

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.  
Attach additional pages if necessary.

HILLARY HAMILTON  
AUDITOR

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	The Community Gardens II L.P.	Bauernschmidt Law Firm PO Box 26437 Cleveland, OH 44126-0437	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	Bauernschmidt Law Firm PO Box 26437 Cleveland, OH 44126-0437	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
34007000222001036		130 S Burnett Road, Springfield, Ohio	
3400700022200036		130 S Burnett Road, Springfield, Ohio	
3400700022206058		3565 S Burnett Road, Springfield, Ohio	
34007000222061058		3565 S Burnett Road, Springfield, Ohio	
7. Principal use of property. <u>Rent Restricted Apartments - Affordable Housing</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
34007000222001036	\$513,000	\$2,263,720	-\$1,750,720
3400700022200036	\$83,000	\$363,470	-\$280,470
3400700022206058	\$130,000	\$573,250	-\$443,250
34007000222061058	\$740,000	\$3,252,790	-\$2,512,790
Totals	\$1,466,000	\$6,453,230	-\$4,987,230
9. The requested change in value is justified for the following reasons: <u>Income Approach to Value</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 8/2/2022 and sale price to be supplied; 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 various and total cost - to be supplied.

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. N/A

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. **NOT APPLICABLE TO PROPERTY OWNERS.**

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.

03/31/2026 01:02 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) *Kelly Bauernschmidt* 

03/31/2026 01:05 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary *Jennifer Hardy*



Jennifer Hardy  
Comm Expires 11/13/2026

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lio/video

NiX®

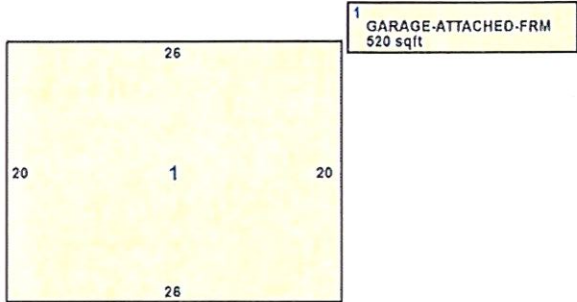
34007000222001036



Hillary Hamilton  
 County Auditor  
 Clark County, Ohio  
 clarkcountyauditor.org

3/31/2026

**FIRST SKETCH** **LEGAL**



OWNER COMMUNITY GARDENS II LP  
 ADDRESS 130 S BURNETT RD SPRINGFIELD OH 45505  
 DESCRIPTION PT S E QR  
 ACREAGE 2.9800  
 TAX DIST 340  
 SCHOOL DIST SPRINGFIELD CSD

VALUATION		
TYPE	APPRAISED	ASSESSED
LAND	\$0.00	\$0.00
IMPROVEMENTS	\$2,263,720.00	\$792,300.00
CAUV	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$2,263,720.00</b>	<b>\$792,300.00</b>

**TAXES**

TAXABLE VALUE \$792,300.00  
 ROLLBACKS NONE  
 HALF (1ST / 2ND) \$0.00 / \$0.00  
 YEAR (TOTAL / BALANCE) \$0.00 / \$0.00

**SPECIAL ASSESSMENTS**

COUNT 0  
 DELINQUENT / BALANCE \$0.00 / \$0.00  
 TOTAL / BALANCE \$0.00 / \$0.00

**LAND**

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(C11) - ASPHALT OR BLACKTOP PAVING	2023	18x108	\$3,640.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
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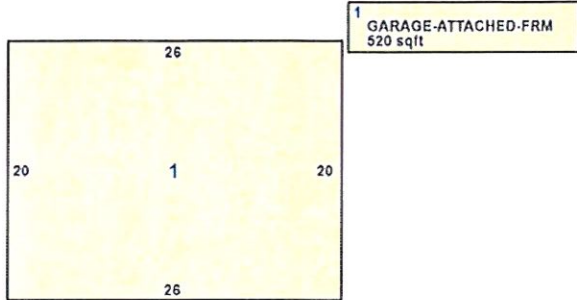
3400700022200036



Hillary Hamilton  
 County Auditor  
 Clark County, Ohio  
 clarkcountyauditor.org

3/31/2026

**FIRST SKETCH** **LEGAL**



OWNER COMMUNITY GARDENS II LP  
 ADDRESS 130 S BURNETT RD SPRINGFIELD OH 45505  
 DESCRIPTION PT S E QR  
 ACREAGE 2.9800  
 TAX DIST 340  
 SCHOOL DIST SPRINGFIELD CSD

VALUATION		
TYPE	APPRAISED	ASSESSED
LAND	\$363,470.00	\$127,210.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$363,470.00	\$127,210.00

**TAXES**

TAXABLE VALUE	\$127,210.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$3,969.93 / \$3,969.93
YEAR (TOTAL / BALANCE)	\$7,939.86 / \$3,969.93

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
SQUARE FOOT Unknown	315	412	2.980	129,809	\$363,470.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(C11) - ASPHALT OR BLACKTOP PAVING	2023	18x108	\$0.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
8/2/2022	COMMUNITY GARDENS II LP	BOARD OF EDUCATION OF THE SPRINGFIELD	0	\$0.00	Unknown

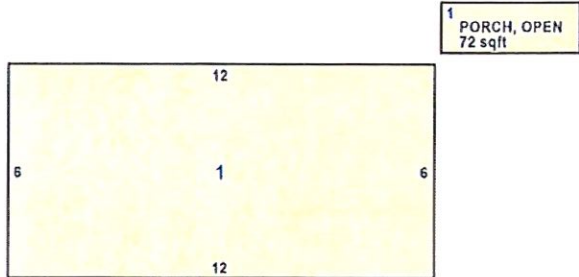
3400700022206058



Hillary Hamilton  
 County Auditor  
 Clark County, Ohio  
 clarkcountyauditor.org

3/31/2026

**FIRST SKETCH** **LEGAL**



OWNER COMMUNITY GARDENS II LP  
 ADDRESS 356 S BURNETT RD SPRINGFIELD OH 45505  
 DESCRIPTION PTS EA 11021 LAYNES GRANDVIEW 13743-13744 (10)  
 ACREAGE 4.7000  
 TAX DIST 340  
 SCHOOL DIST SPRINGFIELD CSD

VALUATION		
TYPE	APPRAISED	ASSESSED
LAND	\$573,250.00	\$200,640.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$573,250.00	\$200,640.00

**TAXES**

TAXABLE VALUE \$200,640.00  
 ROLLBACKS NONE  
 HALF (1ST / 2ND) \$6,261.52 / \$6,261.52  
 YEAR (TOTAL / BALANCE) \$12,523.04 / \$6,261.52

**SPECIAL ASSESSMENTS**

COUNT 0  
 DELINQUENT / BALANCE \$0.00 / \$0.00  
 TOTAL / BALANCE \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
SQUARE FOOT Unknown	73	201	4.700	204,732	\$573,250.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(C11) - ASPHALT OR BLACKTOP PAVING	2023	18x75	\$0.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
7/29/2022	COMMUNITY GARDENS II LP	NEIGHBORHOOD HOUSING PARTNERSHIP OF	0	\$32,000.00	NOT OPEN MARKET

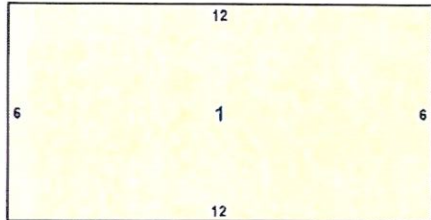
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Hillary Hamilton  
County Auditor  
Clark County, Ohio  
clarkcountyauditor.org

3/31/2026

**FIRST SKETCH** **LEGAL**



<sup>1</sup> PORCH, OPEN  
72 sqft

OWNER COMMUNITY GARDENS II LP  
ADDRESS 356 S BURNETT RD SPRINGFIELD OH 45505  
DESCRIPTION PTS EA 11021 LAYNES GRANDVIEW 13743-13744  
(10)  
ACREAGE 4.7000  
TAX DIST 340  
SCHOOL DIST SPRINGFIELD CSD

VALUATION		
TYPE	APPRAISED	ASSESSED
LAND	\$0.00	\$0.00
IMPROVEMENTS	\$3,252,790.00	\$1,138,480.00
CAUV	\$0.00	\$0.00
TOTAL	\$3,252,790.00	\$1,138,480.00

**TAXES**

TAXABLE VALUE	\$1,138,480.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$0.00 / \$0.00
YEAR (TOTAL / BALANCE)	\$0.00 / \$0.00

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(C11) - ASPHALT OR BLACKTOP PAVING	2023	18x75	\$2,660.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
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**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 130 S BURNETT RD      Map ID: 340-07-00022-200-036

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0023-02 001-00 Class C-Commercial Living Units 32 Neighborhood 340C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)  
 TY24 SIX APT BLDGS (32 UNITS) 100%  
 TY23 SPLIT OUT 036 (2.98 AC)  
 TY23 COMB 1001 & 1007 TO BE 035  
 Note Codes:  
 AB-Abatement

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	2.8	129.80		363,470
Total Acres: 2.98					
Legal Acres: 2.98					

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	127,210	363,470	363,470	0	0	0
Building	0	0	0	0	0	0
<b>Total</b>	<b>127,210</b>	<b>363,470</b>	<b>363,470</b>	<b>0</b>	<b>0</b>	<b>0</b>
Value Flag 1-COST APPROACH      Manual Override Reason Base Date of Value Effective Date of Value						

Entrance Information				
Date	ID	Entry Code	Source	
08/19/24	JL	5-Occupant Not Home	3-Other	
04/23/24	STP	10-Adv	3-Other	

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
07/28/22	22-00712S		C/I BLDG	2 4-Unit Bldgs	Closed Permit
07/28/22	22-00682S		C/I BLDG	4 6-Unit Bldgs	Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
08/02/22			

Deed Reference			Deed Type	Grantor
WD-General Warranty Deed			BOARD OF EDUCATION OF THE SPRINGF	

**Property Factors**  
 Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved      5-Sidewalk  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel Tieback: 34007000222001036      Addl. Tieback:  
 Range - Township - Section: 09 - 05 - 22  
 Legal Descriptions:  
 P T S E Q R

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 130 S BURNETT RD

Parcel Id: 340-07-00022-200-036

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

Building Information	
Year Built/Est Year	2023 /
Building #	1
Structure Type	211-Apartments - G:
Identical Units	2
Total Units	4
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	COMMUNITY GARDENS

Building Other Features										
Line Type	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1	RA1-Garage-Attached-Fr		26	20	1					
1	RA1-Garage-Attached-Fr		520	1	1					
1	PR1-Porch, Open		72	1	1					
1	PR1-Porch, Open		72	1	1					
1	PR1-Porch, Open		144	1	1					

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phys Fun	%Comp	%Rent
1	01	01	2,784	296	011-Apartment	8	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,784	011-Apartment	98		284,040

Outbuilding Data											
Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phys Fun	MA	%Comp	Value
1	C11-Asph Pave	2023	18	108	1,944	C	1	A	A	0	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Site: 130 S BURNETT RD

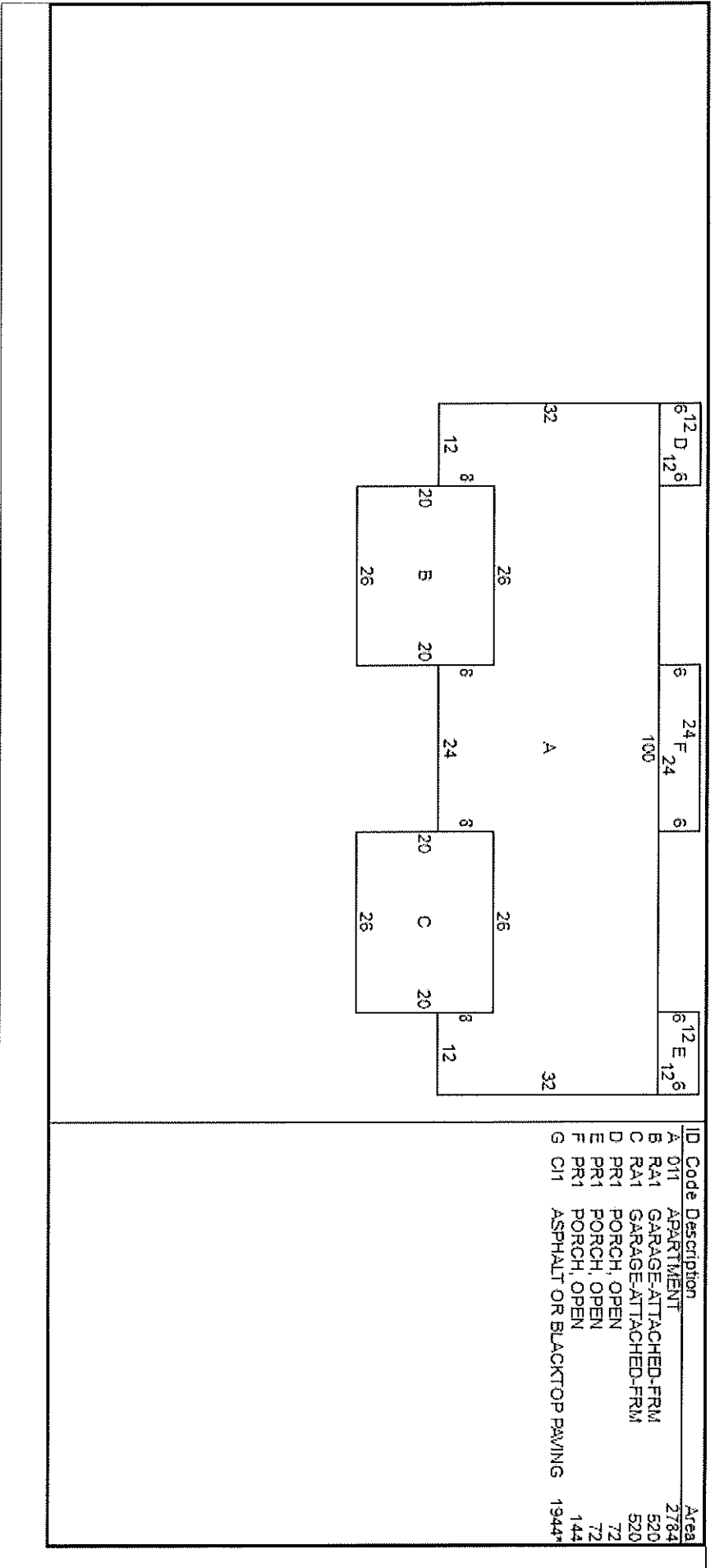
Parcel Id: 340-07-00022-200-036

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 130 S BURNETT RD

Parcel Id: 340-07-00022-200-036

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	133	0	22,272				5		0							35

Apartment Detail - Building 1 of 2

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

Total Gross Building Area	5,568
Replace, Cost New Less Depr	284,040
Percent Complete	0
Number of Identical Units	2
Economic Condition Factor	
Final Building Value	1,0000
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)	
Total Gross Rent Area	22,272
Total Gross Building Area	22,272

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 130 S BURNETT RD

Map ID: 340-07-00022-200-036

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0023-02 001-00 Class C-Commercial Living Units 32 Neighborhood 340C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)  
 TY24 SIX APT BLDGS (32 UNITS) 100%  
 TY23 SPLIT OUT 036 (2.98 AC)  
 TY23 COMB 1001 & 1007 TO BE 035  
 Note Codes:  
 AB-Abatement

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	2.8	129.80		363,470
Total Acres: 2.98					Legal Acres: 2.98

Entrance Information				
Date	ID	Entry Code	Source	Status
08/19/24	JL	5-Occupant Not Home	3-Other	Closed Permit
04/23/24	STP	10-Adv	3-Other	Closed Permit

Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 127,210	363,470	363,470	0	0	
Building 0	0	0	0	0	
Total 127,210	363,470	363,470	0	0	
Value Flag 1-COST APPROACH					
Manual Override Reason Base Date of Value Effective Date of Value					

Sales/Ownership History					
Date Issued	Number	Price	Purpose	Note	Status
07/28/22	22-00712S		C// BLDG	2 4-Unit Bldgs	Closed Permit
07/28/22	22-00682S		C// BLDG	4 6-Unit Bldgs	Closed Permit

Deed Reference				Deed Type	Grantor
WD-General Warranty Deed					BOARD OF EDUCATION OF THE SPRINGF

**Transfer Date** 08/02/22  
**Price Type**  
**Validity**  
**Property Factors**  
 Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel TieBack: 34007000222001036  
 Range - Township - Section: 09 - 05 - 22  
 Legal Descriptions:  
 P T S E O R  
 Addl. TieBack:



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 130 S BURNETT RD

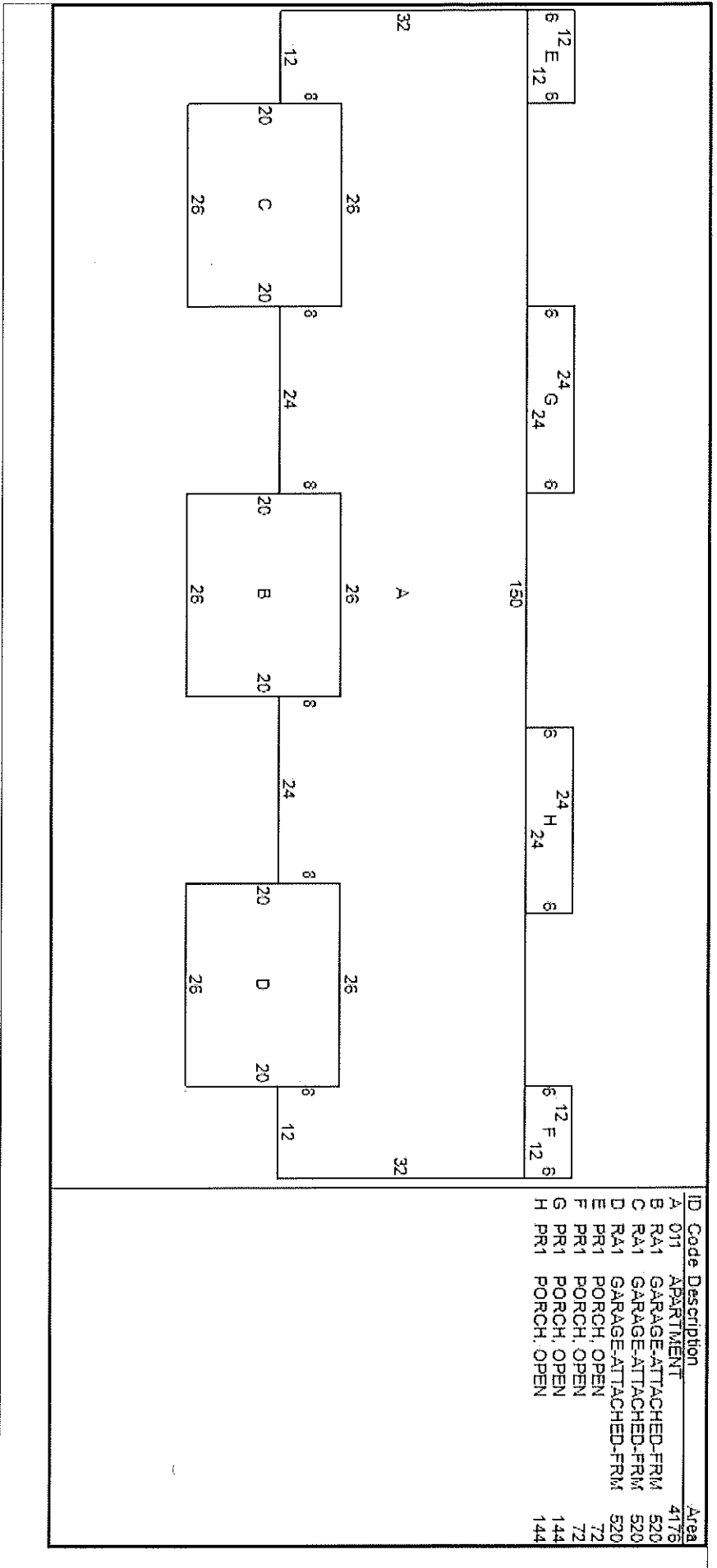
Parcel Id: 340-07-00022-200-036

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26



ID	Code	Description	Area
A	011	APARTMENT	4176
B	RA1	GARAGE-ATTACHED-FRM	520
C	RA1	GARAGE-ATTACHED-FRM	520
D	RA1	GARAGE-ATTACHED-FRM	520
E	PR1	PORCH, OPEN	72
F	PR1	PORCH, OPEN	72
G	PR1	PORCH, OPEN	144
H	PR1	PORCH, OPEN	144
I	PR1	PORCH, OPEN	144

Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 130 S BURNETT RD

Parcel Id: 340-07-00022-200-036

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01 A	133 01-Apartment Unit	0	22,272				5		0							35

Apartment Detail - Building 2 of 2

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

Total Gross Building Area	16,704
Replace, Cost New Less Depr	423,000
Percent Complete	0
Number of Identical Units	4
Economic Condition Factor	
Final Building Value	1,0000
NBHD Fact	
Value per SF	0.00

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	22,272
Total Gross Building Area	22,272

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 130 S BURNETT RD      Map ID: 340-07-00022-200-1036

LUC: 710-SECTION 3735.67 - CRA

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0023-02 001-00 Class E Living Units 32 Neighborhood 340C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)      Note Codes:  
 TY24 SIX APT BLDGS (32 UNITS) 100%      AB-Abatement  
 TY23 SPLIT OUT 036 (2.98 AC)  
 TY23 COMB 1001 & 1007 TO BE 035

Type	Rate	Size	Influence Factors	Infl %	Value
<b>Land Information</b>					
Total Acres:      Legal Acres: 2.98					

<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	792,300	2,263,720	2,263,720	0	0
<b>Total</b>	<b>792,300</b>	<b>2,263,720</b>	<b>2,263,720</b>	<b>0</b>	<b>0</b>
Manual Override Reason Base Date of Value Effective Date of Value Value Flag					

<b>Entrance Information</b>			
Date	ID	Entry Code	Source
08/19/24	JL	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other

<b>Permit Information</b>				
Date Issued	Number	Price Purpose	Note	Status
07/28/22	22-00712S	C/I BLDG	2 4-Unit Bldgs	Closed Permit
07/28/22	22-00682S	C/I BLDG	4 6-Unit Bldgs	Closed Permit

<b>Sales/Ownership History</b>				
Transfer Date	Price	Type	Validity	Grantor
Deed Reference      Deed Type				

**Property Factors**  
 Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved      5-Sidewalk  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel TieBack: 3400700022200036      Addl. TieBack:  
 Range - Township - Section: 09 - 05 - 22  
 Legal Descriptions:  
 P T S E Q R

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 130 S BURNETT RD

Parcel Id: 340-07-00022-200-1036

LUC: 710-SECTION 3735.67 - CRA

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

**Building Information**

Year Built/Est Year 2023 /  
 Building # 1  
 Structure Type 211-Apartments - G:  
 Identical Units 2  
 Total Units 4  
 Grade C  
 # Covered Parking 1  
 # Uncovered Parking 1  
 DBA COMMUNITY GARDENS

**Building Other Features**

Line Type	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
RA1-Garage-Attached-Fri	26	20	1	1						
RA1-Garage-Attached-Fri	520	1	1	1						
PR1-Porch, Open	72	1	1	1						
PR1-Porch, Open	72	1	1	1						
PR1-Porch, Open	144	1	1	1						

**Interior/Exterior Information**

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	2,784	296	011-Apartment	8	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,784	011-Apartment	98		284,040

**Outbuilding Data**

Line	Type	Yr-Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2023	18	108	1,944	C	1	A	A		3,640

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 130 S BURNETT RD

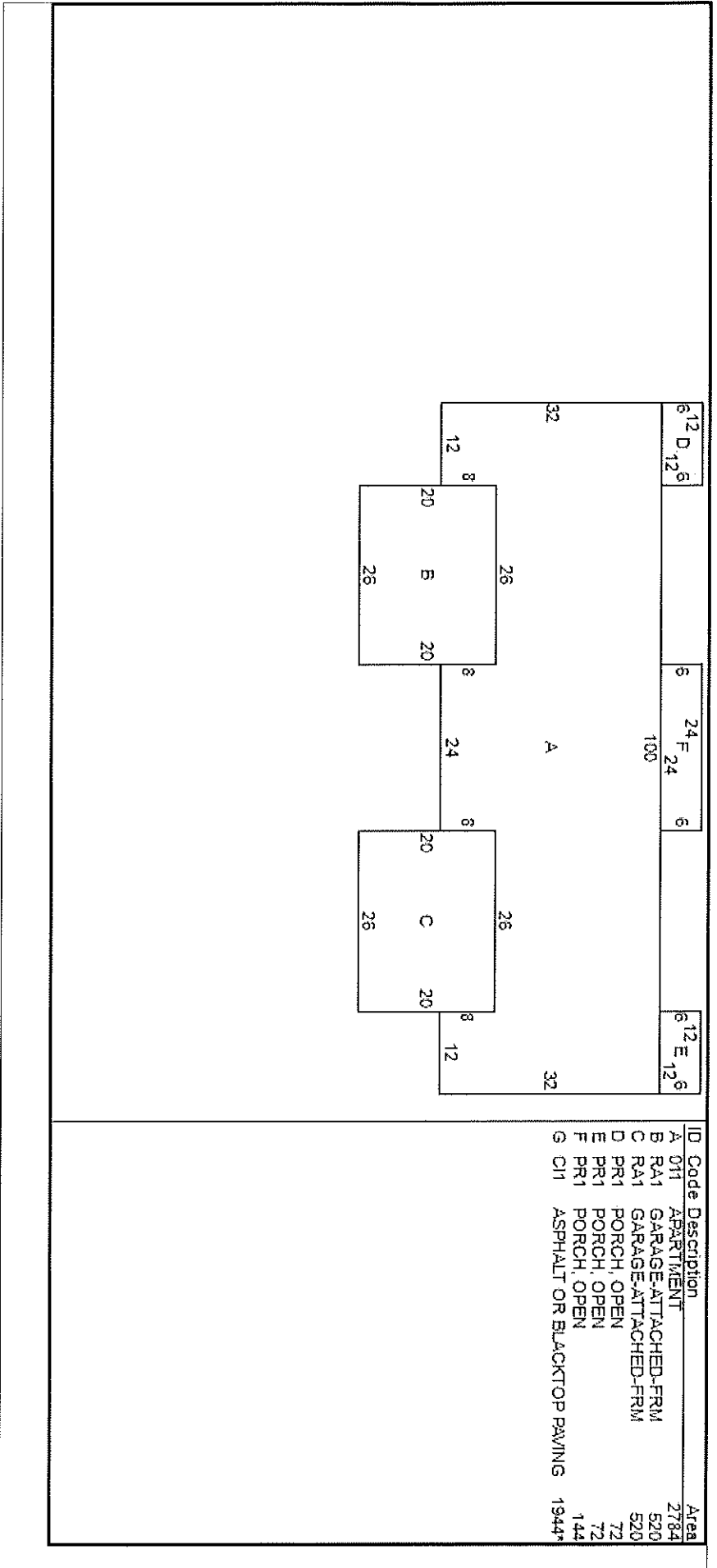
Parcel Id: 340-07-00022-200-1036

LUC: 710-SECTION 3735.67 - CRA

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26



Additional Property Photos

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 130 S BURNETT RD

Parcel Id: 340-07-00022-200-1036

LUC: 710-SECTION 3735.67 - CRA

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
01 A	133 01-Apartment Unit	0	22,272				5		0							35

**Apartment Detail - Building 1 of 2**

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

**Building Cost Detail - Building 1 of 2**

Total Gross Building Area	5,568
Replace, Cost New Less Depr	284,040
Percent Complete	100
Number of Identical Units	2
Economic Condition Factor	
Final Building Value	568,080
NBHD Fact	1,0000
Value per SF	102.03

**Notes - Building 1 of 2**

**Income Summary (Includes all Building on Parcel)**

Total Gross Rent Area	22,272
Total Gross Building Area	22,272

**Misc & Gross Building Values**

Misc Building No	
Gross Building:	Misc Adjusted Value

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 130 S BURNETT RD

Map ID: 340-07-00022-200-1036

LUC: 710-SECTION 3735.67 - CRA

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0023-02 001-00 Class E Living Units 32 Neighborhood 340C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)  
 TY24 SIX APT BLDGS (32 UNITS) 100%  
 TY23 SPLIT OUT 036 (2.98 AC)  
 TY23 COMB 1001 & 1007 TO BE 035  
 Note Codes:  
 AB-Abatement

Land Information				
Type	Rate	Size	Influence Factors	Value
Total Acres: Legal Acres: 2.98				

Entrance Information			
Date	ID	Entry Code	Source
08/19/24	JL	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	792,300	2,263,720	2,263,720	0	0
<b>Total</b>	<b>792,300</b>	<b>2,263,720</b>	<b>2,263,720</b>	<b>0</b>	<b>0</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
07/28/22	22-00712S		C/I BLDG	2 4-Unit Bldgs	Closed Permit
07/28/22	22-00682S		C/I BLDG	4 6-Unit Bldgs	Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity

**Property Factors**  
 Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel TieBack: 3400700022200036  
 Range - Township - Section: 09 - 05 - 22  
 Legal Descriptions:  
 P T S E Q R  
 Addl. TieBack:



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 130 S BURNETT RD

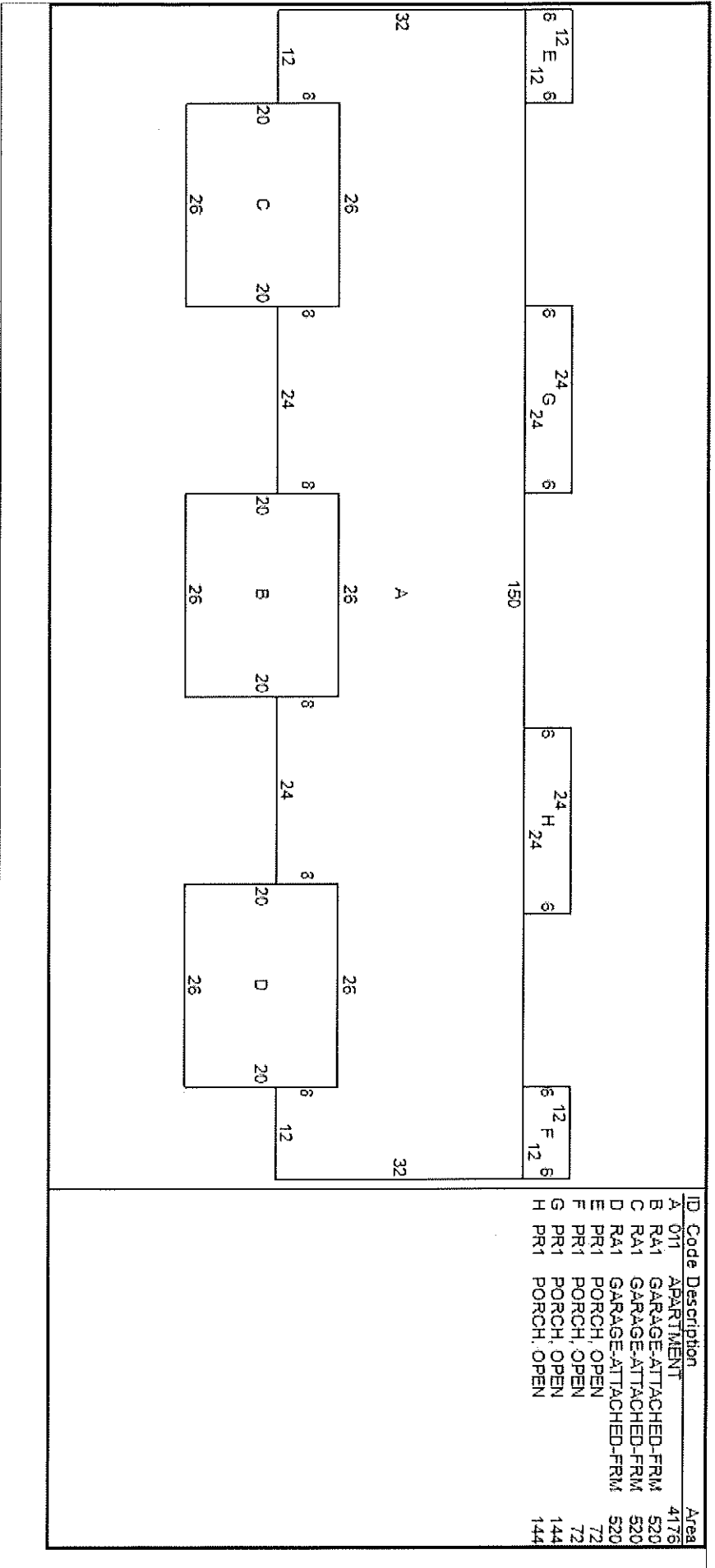
Parcel Id: 340-07-00022-200-1036

LUC: 710-SECTION 3735.67 - CRA

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26



Additional Property Photos

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 130 S BURNETT RD

Parcel Id: 340-07-00022-200-1036

LUC: 710-SECTION 3735.67 - CRA

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26

**Income Detail (Includes all Buildings on Parcel)**

Line	Use Mod	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income	
01	A	133	01-Apartment Unit	0	22,272				5		0							35	

**Apartment Detail - Building 2 of 2**

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

**Building Cost Detail - Building 2 of 2**

Total Gross Building Area	16,704
Replace, Cost New Less Depr	423,000
Percent Complete	100
Number of Identical Units	4
Economic Condition Factor	
Final Building Value	1,692,000
NBHD Fact	1,0000
Value per SF	101.29

**Notes - Building 2 of 2**

**Income Summary (Includes all Building on Parcel)**

Total Gross Rent Area	22,272
Total Gross Building Area	22,272

**Misc & Gross Building Values**

Misc Building No	
Gross Building:	Misc Adjusted Value

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD      Map ID: 340-07-00022-206-058      LUC: 402-APARTMENTS 20-39 RENTAL UN      Card: 1 of 2      Tax Year: 2025      Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0022-03 037-00 Class C-Commercial Living Units 28 Neighborhood 340C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)  
 TY24 OFFICE & APTS 100% COMPLETE  
 Note Codes:  
 AB-Abatement

Land Information				
Type	Rate	Size	Infl %	Value
1-Primary Site	SF	2.8	204.73	573,250
Total Acres: 4.7      Legal Acres: 4.7				



Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	200,640	573,250	573,250	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>200,640</b>	<b>573,250</b>	<b>573,250</b>	<b>0</b>	<b>0</b>

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

Entrance Information			
Date	ID	Entry Code	Source
08/19/24	STP	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other

Permit Information				
Date Issued	Number	Price	Purpose	Note
07/28/22	22-00794S		C/I BLDG	Office Bldg
07/28/22	22-00661S		C/I BLDG	7 4-Unit Bldgs

Sales/Ownership History			
Transfer Date	Price	Type	Validity
07/29/22	32,000	1-Land	2-Not Open Market

**Property Factors**  
 Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved      5-Sidewalk  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel TieBack: 34007000222061058      Addl.TieBack:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 PTS EA 11021 LAYNES GRANDVIEW 13743-13744 (10)  
 13743 & 44

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-058

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

**Building Information**

Year Built/Eff Year 2023 /  
 Building # 1  
 Structure Type 211-Apartments - G:  
 Identical Units 7  
 Total Units 4  
 Grade C  
 # Covered Parking  
 # Uncovered Parking  
 DBA COMMUNITY  
 GARDENS II

**Building Other Features**

Line Type	+/-	Meas1	Meas2 #	Stp	IU	Line Type	+/-	Meas1	Meas2 #	Stp	IU
PR1-Porch, Open		72	1		7						
PR1-Porch, Open		72	1		7						
PR1-Porch, Open		72	1		7						
RA1-Garage-Attached-Fri		520	1		7						
RA1-Garage-Attached-Fri		520	1		7						

**Interior/Exterior Information**

Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun %Comp	%Rent
1	01	01		2,784	296	011-Apartment	8	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,784	011-Apartment	98		447,650

**Outbuilding Data**

Line	Type	Yr-Blt	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2023	18	75	1,350	C	1	A	A	0	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-058

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

ID	Code	Description	Area
12	A 011	APARTMENT	2784
	B PR1	PORCH, OPEN	72
	C PR1	PORCH, OPEN	72
	D PR1	PORCH, OPEN	72
	E RA1	GARAGE-ATTACHED-FRM	520
	F RA1	GARAGE-ATTACHED-FRM	520
	G C11	ASPHALT OR BLACKTOP PAVING	1350*

Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Siteus : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-058

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	00-None	0	1,448	0.00					0							
01	A	01-Apartment Unit	0	19,488				5		0							35

Apartment Detail - Building 1 of 2

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

Building Cost Detail - Building 1 of 2

Total Gross Building Area	19,488
Replace, Cost New Less Depr	447,650
Percent Complete	0
Number of Identical Units	7
Economic Condition Factor	
Final Building Value	1.0000
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	19,488
Total Gross Building Area	20,936

Misc & Gross Bulding Values

Misc Building No	
Gross Building:	Misc Adjusted Value

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD      Map ID: 340-07-00022-206-058

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0022-03 037-00 Class C-Commercial Living Units 28 Neighborhood 340C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)  
 TY24 OFFICE & APTS 100% COMPLETE  
 Note Codes:  
 AB-Abatement

Land Information				
Type	Rate	Size	Influence Factors	Value
1-Primary Site	SF	2.8	204.73	573,250
Total Acres: 4.7				Legal Acres: 4.7



Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	200,640	573,250	573,250	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>200,640</b>	<b>573,250</b>	<b>573,250</b>	<b>0</b>	<b>0</b>
Value Flag 1-COST APPROACH      Manual Override Reason Base Date of Value      Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
08/19/24	STP	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other

Permit Information				
Date Issued	Number	Price	Purpose	Note
07/28/22	22-00794S		C/I BLDG	Office Bldg
07/28/22	22-00661S		C/I BLDG	7 4-Unit Bldgs
Status: Closed Permit				

Sales/Ownership History			
Transfer Date	Price	Type	Validity
07/29/22	32,000	1-Land	2-Not Open Market

**Property Factors**  
 Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved      5-Sidewalk  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel TieBack: 34007000222061058      Addl. TieBack:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 PTS EA 11021 LAYNES GRANDVIEW 13743-13744 (10)  
 13743 & 44



**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD

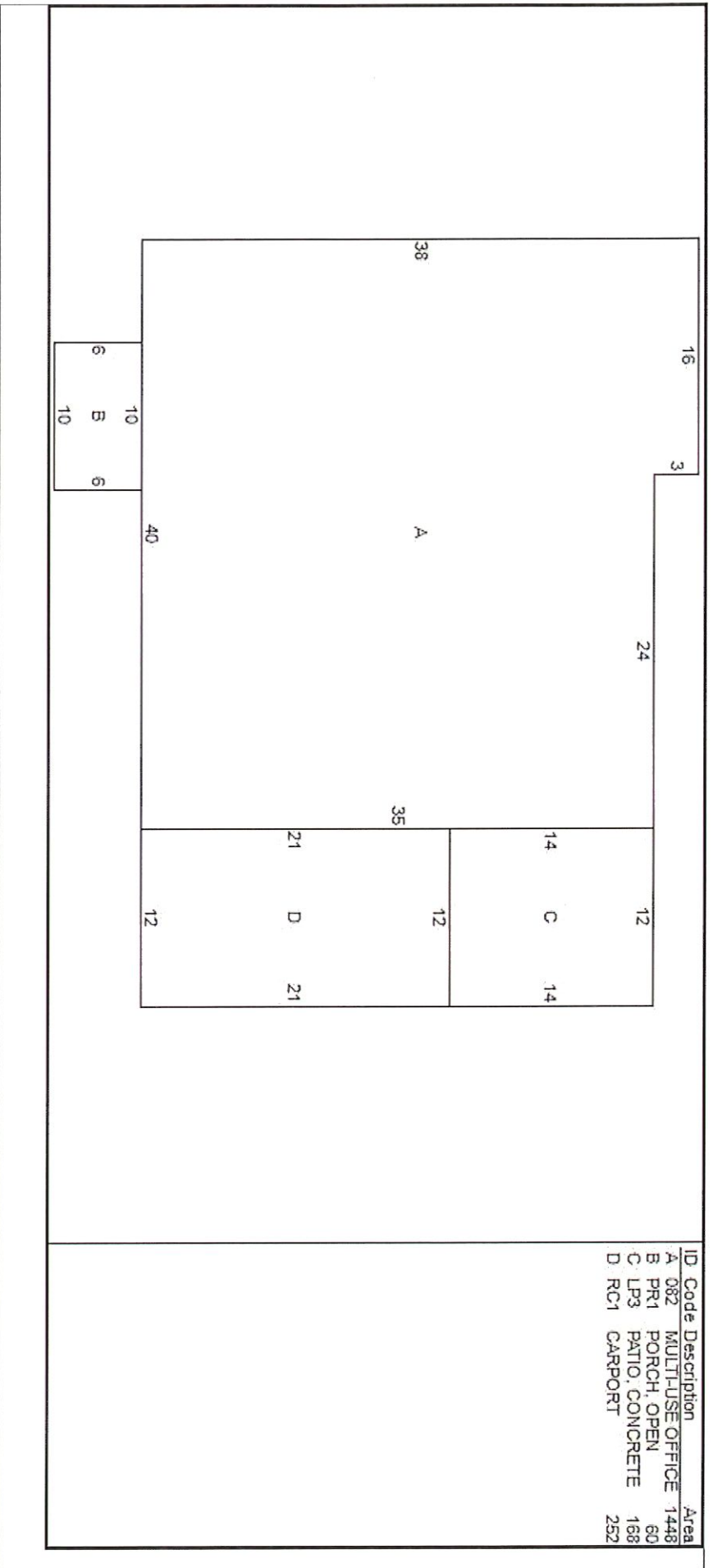
Parcel Id: 340-07-00022-206-058

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26



**Additional Property Photos**



**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-058

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26

**Income Detail (Includes all Buildings on Parcel)**

Use Mod	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000 00-None	0	1,448	0.00					0							
01	A	133 01-Apartment Unit	0	19,488				5		0							35

**Apartment Detail - Building 2 of 2**

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

**Building Cost Detail - Building 2 of 2**

Total Gross Building Area	1,448
Replace, Cost New Less Depr	116,580
Percent Complete	0
Number of Identical Units	
Economic Condition Factor	
Final Building Value	1,0000
NBHD Fact	
Value per SF	0.00

**Notes - Building 2 of 2**

**Income Summary (Includes all Buildings on Parcel)**

Total Gross Rent Area	19,488
Total Gross Building Area	20,936

**Misc & Gross Building Values**

Misc Building No	
Gross Building:	Misc Adjusted Value

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD      Map ID: 340-07-00022-206-1058      LUC: 710-SECTION 3735.67 - CRA      Card: 1 of 2      Tax Year: 2025      Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0022-03 037-00 Class E Living Units 28 Neighborhood 340C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)      Note Codes:  
 TY24 OFFICE & APTS 100% COMPLETE      AB-Abatement  
 TY18 COMB -010 & -054 TO -058  
 TY18 SPL -059 & -060 FROM -058 & NS

Type	Rate	Size	Influence Factors	Inf %	Value
<b>Land Information</b>					
Total Acres:					Legal Acres: 4.7

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	1,138,480	3,252,790	3,252,790	0	0
<b>Total</b>	<b>1,138,480</b>	<b>3,252,790</b>	<b>3,252,790</b>	<b>0</b>	<b>0</b>
Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
08/19/24	STP	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other

Permit Information				
Date Issued	Number	Price Purpose	Note	Status
07/28/22	22-00794S	C/I BLDG	Office Bldg	Closed Permit
07/28/22	22-00661S	C/I BLDG	7 4-Unit Bldgs	Closed Permit

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Grantor

**Property Factors**  
 Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved      5-Sidewalk  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel TieBack: 3400700022206058      Addl.TieBack:  
 Range - Township - Section: - -  
 Legal Descriptions: PTS EA 11021 LAYNES GRANDVIEW 13743-13744 (10)  
 13743 & 44

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-1058

LUC: 710-SECTION 3735.67 - CRA

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

**Building Information**

Year Built/Est Year 2023 /  
 Building # 1  
 Structure Type 211-Apartments - G:  
 Identical Units 7  
 Total Units 4  
 Grade C  
 # Covered Parking  
 # Uncovered Parking  
 DBA COMMUNITY  
 GARDENS II

**Building Other Features**

Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1 PR1-Porch, Open		72		1	7						
1 PR1-Porch, Open		72		1	7						
1 PR1-Porch, Open		72		1	7						
1 RA1-Garage-Attached-Fri		520		1	7						
1 RA1-Garage-Attached-Fri		520		1	7						

**Interior/Exterior Information**

Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun %Comp	%Rent
1	01		01	2,784	296	011-Apartment	8	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3	

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,784	011-Apartment	98		447,650

**Outbuilding Data**

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	Phy Fun MA	%Comp	Value
1	C11-Asph Pave	2023	18	75	1,350	C	1	A	A		2,660

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-1058

LUC: 710-SECTION 3735.67 - CRA

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

ID	Code	Description	Area
	A 011	APARTMENT	2784
	B PR1	PORCH, OPEN	72
	C PR1	PORCH, OPEN	72
	D PR1	PORCH, OPEN	72
	E RA1	GARAGE-ATTACHED-FRM	520
	F RA1	GARAGE-ATTACHED-FRM	520
	G C11	ASPHALT OR BLACKTOP PAVING	1350*

Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-1058

LUC: 710-SECTION 3735.67 - CRA

Card: 1 of 2

Tax Year: 2025

Printed: 04/01/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income	
00	S	000	00-None	0	1,448	0.00					0								
01	A	133	01-Apartment Unit	0	19,488				5		0			35					

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	19,488
Replace, Cost New Less Depr	447,650
Percent Complete	100
Number of Identical Units	7
Economic Condition Factor	
Final Building Value	3,133,550
NBHD Fact	1,0000
Value per SF	160.79

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	19,488
Total Gross Building Area	20,936

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD      Map ID: 340-07-00022-206-1058      LUC: 710-SECTION 3735.67 - CRA      Card: 2 of 2      Tax Year: 2025      Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
COMMUNITY GARDENS II LP	Routing No. 0022-03 037-00 Class E Living Units 28 Neighborhood 340C-1000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
 ABATEMENT 100%-15 YEARS (TY24-TY38)      Note Codes:  
 TY24 OFFICE & APTS 100% COMPLETE      AB-Abatement  
 TY18 COMB -010 & -054 TO -058  
 TY18 SPL -059 & -060 FROM -058 & NS

Type	Rate	Size	Influence Factors	Infl %	Value
<b>Land Information</b>					
Total Acres:      Legal Acres: 4.7					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	1,138,480	3,252,790	3,252,790	0	0
<b>Total</b>	<b>1,138,480</b>	<b>3,252,790</b>	<b>3,252,790</b>	<b>0</b>	<b>0</b>
Manual Override Reason Base Date of Value Effective Date of Value Value Flag					

Entrance Information			
Date	ID	Entry Code	Source
08/19/24	STP	5-Occupant Not Home	3-Other
04/23/24	STP	10-Adv	3-Other

Permit Information				
Date Issued	Number	Price Purpose	Note	Status
07/28/22	22-00794S	C/I BLDG	Office Bldg	Closed Permit
07/28/22	22-00661S	C/I BLDG	7 4-Unit Bldgs	Closed Permit

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Grantor
Deed Reference      Deed Type				

**Property Factors**  
 Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved      5-Sidewalk  
 Traffic: 3-Heavy  
 Location:  
 Spot Loc:

**Legal Description**  
 Parcel TieBack: 3400700022206058      Addl. TieBack:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 PTS EA 11021 LAYNES GRANDVIEW 13743-13744 (10)  
 13743 & 44



**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 356 S BURNETT RD

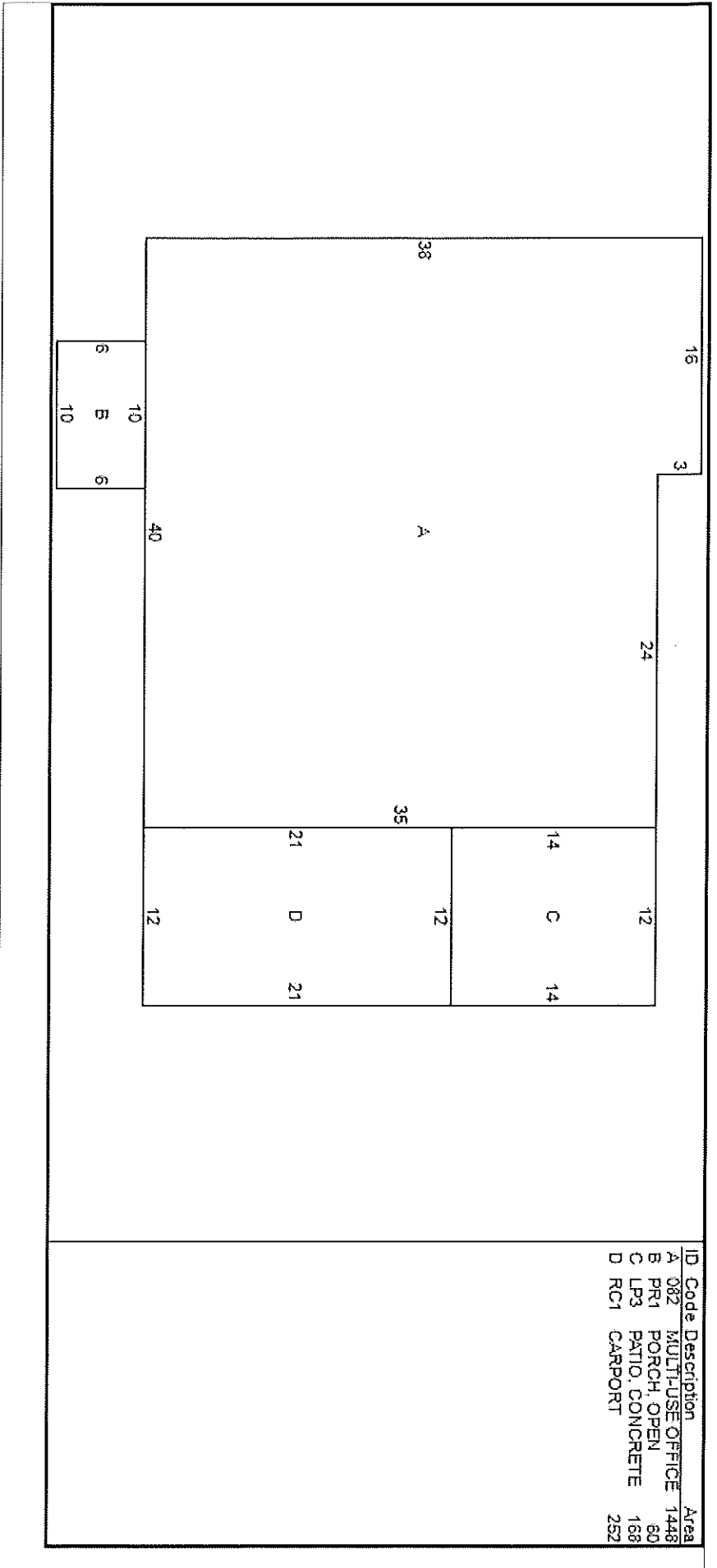
Parcel Id: 340-07-00022-206-1058

LUC: 710-SECTION 37/35.67 - CRA

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26



ID	Code	Description	Area
A	082	MULTI-USE OFFICE	1448
B	PR1	PORCH, OPEN	60
C	LP3	PATIO, CONCRETE	168
D	RC1	CARPORIT	252

Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 356 S BURNETT RD

Parcel Id: 340-07-00022-206-1058

LUC: 710-SECTION 3735.67 - CRA

Card: 2 of 2

Tax Year: 2025

Printed: 04/01/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income	
00	S	000	00-None	0	1,448	0.00					0								
01	A	133	01-Apartment Unit	0	19,488				5		0								35

Apartment Detail - Building 2 of 2

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

Total Gross Building Area	1,448
Replace, Cost New Less Depr	116,580
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	116,580
NBHD Fact	1,0000
Value per SF	80.51

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	19,488
Total Gross Building Area	20,936

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	