

MAR 31 2006
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.

1. Owner of property		Name		Street address, City, State, ZIP code	
		Aug Property Investments, LLC		5000 Hunter Rd., Eron OH 45323	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
937-360-4401		j- augenstein@yahoo.com			
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" instruction.					
6. Parcel numbers from tax bill			Address of property		
0500200008301058			3317-3339 Upper Valley Pike 45504		
7. Principal use of property					
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		
050020000830158	810,000	1,075,510	265,510		
9. The requested change in value is justified for the following reasons:					
There are errors of record on the property structures that impact the determination of market value which we will present along with appraisals. The complexity will require an appointment. Thank you					

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.

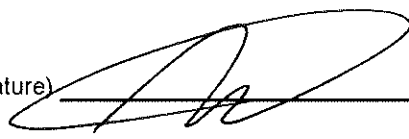
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) Jason Augenstein Title (if agent) Sole member - Aug Property Investments LLC

Complainant or agent (signature) 

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Sttus : 3317 -3339 UPPER VALLEY PIKE

Map ID: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 6

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

Routing No. GSE4-F2 036-00
 Class Residential
 Living Units 12
 Neighborhood 050R00000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



0500200008301058 12/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Right Of Way	AC .0500			
A-Secondary Homr	AC 3.8100			139,900
Total Acres: 4.86		Legal Acres: 4.8600	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	63,420	181,210	181,210	0	181,210
Building	313,010	894,300	894,300	0	5,244,970
Total	376,430	1,075,510	1,075,510	0	5,426,180

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
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
11/11/11	JHC	5-Occupant Not Home	3-Other
07/14/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Grantor
08/03/17	285,000	2-Land & Building	S-Sheriff	WOLLENBERG DOUGLAS & JUDITH
11/05/14			0-Valid Sale	DONNELLY PATRICIA TRUSTEE
01/17/06			0-Valid Sale	WOLLENBERG DOUGLAS & JUDITH
06/09/98	540,000			ROOF J E & NANCY

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 08
 Legal Descriptions:
 PT MID PT S S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3317 -3339 UPPER VALLEY PIKE

Parcel Id: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 6

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

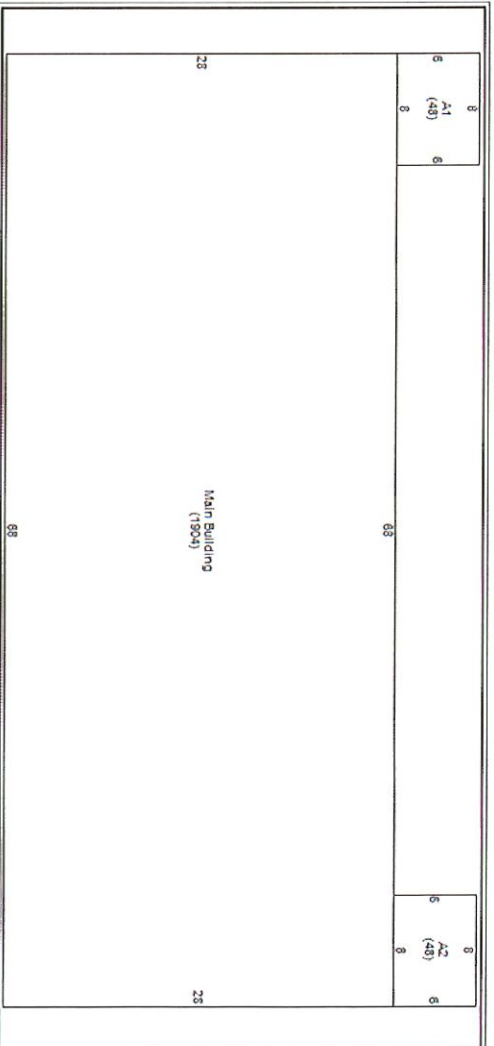
Story height	1	Total Rooms	8
Exterior Walls	6-AL/Vinyl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1970	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	540
Fuel 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	218,770	% Good	65
Plumbing	6,800	Market Adj	
Basement	-7,660	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,710	C&D Factor	1
Subtotal	228,620	Adj Factor	400
Ground Floor Area	1,904		
Total Living Area	1,904	Dwelling Value	149,000
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					1,904						
1		26			48						300
2		26			48						300

Additions

Outbuilding Data

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

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

Number
Unit Type
Unit View
Model (MH)
Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3317 -3339 UPPER VALLEY PIKE

Map ID: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LC

Card: 2 of 6

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

Routing No. GSE4-F2 036-00
 Class Residential
 Living Units 12
 Neighborhood 050R00000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Right Of Way	AC .0500			
A-Secondary Homr	AC 3.8100			139,900
Total Acres: 4.86		Legal Acres: 4.8600	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	63,420	181,210	181,210	0	181,210
Building	313,010	894,300	894,300	0	5,244,970
Total	376,430	1,075,510	1,075,510	0	5,426,180

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

Entrance Information

Date	ID	Entry Code	Source
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
11/11/11	JHC	5-Occupant Not Home	3-Other
07/14/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Grantor
08/03/17	285,000	2-Land & Building	S-Sheriff	WOLLENBERG DOUGLAS & JUDITH
11/05/14			0-Valid Sale	DONNELLY PATRICIA TRUSTEE
01/17/06			0-Valid Sale	WOLLENBERG DOUGLAS & JUDITH
06/09/98	540,000			ROOF J E & NANCY

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 08
 Legal Descriptions:
 PT MID PT S S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3317 -3339 UPPER VALLEY PIKE

Parcel Id: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 2 of 6

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

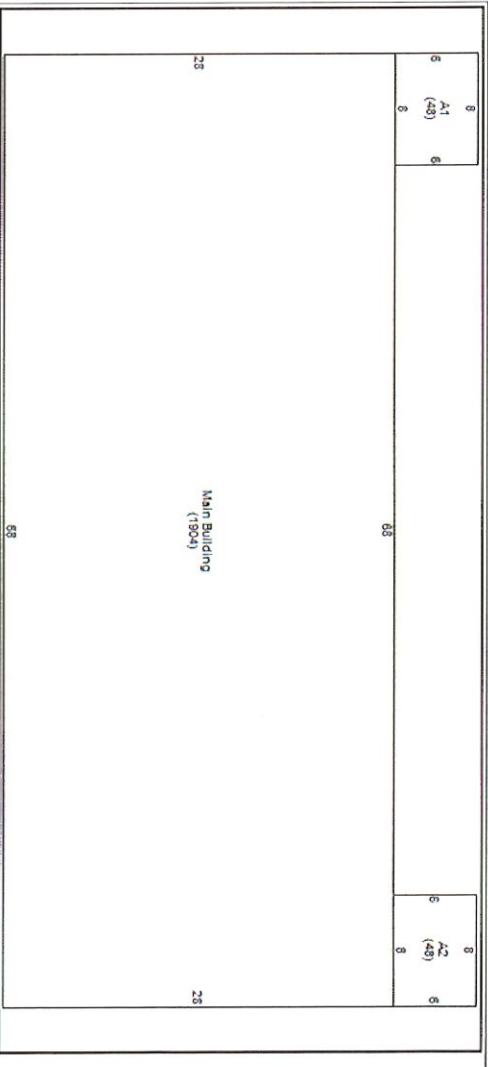
Story height	1	Total Rooms	8
Exterior Walls	6-Al/Iml	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1970	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	544
Fuel Type	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-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	218,770	% Good	65
Plumbing	6,800	Market Adj	
Basement	-7,660	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,790	C&D Factor	
Subtotal	228,700	Adj Factor	1
		Additions	400
Ground Floor Area	1,904		
Total Living Area	1,904	Dwelling Value	149,060

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					1,904						300
1		26			48						300
2		26			48						300

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 : 3317 -3339 UPPER VALLEY PIKE

Map ID: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LC

Card: 3 of 6

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

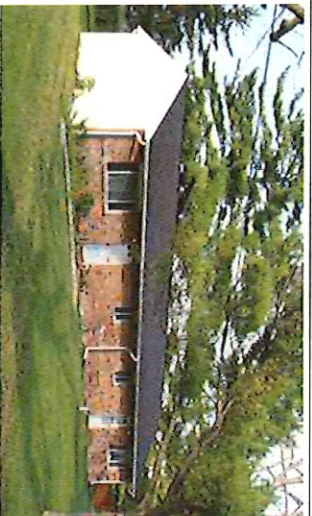
Routing No. GSE4-F2 036-00
 Class Residential
 Living Units 12
 Neighborhood 050R0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwlsd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



0500200008301058 08/18/2017

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Right Of Way	AC .0500			
A-Secondary Homr	AC 3.8100			139,900
Total Acres: 4.86		Legal Acres: 4.8600	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	63,420	181,210	181,210	0	181,210
Building	313,010	894,300	894,300	0	5,244,970
Total	376,430	1,075,510	1,075,510	0	5,426,180

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
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
11/11/11	JHC	5-Occupant Not Home	3-Other
07/14/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/03/17	285,000	2-Land & Building	S-Sheriff	SD-Sheriff's Deed		WOLLENBERG DOUGLAS & JUDITH
11/05/14			0-Valid Sale			DONNELLY PATRICIA TRUSTEE
01/17/06			0-Valid Sale	WD-General Warranty Deec		WOLLENBERG DOUGLAS & JUDITH
06/09/98	540,000					ROOF J E & NANCY

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 08
 Legal Descriptions:
 PT MID PT S S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3317 -3339 UPPER VALLEY PIKE

Parcel Id: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 3 of 6

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

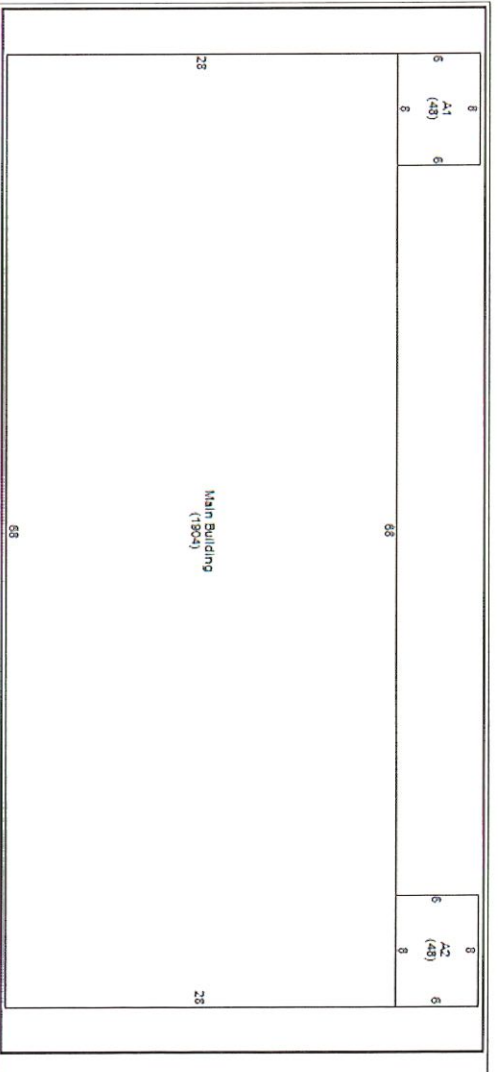
Story height	1	Total Rooms	8
Exterior Walls	6-Alu/Vinyl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1970	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	544
Fuel 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		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	218,770	% Good	65
Plumbing	6,800	Market Adj	
Basement	-7,660	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,790	C&D Factor	1
Subtotal	228,700	Adj Factor	400
Ground Floor Area	1,904		
Total Living Area	1,904	Dwelling Value	149,060
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					1,904						
1		26			48						300
2		26			48						300

Outbuilding Data

Type	Yr Bilt	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 : 3317 -3339 UPPER VALLEY PIKE

Map ID: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LC

Card: 4 of 6

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

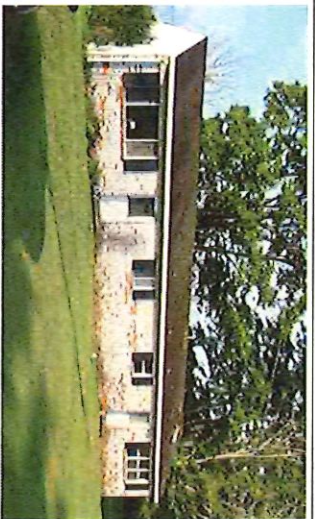
Routing No. GSE4-F2 036-00
 Class Residential
 Living Units 12
 Neighborhood 050R0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwlsd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



0500200008301058 08/18/2017

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Right Of Way	AC .0500			
A-Secondary Homr	AC 3.8100			139,900
Total Acres: 4.86		Legal Acres: 4.8600	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	63,420	181,210	181,210	0	181,210
Building	313,010	894,300	894,300	0	5,244,970
Total	376,430	1,075,510	1,075,510	0	5,426,180

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

Entrance Information

Date	ID	Entry Code	Source
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
11/11/11	JHC	5-Occupant Not Home	3-Other
07/14/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/03/17	285,000	2-Land & Building	S-Sheriff	SD-Sheriff's Deed		WOLLENBERG DOUGLAS & JUDITH
11/05/14			0-Valid Sale			DONNELLY PATRICIA TRUSTEE
01/17/06			0-Valid Sale	WD-General Warranty Deec		WOLLENBERG DOUGLAS & JUDITH
06/09/98	540,000					ROOF J E & NANCY

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 08
 Legal Descriptions:
 PT MID PTS S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3317 -3339 UPPER VALLEY PIKE

Parcel Id: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 4 of 6

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

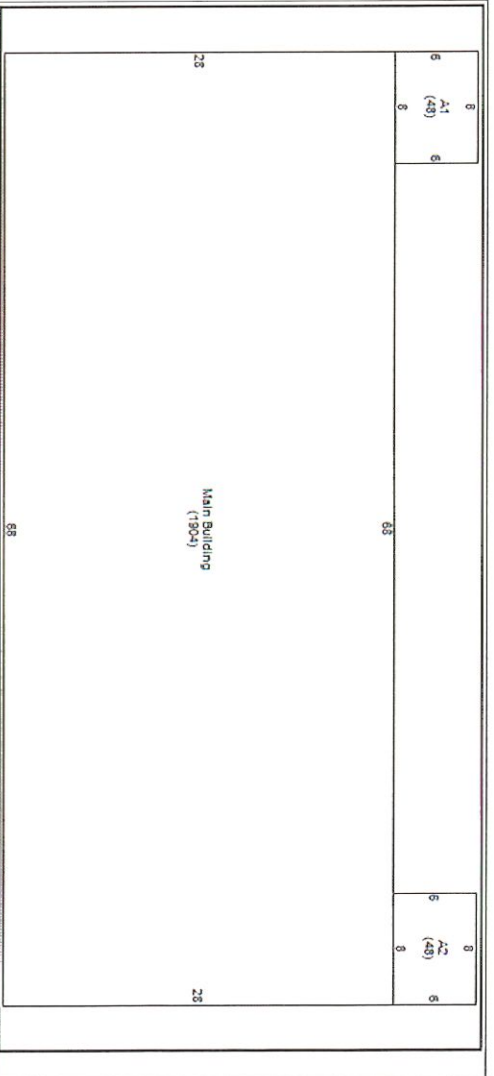
Story height	1	Total Rooms	8
Exterior Walls	6-Alu/Inyl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1970	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	544
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FB/LA 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	218,770	% Good	65
Plumbing	6,800	Market Adj	
Basement	-7,660	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,790	C&D Factor	1
Subtotal	228,700	Adj Factor	400
Ground Floor Area	1,904		
Total Living Area	1,904	Dwelling Value	149,060

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					1,904						300
1		26			48						300
2		26			48						300

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

Status : 3317 -3339 UPPER VALLEY PIKE

Map ID: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LC

Card: 5 of 6

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

Routing No. GSE4-F2 036-00
 Class Residential
 Living Units 12
 Neighborhood 050R0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwlsd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



0500200008301058 08/18/2017

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Right Of Way	AC .0500			
A-Secondary Homr	AC 3.8100			139,900
Total Acres: 4.86		Legal Acres: 4.8600	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	63,420	181,210	181,210	0	181,210
Building	313,010	894,300	894,300	0	5,244,970
Total	376,430	1,075,510	1,075,510	0	5,426,180

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

Entrance Information

Date	ID	Entry Code	Source
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
11/11/11	JHC	5-Occupant Not Home	3-Other
07/14/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/03/17	285,000	2-Land & Building	S-Sheriff	SD-Sheriff's Deed	WOLLENBERG DOUGLAS & JUDITH	
11/05/14			0-Valid Sale		DONNELLY PATRICIA TRUSTEE	
01/17/06			0-Valid Sale	WD-General Warranty Deec	WOLLENBERG DOUGLAS & JUDITH	
06/09/98	540,000				ROOF J E & NANCY	

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 08
 Legal Descriptions:
 PT MID PTS S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3317 -3339 UPPER VALLEY PIKE

Map ID: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LC

Card: 6 of 6

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

Routing No. GSE4-F2 036-00
 Class Residential
 Living Units 12
 Neighborhood 050R0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nw1sd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



0500200008301058 08/18/2017

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Right Of Way	AC .0500			
A-Secondary Homr	AC 3.8100			139,900
Total Acres: 4.86		Legal Acres: 4.8600	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	63,420	181,210	181,210	0	181,210
Building	313,010	894,300	894,300	0	5,244,970
Total	376,430	1,075,510	1,075,510	0	5,426,180

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
10/02/24	KQ	10-Adv	3-Other
07/05/18	GBL	R-Review	3-Other
12/12/17	ASH	10-Adv	3-Other
11/11/11	JHC	5-Occupant Not Home	3-Other
07/14/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status
-------------	--------	---------------	------	--------

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/03/17	285,000	2-Land & Building	S-Sheriff	SD-Sheriffs Deed	WOLLENBERG DOUGLAS & JUDITH	
11/05/14			0-Valid Sale		DONNELLY PATRICIA TRUSTEE	
01/17/06			0-Valid Sale	WD-General Warranty Deed	WOLLENBERG DOUGLAS & JUDITH	
06/09/98	540,000				ROOF J E & NANCY	

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 08
 Legal Descriptions:
 PT MID PTS S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3317 -3339 UPPER VALLEY PIKE

Parcel Id: 050-02-00008-301-058

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 6 of 6

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

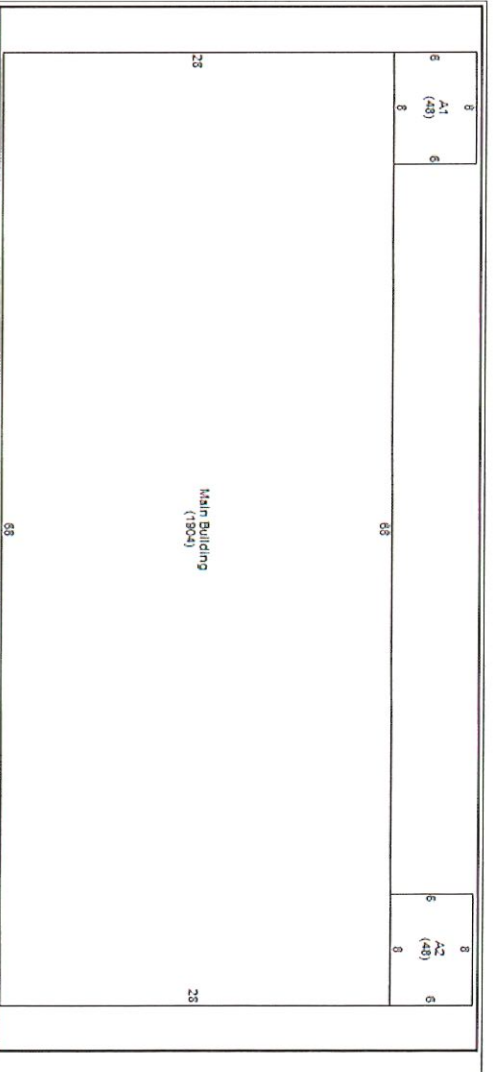
Story height	1	Total Rooms	8
Exterior Walls	6-Al/Vinyl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1970	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	544
Fuel 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	218,770	% Good	65
Plumbing	6,800	Market Adj	
Basement	-7,660	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,790	C&D Factor	
Subtotal	228,700	Adj Factor	1
		Additions	400
Ground Floor Area	1,904		
Total Living Area	1,904	Dwelling Value	149,060
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					1,904						
1		26			48						300
2		26			48						300

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)