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
54,900.00	54,900.00	<b>Subtotals</b>	56,042.75	3,131.57
		<b>Due from Buyer</b>		52,911.18
54,900.00	54,900.00	<b>Totals</b>	56,042.75	56,042.75

## BORROWER/SELLER CERTIFICATION


**Buyer/Borrower:** Kathy Owens and Dustin Owens  
**Seller:** Susan Miloradovich and Meagan Mueck and Lisa Martin  
**Lender:**  
**Settlement Agent:** City Title, LLC  
(937) 324-5154  
**Place of Settlement:** 30 Warder Street, Ste. 250  
Springfield, OH 45504  
**Settlement Date:** September 15, 2023  
**Property Location:** 733-735 Mansfield Avenue, Springfield, OH 45505

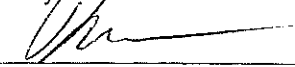
The Borrower and Seller this date have checked, reviewed and approved the figures appearing on the Closing Disclosure form (statement of actual costs), consisting of two (2) pages. Borrower acknowledges receipt of the payment of the loan proceeds in full, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

Seller understands that the payoff figure(s) shown on the Closing Disclosure form are figures supplied to the settlement agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

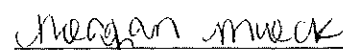
As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

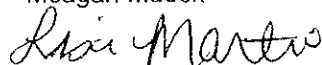
I have carefully reviewed the Closing Disclosure form and to the best of my knowledge and belief, it is a true and accurate Disclosure of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure form.

  
\_\_\_\_\_  
Kathy Owens

  
\_\_\_\_\_  
Dustin Owens

  
\_\_\_\_\_  
Susan Miloradovich

  
\_\_\_\_\_  
Meagan Mueck

  
\_\_\_\_\_  
Lisa Martin

To the best of my knowledge, the Closing Disclosure form which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

\_\_\_\_\_  
City Title, LLC  
Settlement Agent

MAR 31 2026

Tax year 2025 BOR no. 2015-217  
County CLARK Date received 3/31/26

DTE 1  
Rev. 12/22

### 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	Rocco Investments	PO Box 3082
2. Complainant if not owner		SPfld OH 45501
3. Complainant's agent	DUSTIN OWENS	
4. Telephone number and email address of contact person 937 605-0747 KDUSTIN OWENS@gmail.com		
5. Complainant's relationship to property, if not owner Spouse		

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

6. Parcel numbers from tax bill	Address of property
3400 7000 2740 3003	1628 Memorial Dr SPfld OH 45505

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	12,000	93,360	21,360
2740 3003			

9. The requested change in value is justified for the following reasons:  
One Bedroom + one BATHROOM, This will decrease The Value

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.

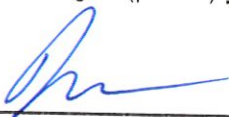
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3.31.26 Complainant or agent (printed) Dustin Oves Title (if agent) Spouse

Complainant or agent (signature) 

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

Notary 



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

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	<u>Rocco Investments LLC</u>	<u>P.O. BOX 3082</u>	
2. Complainant if not owner		<u>Springfield, OH</u>	
3. Complainant's agent	<u>Dustin Owens</u>	<u>45501</u>	
4. Telephone number and email address of contact person <u>937 605-0747</u> <u>KDustinOwens@gmail.com</u>			
5. Complainant's relationship to property, if not owner <u>Spouse</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>34007000 29108034</u>		<u>712-714 Rodgers</u>	
		<u>Springfield OH</u>	
		<u>45503</u>	
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
<u>34007000</u>	<u>77,874</u>	<u>112,010</u>	<u>34,136</u>
<u>29108034</u>			
9. The requested change in value is justified for the following reasons: <u>The property of 612-614 Stanton has a valuation of 83,450 which is \$ 33.11 sq ft</u>			

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

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

12. If any improvements were completed in the last three years, show date \_\_\_\_\_ 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) Adam Owen Title (if agent) Spouse

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

MAR 31 2026

Tax year 2025 BOR no. 2025-27  
County Clark Date received 3/31/26

### 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 <u>Rocce Investments LLC</u>	<u>P.O. Box 3082</u>
2. Complainant if not owner	<u>Springfield, OH</u>
3. Complainant's agent <u>DUSTIN OWENS</u>	<u>45501</u>
4. Telephone number and email address of contact person <u>937 605-0747 KDUSTINOWENS@gmail.com</u>	
5. Complainant's relationship to property, if not owner <u>Spouse</u>	

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

6. Parcel numbers from tax bill	Address of property
<u>3400 7000 352 17012</u>	<u>824-826 Olive ST</u>
	<u>SPfld OH 45503</u>

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
<u>3400 7000</u>	<u>82,238</u>	<u>141,180</u>	<u>58,942</u>
<u>352 17012</u>			

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.

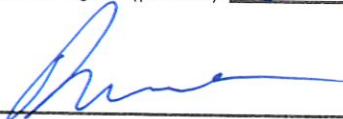
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3.31.26 Complainant or agent (printed) Dustin Owens Title (if agent) Spouse

Complainant or agent (signature) 

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

(Date) (Month) (Year)

Notary 



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

MAR 31 2026

Tax year 2025 BOR no. 2025-217  
County CLARK Date received 3/31/2026

DTE 1  
Rev. 12/22

### 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	Bocce Investments LLC	P.O. Box 3082	
2. Complainant if not owner	Dustin Owens	Springfield OH	
3. Complainant's agent		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 Spouse			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
3400 7000 352 18006		820-822 N. Murray ST	
		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			
352 18006	90,191	151,080	60,889
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 Sq 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.

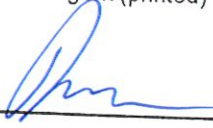
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3.31.26 Complainant or agent (printed) Austin Owens Title (if agent) Spouse

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of MARCH 2026

Notary 



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

MAR 31 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-217  
County Clark Date received 3/31/2026

DTE 1  
Rev. 12/22

### 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	Rocce Investments LLC	P.O. Box 3082
2. Complainant if not owner	Dustin Owens	Springfield OH
3. Complainant's agent		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 Spouse		

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

6. Parcel numbers from tax bill	Address of property
3400 7000 3522 0014	723-725 Mason ST Springfield 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			
3522 0014	112,044	154,610	42,566

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.

- 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 Ouel Title (if agent) Spouse

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

Tax year 2025 BOR no. 2025-217  
County CLARK Date received 3/31/26

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 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	Rocce Investments LLC	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 KDustinOwens@gmail.com		
5. Complainant's relationship to property, if not owner		
Spouse		

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

6. Parcel numbers from tax bill	Address of property
3400 7000 3500 3012	710-716 Olive
	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	121,513	174,120	52,607
3500-3012			

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 sq 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.

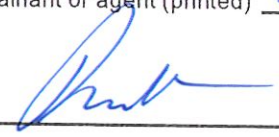
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) Spouse

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of MARCH 2026

Notary 



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

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 549 PORTAGE PATH

Map ID: 340-06-00003-210-006

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. 0003-02 344-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0072  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400600003210006 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	52 100		11,710
Total Acres: .1194		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land 4,100	11,710	11,710	0	11,710
Building 21,480	61,370	61,370	0	53,080
Total 25,580	73,080	73,080	0	64,790
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
05/08/24	LB	10-Adv	3-Other
04/18/18	CPS	R-Review	3-Other
11/21/17	GSK	10-Adv	3-Other
09/01/11	JPH	2-Information At Door	2-Tenant
04/07/06	JB		

**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	35,700	2-Land & Building	0-Valid Sale	WD-General Warranty Deed	WD-General Warranty Deed	OWENS DUSTIN & KATHY
08/10/20	26,000		B-Bank Sale	SV-Survivorship Deed	SV-Survivorship Deed	DENNEY RONALD W & KATHERINE L
10/25/07	40,000		S-Sheriff	SD-Sheriff's Deed	SD-Sheriff's Deed	US BANK NA LESLIE BETTY M
07/18/07						

**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:  
 PARKWOOD PLAZA 1ST ADD  
 13663  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 549 PORTAGE PATH Parcel Id: 340-06-00003-210-006

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

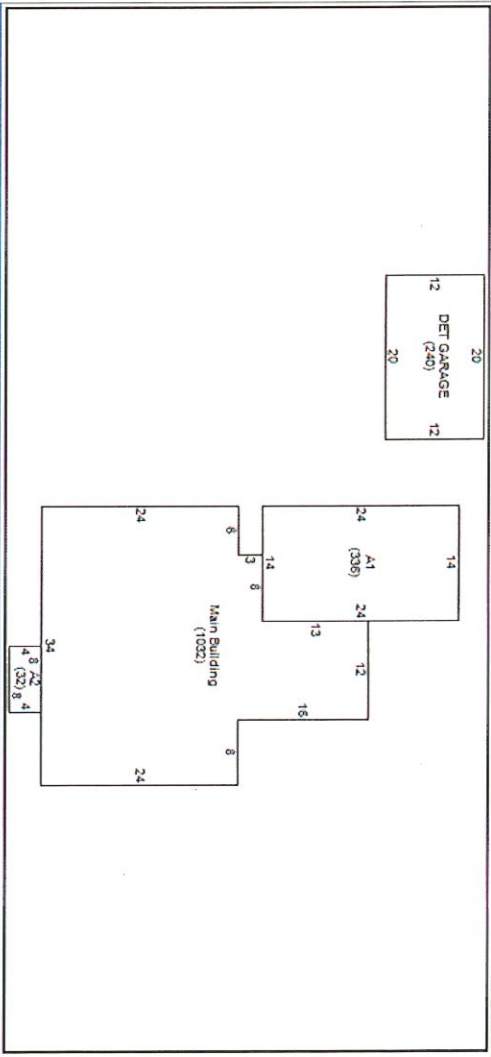
Story height	1	Total Rooms	6
Exterior Walls	6-ALV/Inyl	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	1953	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	139,850	% Good	44
Plumbing		Market Adj	
Basement	-9,090	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	130,760	Adj Factor	1
		Additions	1,300
Ground Floor Area	1,032		
Total Living Area	1,032	Dwelling Value	58,830
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					1,032						
1		26			336						2,000
2		28			32						900

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1953		20x12	240	D	1	A	A			2,540

**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 : 918 -920 SOUTHFIELD AVE

Map ID: 340-07-00027-105-021

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. 0027-01 377-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0084  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700027105021 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 104 75			9,370
Total Acres: .1791		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	3,280	9,370	9,370	0	9,370
Building	21,790	62,270	62,270	0	48,530
<b>Total</b>	<b>25,070</b>	<b>71,640</b>	<b>71,640</b>	<b>0</b>	<b>57,900</b>

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
05/16/24	NV	10-Adv	3-Other
04/30/18	JHR	R-Review	3-Other
11/16/17	DXS	10-Adv	3-Other
08/11/11	GMC	5-Occupant Not Home	3-Other
03/03/06	RG		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
02/10/26	60,000	2-Land & Building	0-Valid Sale
12/01/23			
07/15/02	18,000		
07/17/96			

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		OWENS DUSTIN M & KATHY
		WOODLAND ERIC T
		PETERS DEAN RAY JR

**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:  
 WHELDON PARK HOMES ADD  
 15367

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 918 -920 SOUTHFIELD AVE

Parcel Id: 340-07-00027-105-021

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

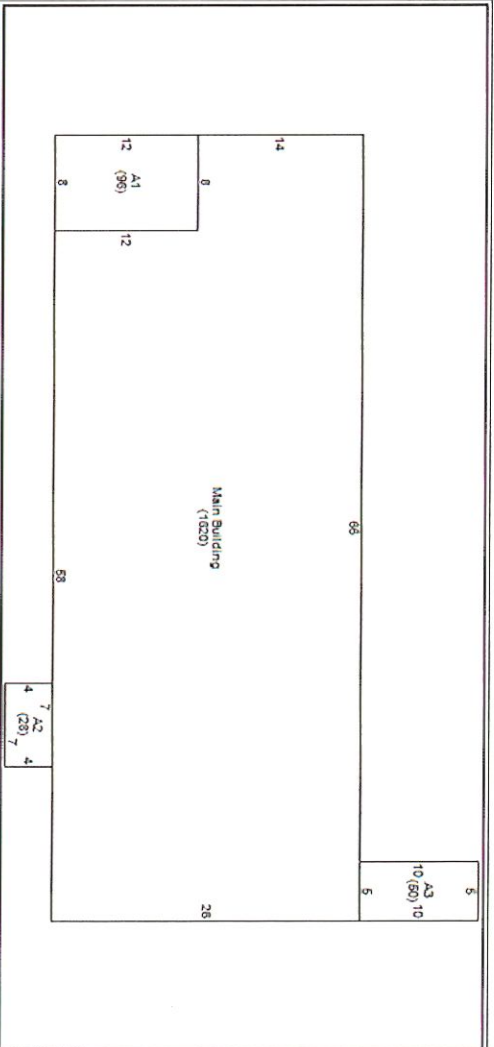
Story height	1	Total Rooms	9
Exterior Walls	1-Frame	Bedrooms	5
Style	14-Duplex	Family Rooms	0
Year Built	1942	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled	1978	Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmnt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	172,700	% Good	35
Plumbing	6,100	Market Adj	
Basement	-6,040	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	172,760	Adj Factor	1
Ground Floor Area	1,620	Additions	1,800
Total Living Area	1,620	Dwelling Value	62,270
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,620						
1		1			96						3,600
2		28			28						700
3		25			50						800

**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**

Sttus : 934 -936 SOUTHFIELD AVE

Map ID: 340-07-00027-105-023

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**

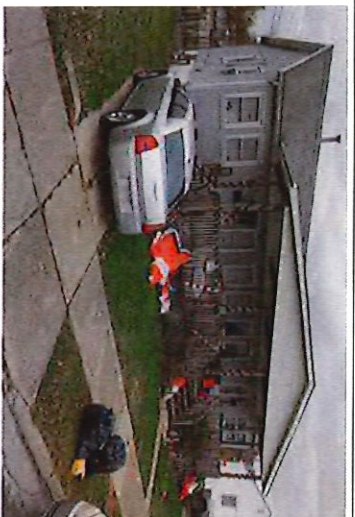
Routing No. 0027-01 379-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0084  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700027105023 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 105 84			10,030

Total Acres: .2025

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	3,510	10,030	10,030	0	10,030
Building	21,150	60,430	60,430	0	47,040
<b>Total</b>	<b>24,660</b>	<b>70,460</b>	<b>70,460</b>	<b>0</b>	<b>57,070</b>

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
05/16/24	NV	10-Adv	3-Other
04/30/18	JHR	R-Review	3-Other
11/16/17	DXS	10-Adv	3-Other
08/11/11	GMC	2-Information At Door	2-Tenant
03/03/06	RG		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
02/10/26	60,000	2-Land & Building	0-Valid Sale
12/01/23	31,000		
05/27/04			
06/13/00			

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		OWENS DUSTIN M & KATHY WOODLAND ERIC T OREN SILAS ROBERT

**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:  
 WHELDON PARK HOMES ADDN  
 15364  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 934 -936 SOUTHFIELD AVE

Parcel Id: 340-07-00027-105-023

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

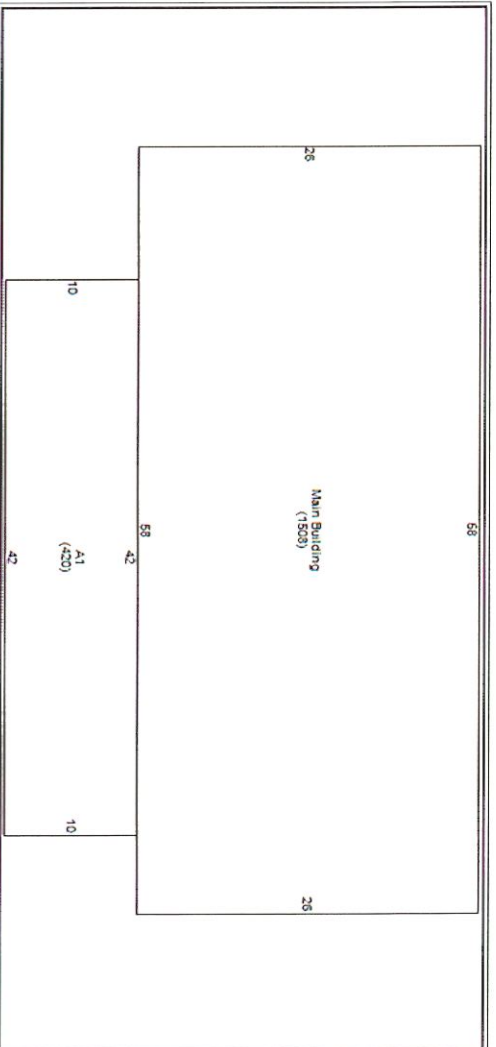
Story height	1	Total Rooms	8
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1942	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	1-None/Non-Central	Masonry Trim	
Fuel Type	1-None	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	163,690	% Good	35
Plumbing	6,100	Market Adj	
Basement	-5,730	Functional	
Heating	-7,390	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	156,670	Adj Factor	1
		Additions	5,600
Ground Floor Area	1,508		
Total Living Area	1,508	Dwelling Value	60,430
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,508						
1		1			420						15,900

**Additions**

**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 : 1611 -1613 MANSFIELD AVE

Map ID: 340-07-00027-111-010

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

OWENS KATHY & DUSTIN

**GENERAL INFORMATION**

Routing No. 0027-01 144-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0084  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700027111010 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 103 88			10,130

Total Acres: .2081

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land 3,550	10,130	10,130	0	10,130
Building 20,970	59,920	59,920	0	46,530
<b>Total 24,520</b>	<b>70,050</b>	<b>70,050</b>	<b>0</b>	<b>56,660</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
05/16/24	NV	10-Adv	3-Other
04/30/18	JHR	R-Review	3-Other
11/16/17	DXS	10-Adv	3-Other
08/11/11	JHC	2-Information At Door	2-Tenant
12/01/06	JL		

**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					WD-General Warranty Deed	OWENS KATHY & DUSTIN
11/21/24						WINKHART HAROLD
04/13/05	40,000					NEWTON BERTIE
11/02/94						

**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:  
 WHELDON PARK HOMES ADDN  
 15424  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1611 -1613 MANSFIELD AVE

Parcel Id: 340-07-00027-111-010

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

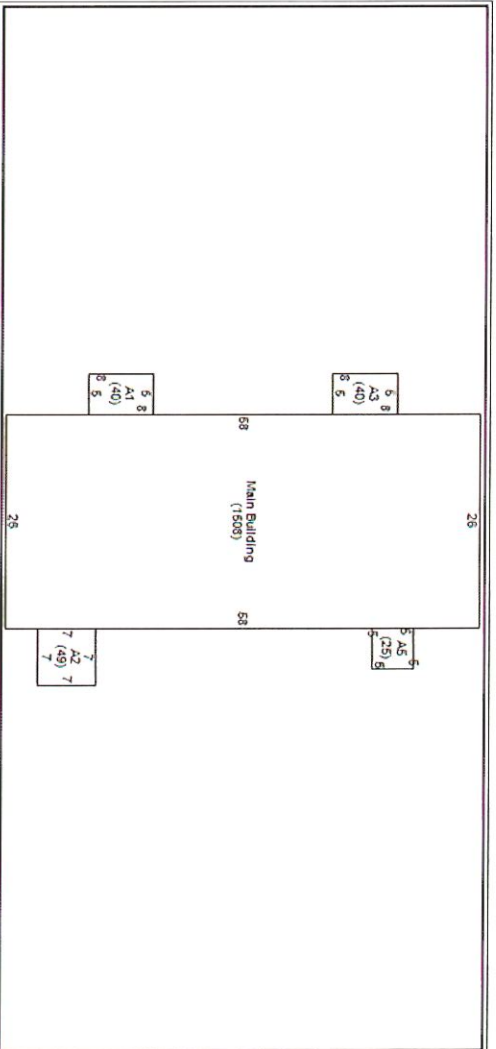
Story height	1	Total Rooms	8
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1942	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmnt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	
Cost & Design	0		

**Dwelling Computations**

Base Price	163,690	% Good	35
Plumbing	6,100	Market Adj	
Basement	-5,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	164,060	Adj Factor	1
		Additions	2,500
Ground Floor Area	1,508		
Total Living Area	1,508	Dwelling Value	59,920
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					1,508						
1		1			40						1,500
2		3			49						2,900
3		1			40						1,500
5		3			25						1,500

**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**

Situs : 733 -735 MANSFIELD AVE

Map ID: 340-07-00027-113-014

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

OWENS KATHY & DUSTIN

**GENERAL INFORMATION**

Routing No. 0027-01 187-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0084  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700027113014 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 111 94			10,910
Total Acres: .2395		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land 3,820	10,910	10,910	0	10,910
Building 19,300	55,130	55,130	0	41,770
<b>Total 23,120</b>	<b>66,040</b>	<b>66,040</b>	<b>0</b>	<b>52,680</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
05/17/24	NV	10-Adv	2-Tenant
04/30/18	JHR	R-Review	3-Other
11/16/17	DXS	10-Adv	3-Other
08/11/11	JHC	2-Information At Door	2-Tenant
03/05/06	RG		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
02/10/26	54,900	2-Land & Building	0-Valid Sale
09/19/23		2-Land & Building	2-Not Open Market
07/10/23			
02/13/12			

**Deed Reference**

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		OWENS KATHY & DUSTIN
AF-Affidavit		MILORADOVICH SUSAN
AF-Affidavit		PELFREY REGENIA
AF-Affidavit		PELFREY EARL L & REGENIA

**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:  
 WHELDON PARK HOMES ADD & STR VAC STREET  
 15445  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Stitus : 733 -735 MANSFIELD AVE

Parcel Id: 340-07-00027-113-014

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

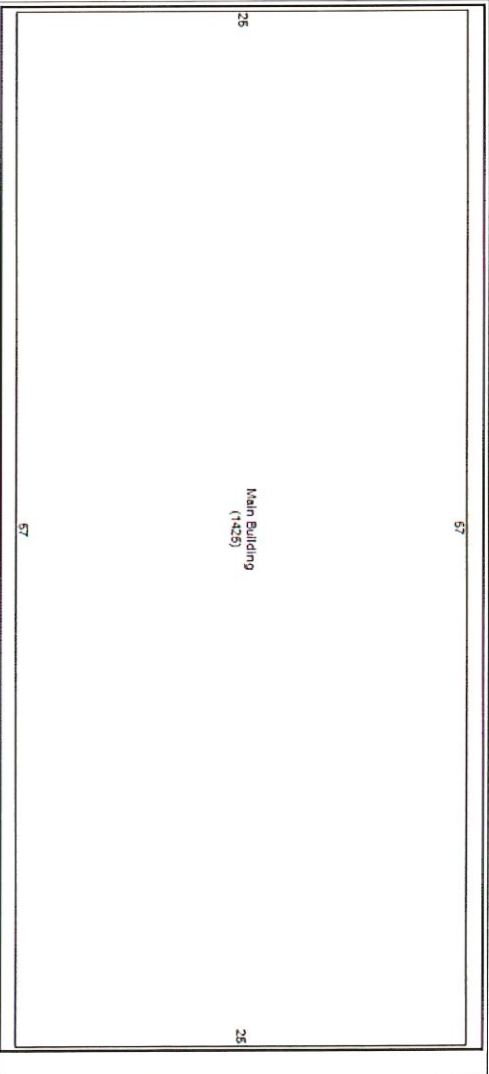
Story height	1	Total Rooms	8
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1944	Full Baths	2
Eff Year Built	1980	Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	FR-FAIR		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	156,890	% Good	35
Plumbing	6,100	Market Adj	
Basement	-5,490	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	157,500	Adj Factor	1
		Additions	
Ground Floor Area	1,425		
Total Living Area	1,425	Dwelling Value	55,130
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					1,425						

**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**

Status : 1628 MEMORIAL DR

Map ID: 340-07-00027-403-023

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

OWENS DUSTIN M & KATHY

**GENERAL INFORMATION**

Routing No. 0021-02 350-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0095  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700027403023 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	85 145		16,670

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,830	16,670	16,670	0	16,670
Building	26,840	76,690	76,690	0	80,060
<b>Total</b>	<b>32,670</b>	<b>93,360</b>	<b>93,360</b>	<b>0</b>	<b>96,730</b>

Total Acres: .2829

Legal Acres: 0.0000

NBHD Fact: 1.0000

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

**Entrance Information**

Date	ID	Entry Code	Source
06/11/24	KQ	10-Adv	3-Other
05/22/18	JHR	R-Review	3-Other
11/17/17	KRT	10-Adv	3-Other
11/08/17	LA	7-Quality Check	3-Other
09/16/11	JPH	5-Occupant Not Home	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
01/24/18	COUNTY	FD CK	Nvc		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/10/26					WD-General Warranty Deed	OWENS DUSTIN M & KATHY
12/15/17	27,000	2-Land & Building	S-Sheriff		SD-Sheriffs Deed	KASKARAS THEOPHILUS & RITA

**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:  
 LINDEN HEIGHTS ADD PT S W PT  
 59  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 1628 MEMORIAL DR

Parcel Id: 340-07-00027-403-023

LUC: 510-SINGLE FAMILY, PLATTED LC

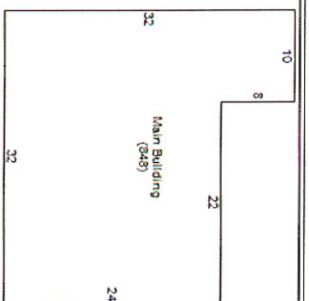
Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

Story height	1	Total Rooms	5
Exterior Walls	6-AlV/Inyl	Bedrooms	1
Style	03-Ranch	Family Rooms	0
Year Built	1954	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	116
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBILA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-	Functional Economic	
CDU	AV-AVERAGE	% Good Ovr	
Market Adj		NBHD Fact	1
% Complete	0		
Cost & Design	0		



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					848						

**Dwelling Computations**

Base Price	123,100	% Good	60
Plumbing		Market Adj	
Basement	-8,000	Economic	
Heating	4,380	% Complete	
Attic	0	C&D Factor	
Other Features	2,300	Adj Factor	1
Subtotal	121,780	Additions	
Ground Floor Area	848		
Total Living Area	848	Dwelling Value	73,070
Building Notes			

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1960		16x22	352	C	1		F	F			3,620

**Misc & Gross Building Values**

Misc Building No  
Gross Building:  
Misc Adjusted 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 : 712 -714 RODGERS DR

Map ID: 340-07-00029-108-034

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**

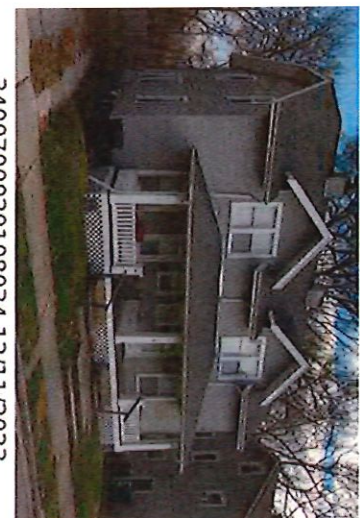
Routing No. 0035-01 032-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0029  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700029108034 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	55 127		7,570
Total Acres: .1604		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,650	7,570	7,570	0	7,570
Building	36,550	104,440	104,440	0	89,940
<b>Total</b>	<b>39,200</b>	<b>112,010</b>	<b>112,010</b>	<b>0</b>	<b>97,510</b>

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
04/12/24	JL	10-Adv	3-Other
06/04/18	GSK	R-Review	3-Other
10/03/17	AGS	10-Adv	3-Other
07/27/11	DWP	7-Quality Check	2-Tenant
07/26/11	JCW	2-Information At Door	2-Tenant

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
02/10/26	46,300		
11/30/07	50,000		
09/12/07			S-Sheriff
06/21/05			

**Deed Reference**

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		OWENS DUSTIN M & KATHY
SD-Sheriff's Deed		BANK OF NEW YORK TRUST COMPANY AKARA GROUP LLC GEE CHARLENE & DAUD M GE AZAN

**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 - 29  
 Legal Descriptions:  
 STANTON AVE  
 E SI RODGERS DR N OF  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 712 -714 RODGERS DR

Parcel Id: 340-07-00029-108-034

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

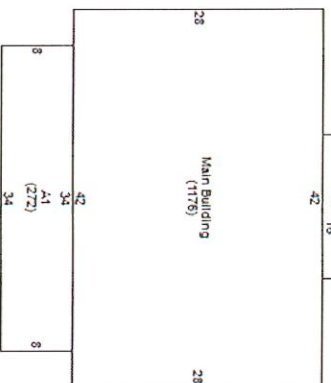
Story height	2	Total Rooms	12
Exterior Walls	6-Al/Vinyl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1920	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	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	229,310	% Good	39
Plumbing	6,800	Market Adj	
Basement	0	Functional	
Heating	8,160	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	244,270	Adj Factor	1
		Additions	5,800
Ground Floor Area	1,176		
Total Living Area	2,352	Dwelling Value	101,070
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					1,176						
1		1			272						11,500
2		1			80						3,400

**Outbuilding Data**

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1920		18x20	360	D	1		A	A			3,370

**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 : 824 -826 N OLIVE ST

Map ID: 340-07-00035-217-012

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. 0035-01 004-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0030  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

**Property Notes**

Note Codes:



3400700035217012 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 200		21,090
Total Acres: .2066		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	7,380	21,090	21,090	0	21,090
Building	42,030	120,090	120,090	0	80,760
<b>Total</b>	<b>49,410</b>	<b>141,180</b>	<b>141,180</b>	<b>0</b>	<b>101,850</b>

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
04/23/24	LB	10-Adv	3-Other
06/07/18	GSK	R-Review	3-Other
10/10/17	AGS	10-Adv	3-Other
07/26/11	JCW	5-Occupant Not Home	3-Other
02/08/06	J1		

**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	55,000				WD-General Warranty Deed	OWENS DUSTIN M & KATHY
09/19/97						RUSSELL LLOYD & PHYLLIS

**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:  
 RODGERS PLACE 2 ALL  
 9378

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 824 -826 N OLIVE ST

Parcel Id: 340-07-00035-217-012

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	6-AV/Inyl	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	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

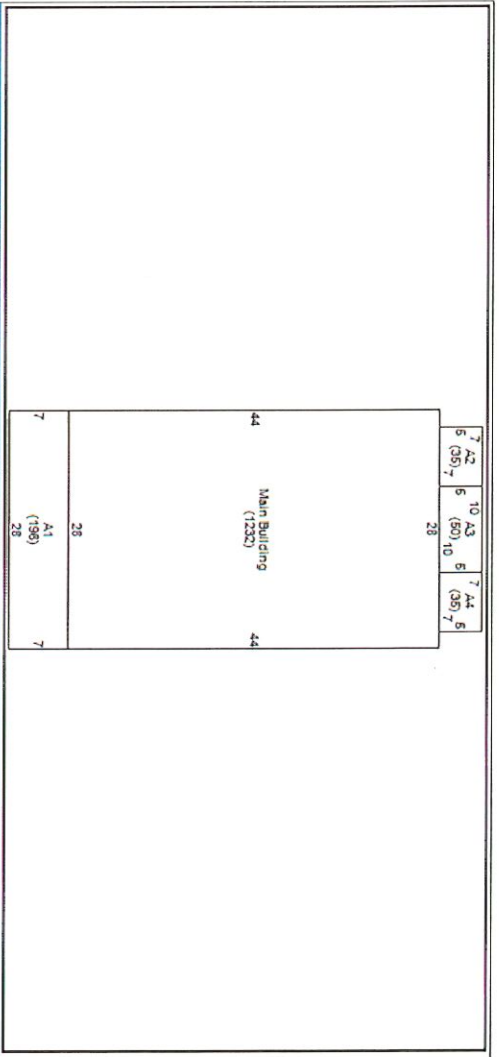
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	224,510	% Good	49
Plumbing	6,500	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	231,010	Adj Factor	
		Additions	6,900
Ground Floor Area	1,232		
Total Living Area	2,514	Dwelling Value	120,090
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					1,232						
1		1			196						7,900
2		1			35						1,400
3	58	35			50						3,200
4		1			35						1,400

**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 : 820 -822 N MURRAY ST

Map ID: 340-07-00035-218-006

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. 0035-01 006-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0030  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035218006 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 44 192			20,700
Total Acres: .1939		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	7,250	20,700	20,700	0	20,700
Building	45,630	130,380	130,380	0	98,890
<b>Total</b>	<b>52,880</b>	<b>151,080</b>	<b>151,080</b>	<b>0</b>	<b>119,590</b>

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
04/23/24	LB	10-Adv	3-Other
06/07/18	GSK	R-Review	3-Other
10/10/17	AGS	10-Adv	3-Other
11/01/12	LA	7-Quality Check	
07/26/11	JCW	5-Occupant Not Home	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
10/31/12	COUNTY	FD CK			Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
02/10/26	29,900		2-Not Open Market
11/01/12	26,700		S-Sheriff
09/19/12			
05/26/00			

**Deed Reference**

Deed Type: WD-General Warranty Deed  
 Grantor: OWENS DUSTIN M & KATHY  
 FEDERAL NATIONAL MORTGAGE ASSOC  
 QUESENBERY MARY E  
 POST MARY E & ELBA J

**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 2 ALL  
 9384

Add. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 820 -822 N MURRAY ST

Parcel Id: 340-07-00035-218-006

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	6-Al/Vinyl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1913	Full Baths	2
Eff Year Built	1974	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	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			

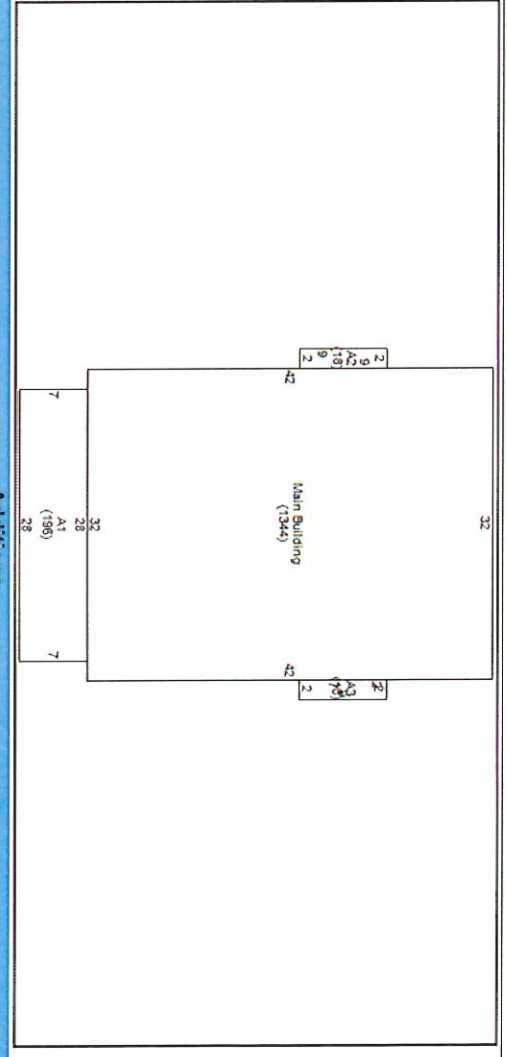
Misc		Qty	
Grade	C		
CDU	FR-FAIR		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	265,370	% Good	44
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,560	C&D Factor	1
Subtotal	283,130	Adj Factor	5,800
Ground Floor Area	1,344		
Total Living Area	2,724	Dwelling Value	130,380
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,344						9,900
1		2			196						1,500
2		50			18						1,500
3		50			18						1,500

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 723 -725 MASON ST

Map ID: 340-07-00035-220-014

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**

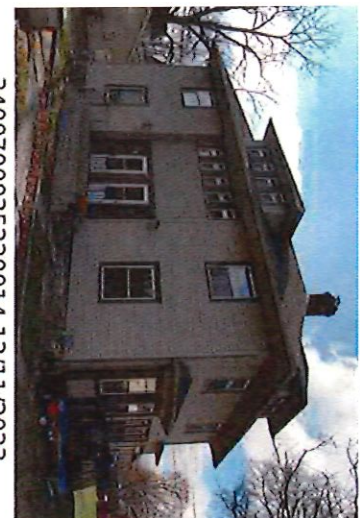
Routing No. 0035-02 001-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0030  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035220014 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 78 43			13,980

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	4,890	13,980	13,980	0	13,980
Building	49,220	140,630	140,630	0	79,960
<b>Total</b>	<b>54,110</b>	<b>154,610</b>	<b>154,610</b>	<b>0</b>	<b>93,940</b>

Total Acres: .077

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
04/23/24	LB	10-Adv	3-Other
06/08/18	GSK	R-Review	3-Other
10/10/17	AGS	10-Adv	3-Other
08/11/11	NAC	5-Occupant Not Home	3-Other
02/07/06	AH		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Deed Reference	Deed Type	Grantor
340/6104	WD-General Warranty Deed	OWENS DUSTIN M & KATHY ROSS PATRICIA ANN 1/5 INT ET AL

Transfer Date

02/10/26  
03/17/95  
03/08/95

Price Type

40,200

Validity

**Property Factors**

Topo:  
 Utilities:  
 Street/Road:  
 Traffic:

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 09 - 05 - 35  
 Legal Descriptions:  
 W SI MASON 93.7 S OF MADISON

Addl. Tieback:



**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Stus : 710 -716 OLIVE ST

Map ID: 340-07-00035-223-012

LUC: 401-APARTMENTS 4-19 RENTAL

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

OWENS DUSTIN M & KATHY

**GENERAL INFORMATION**

Routing No. 0035-02 004-00  
 Class Commercial  
 Living Units 4  
 Neighborhood 340C6000  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Sosed

**Property Notes**

Note Codes:



3400700035223012 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 68 68			16,350
Total Acres: .1062		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,720	16,350	16,350	0	0
Building	55,220	157,770	157,770	0	0
<b>Total</b>	<b>60,940</b>	<b>174,120</b>	<b>174,120</b>	<b>0</b>	<b>0</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
04/03/25	STP	10-Adv	3-Other
04/09/18	MAG	5-Occupant Not Home	3-Other
05/11/12	JPH	5-Occupant Not Home	3-Other
04/06/06	GS		

**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		0-Valid Sale	WD-General Warranty Deed		OWENS DUSTIN M & KATHY
12/11/07	40,000		S-Sheriff	SD-Sheriff's Deed		AURORA LOAN SERVICES LLC
10/22/07	128,000					JAMES SCOTT
12/17/04						THOMAS JOHN J & DEBORAH A

**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:  
 RODGERS 6TH SUBD N END 8147 STRIP N W COR 8148  
 8147 & 8148

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Stitus : 710 -716 OLIVE ST

Parcel Id: 340-07-00035-223-012

LUC: 401-APARTMENTS 4-19 RENTAL 1

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

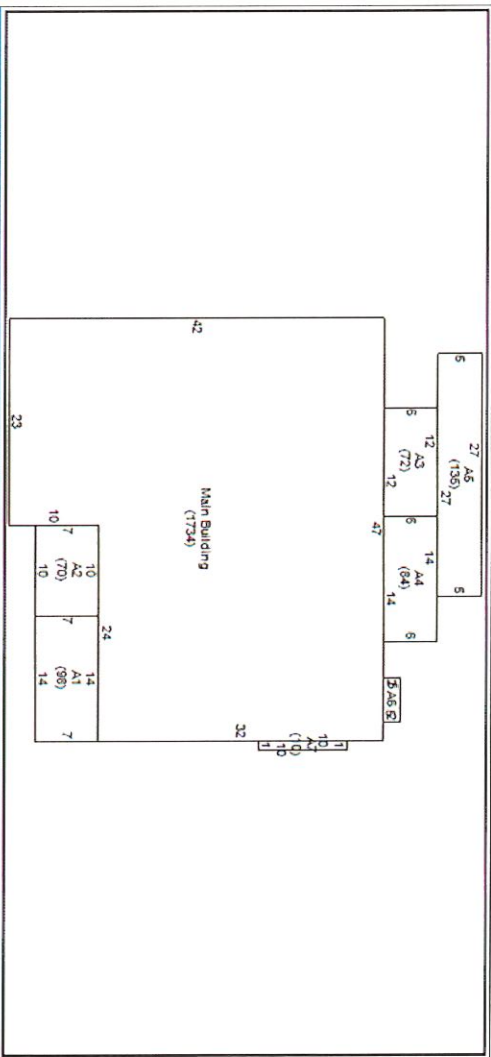
Story height	2	Total Rooms	16
Exterior Walls	6-Alu/Vnvl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1911	Full Baths	4
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	8
Kitchen Remod	2-No	Total Fixtures	20
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	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		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	305,120	% Good	44
Plumbing	20,500	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	325,620	Adj Factor	1
		Additions	14,500
Ground Floor Area	1,734		
Total Living Area	3,670	Dwelling Value	157,770
Building Notes			

**Misc & Gross Bulding Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,734						
1	55	35			98						9,000
2		1			70						3,000
3		3	1		72						6,700
4		35	1		84						8,900
5		28			135						3,700
6		50			10						800
7		52			10						800

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

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