

FILED
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-241
County Clark Date received 3/31/2026

DTE 1
Rev. 12/22

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

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Young Wesley Karl JR & Sarah Jayne	2385 Ashbrook Drive Springfield, OH 45502
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 937-215-4347
sarahyoungfamily@outlook.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
340-06-00005-317-007	223 N. Western Ave. Springfield, OH 45504
340-06-00005-317-008	221 & 221.5 N. Western Ave. Springfield, OH 45504

7. Principal use of property 223 is a rental. 221 & 221.5 is a family home. Elderly parent is downstairs and a daughter is up

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
007	\$18,500	\$39,670	\$-21,170
008	\$55,000	\$63,440	\$-8,440

9. The requested change in value is justified for the following reasons:
Please see attached letter and supporting documents.

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.

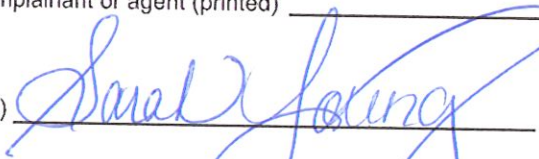
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/24 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clark County Board of Revision

31 North Limestone Street

Springfield, Ohio 45502

Re: Complaint Against Valuation – Tax Year 2025

Valuation Date: January 1, 2025

To the Board:

The undersigned respectfully submits complaints regarding the 2025 assessed values for the below-referenced parcels located in Springfield, Ohio. These appeals are based on documented property condition, verified market data, and economic factors as they existed on the statutory valuation date of January 1, 2025.

The subject properties are primarily located within the North Western Avenue, North Race Street, and surrounding corridor. This area represents a lower-tier residential submarket characterized by aging housing stock, concentrated rental density, elevated vacancy, deferred maintenance, and increased code enforcement activity.

I. DISPROPORTIONATE PERCENTAGE INCREASES

The 2025 reappraisal resulted in valuation increases ranging from approximately 30% to 151% across the subject portfolio with an average increase of 65% combined.

Specifically:

- 223 N Western Avenue – approximately 151% increase
- 1017 Maiden Lane – approximately 126% increase
- 116–118 N Western Avenue – approximately 69% increase
- 115 N Western Avenue – approximately 65% increase
- 135 N Western Avenue – approximately 63% increase
- 1025 W. North Street – approximately 62% increase
- 129 – 131 N. Western Avenue – approximately 61% increase
- 1300 Cedarview Drive W – approximately 54% increase
- 2385 Ashbrook Drive – approximately 47% increase
- 125 – 127 N Western Avenue (a vacant lot) – approximately 40% increase
- Vacant lot next to 1025 W. North Street – approximately 40% increase
- 221 & 221.5 N. Western Avenue approximately 36% increase
- 403 N Race Street – approximately 30% increase

While periodic reassessments may capture cumulative market changes, such increases must reflect actual property condition and marketability as of the valuation date. The condition of the subject properties does not support increases of this magnitude.

II. PROPERTY CONDITION AND HABITABILITY

As of January 1, 2025, multiple properties within the portfolio were:

- Vacant and uninhabitable
- Without active utility service (including long-term water disconnection)
- Lacking functional mechanical systems
- Subject to code enforcement actions
- Uninsurable or conditionally insurable

These conditions materially impair market value and place the properties in a rehabilitation or distressed classification rather than a stabilized residential market.

III. INSURANCE AND FINANCING LIMITATIONS

Several subject properties were denied insurance coverage or required significant repairs prior to underwriting consideration. This directly impacts:

- Buyer pool (limited to cash or high-risk investors)
- Financing availability due to condition – Cash required for reinvestment
- Marketability

Properties that cannot obtain standard insurance coverage do not transact at values consistent with conventional residential housing.

IV. LOCAL MARKET ANALYSIS (CLARK COUNTY RECORDED SALES)

A comprehensive review of all recorded sales within the North Western / Race / Maiden corridor (2023–2024) demonstrates a condition-driven market with clear price stratification:

- Distressed / teardown properties: approximately \$1,200 – \$10,000
- Heavy rehabilitation properties: approximately \$12,000 – \$25,000
- Transitional properties: approximately \$26,000 – \$40,000
- Stabilized properties: approximately \$40,000 – \$70,000

A significant concentration of sales occurs below \$40,000, with many properties transacting below \$25,000.

The subject properties, particularly those lacking utilities, insurance, or habitability, clearly compete within the lower tiers of this market.

V. EXTERNAL OBSOLESCENCE AND LOCATION FACTORS

VI. PORTFOLIO VALUATION SUMMARY

The requested values reflect condition, market position, and comparable sales activity as of January 1, 2025:

- 115 N Western Ave – \$29,000
- 116–118 N Western Ave – \$39,000
- 129–131 N Western Ave – \$53,000
- 1025 W North St – \$72,000
- Adjacent Lot (1025) – \$2,500
- 221 & 221.5 N Western – \$55,000
- 223 N Western Ave – \$18,500
- 135 N Western Ave – \$20,000
- 125–127 N Western Lot – \$2,500
- 403 N Race St – \$23,000
- 1017 Maiden Lane – \$22,500
- 1300 Cedarview Dr W – \$60,000
- 2385 Ashbrook – \$379,182

These values align with observed transaction data and reflect the actual condition and marketability of each property.

VII. LEGAL BASIS

Pursuant to R.C. § 5713.01, property must be assessed at its true value in money. Additionally, R.C. § 5715.19 provides for complaints where valuation exceeds true market value.

The current assessments reflect generalized mass appraisal assumptions rather than individualized consideration of condition, habitability, and market constraints.

VIII. REQUEST FOR RELIEF

The undersigned respectfully requests that the Clark County Board of Revision reduce the assessed values of the subject properties to the requested amounts listed above, as they more accurately represent true market value as of January 1, 2025.

For additional consideration: We want to continue to make substantial investments in the West end of town and hope to see long-term revitalization of all subject properties. However, overvaluation resulting in high tax burden disincentives investment resulting in more blight overall.

IX. EXHIBITS

The following exhibits are submitted in support of this appeal as applicable per subject property:

- Exhibit A** – Property photographs demonstrating condition and deterioration
 - Exhibit B** – City of Springfield code enforcement records and notices
 - Exhibit C** – Utility documentation confirming long-term service disconnection
 - Exhibit D** – Insurance correspondence and underwriting limitations
 - Exhibit E** – Lead-related regulatory order documentation (135 N Western Ave)
 - Exhibit F** – Comprehensive comparable sales analysis (Clark County Auditor data 2023–2024)
 - Exhibit G** – Market analysis summary of North Western corridor
 - Exhibit H** – Purchase records and transaction history (where applicable)
 - Exhibit I** – Contractor estimates and rehabilitation cost documentation
-

Respectfully submitted,

Date: _____

2385 Ashbrook Drive
Springfield, Ohio 45502
sarahyoungfamily@outlook.com
937-215-4347

A

223



A

221
2215



EXHIBIT F

COMPARABLE SALES ANALYSIS

North Western / Race / Maiden Corridor – Springfield, Ohio

Data Source: Clark County Auditor (2023–2024 Recorded Sales)

Purpose

This exhibit provides a comprehensive analysis of verified residential sales within the immediate neighborhood (340R0001 – 340R0007) of the subject properties to establish actual market value ranges based on condition and habitability.

Market Segmentation by Sale Price

1. Distressed / Teardown Properties

\$1,200 – \$10,000 Representative Sales:

- 225 N Yellow Springs – \$1,200
- 517 N Race – \$2,100–\$3,000
- 1012–1014 Columbia – \$3,500
- 726 W North – \$6,000
- 101–103 N Western – \$7,000
- 353–355 N Western – \$7,500

Characteristics:

- Vacant or abandoned
- No utilities
- Structural or severe condition issues
- Investor-only purchases

2. Heavy Rehabilitation Properties

\$12,000 – \$25,000 Representative Sales:

- 409 N Race – \$15,600
- 1400 Maiden – \$17,500
- 1100 Broadway – \$19,700
- 135–135.5 N Western – \$20,000
- Multiple properties between \$20,000–\$25,000

Characteristics:

- Uninhabitable or near-uninhabitable
- Require full rehabilitation
- Limited financing availability

3. Transitional / Lower Mid-Tier Properties

\$26,000 – \$40,000 Representative Sales:

- 929 W North – \$26,000
- 1328 Maiden – \$37,800
- 111 N Western – \$37,500
- 116–118 N Western – \$39,300

Characteristics:

- Partially functional
- Require moderate repairs
- Limited rental viability

4. Stabilized Corridor Properties

\$40,000 – \$70,000 Representative Sales:

- 1015 Maiden Lane - \$51,000
- 401 N Western - \$61,300
- 117–121 N Western – \$60,000
- Multiple sales in \$40,000–\$70,000 range

Characteristics:

- Habitable
- Functional mechanical systems
- Rental capable

5. Non-Comparable Higher-End Sales

\$80,000+

These include renovated or superior-condition properties and are not comparable to distressed or rehabilitation properties.

Key Conclusion

The data demonstrates that:

- A large concentration of sales occurs below \$40,000
- Many distressed and rehabilitation properties sell below \$25,000
- Very few comparable properties exceed \$60,000

The subject properties, based on condition, utility status, and insurance limitations, align with the lower tiers of this market.

MARKET VALUE DISTRIBUTION – SPRINGFIELD (WESTERN CORRIDOR)

\$0 ————— \$160,000+

\$1k–\$10k → Distressed / Teardown
(No utilities, abandoned)

\$12k–\$25k → Heavy Rehab
(Full renovation required)

\$26k–\$40k → Transitional
(Partial functionality)

\$40k–\$70k → Stabilized
(Habitable rentals)

\$80k+ → Renovated / Non-Comparable

↑

SUBJECT PROPERTIES
(Primarily \$20k–\$40k range)

Conclusion:

Market data shows clear clustering below \$40,000 for properties with similar conditions, supporting reduced valuations. Subject properties are NOT competing with \$60k–\$150k homes. They are competing with distressed and rehabilitation market segments.

F

Address	Neighborhood Code	Buyer	Seller	Sale Date	Sale Price
225 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	VILLATORO ABIMAEI CRUZ	B & G HOMEBUYERS LTD	10/19/2023	1200
517 N RACE ST SPRINGFIELD OH 45504	340R0001	BE CRAFT RICHARD JR	BE CRAFT RICHARD JR	9/3/2024	2100
517 N RACE ST SPRINGFIELD OH 45504	340R0001	BE CRAFT RICHARD JR	BE CRAFT RICHARD JR	9/9/2024	2100
517 N RACE ST SPRINGFIELD OH 45504	340R0001	BE CRAFT RICHARD JR	BE CRAFT RICHARD JR	10/7/2024	2100
1012 -1014 COLUMBIA ST SPRINGFIELD OH 45504	340R0006	J & L PROPERTIES 3 LLC	BE CRAFT RICHARD JR	8/21/2024	3000
726 W NORTH ST SPRINGFIELD OH 45504	340R0006	COMFORT LIVING LLC	GEMINIANO SANDRA	8/2/2023	3500
530 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	WILSON ARTHUR E & NANCY F	WEBSTER REBECCA A	12/2/2024	6000
101 -103 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	MJ UNLIMITED INVESTMENTS I	BAD 3 LLC	5/31/2024	7000
353 -355 N WESTERN AVE SPRINGFIELD OH 45504	340R0001	VINCENT GUERNA EUGENE	PROFETA LISA MARY	11/15/2024	7000
598 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	WILSON ARTHUR E & NANCY F	PARKS GLENN R	11/5/2024	7500
909 W NORTH ST SPRINGFIELD OH 45504	340R0006	HEBRON GROUP INC	MANLEY DAVID E	11/8/2023	10000
1432 MAIDEN LN SPRINGFIELD OH 45504	340R0002	GEORGE HELEN MARIE	GEORGE JOHN TRUSTEE	1/18/2024	12000
409 N RACE ST SPRINGFIELD OH 45504	340R0001	MC CALL MC CUNE HOMES LL	ARNETT FAMILY PARTNERSHIP	7/15/2024	12400
501 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	FIFTH THIRD BANK NATIONAL	SARVEN GEORGIANNA	5/2/2023	15600
505 YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	FIFTH THIRD BANK NATIONAL	SARVEN GEORGIANNA	3/13/2023	16700
1400 MAIDEN LN SPRINGFIELD OH 45504	340R0002	SNYDER MELISSA E	MC GINNIS JEANNE S	3/13/2023	16700
1102 -1104 W HIGH ST SPRINGFIELD OH 45506	340R0007	JOSEPH KRISTLEY & WILFORD	EAST WEST INVESTMENTS LLC	6/20/2023	17500
217 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	APONTE JOSE	FAT CAT WEST ENTERPRISES L	12/7/2023	18000
1100 BROADWAY ST SPRINGFIELD OH 45504	340R0002	COMFORT LIVING LLC	HAYES VIOLET K	10/6/2023	19000
621 GRANT ST SPRINGFIELD OH 45504	340R0001	PNC BANK NATIONAL ASSOCI	PENCE DIXIE	4/6/2023	19700
135 -135.5 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	FAB FIVE PROPERTY GROUP LI	GODWIN CHRISTOPHER R	12/11/2023	20000
227 N RACE ST SPRINGFIELD OH 45504	340R0001	SINGH PROPERTIES LLC	KEETON SANDRA J TRUSTEE	3/2/2023	20000
0 BROADWAY AVE SPRINGFIELD OH 45504	340R0001	EQUITY TRUST COMPANY CUS	MCHENRY WENDY S	11/20/2023	21000
919 BROADWAY ST SPRINGFIELD OH 45504	340R0001	EQUITY TRUST COMPANY CUS	MCHENRY WENDY S	12/8/2023	21000
402 -402 1/2 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	KASHKISH INC LLC	KOSTER JAMES	12/8/2023	21000
407 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	COMFORT LIVING LLC	FIRST STONE LLC	5/17/2023	21000
453 -455 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	TTA REAL ESTATE INC	BROWN GARY RAY	10/23/2024	24700
401 N WESTERN AVE SPRINGFIELD OH 45504	340R0001	JEWEL REAL ESTATE SOLUTIOI	SMG GLOBAL CONCEPTS LLC	10/19/2023	25000
929 -929.5 W NORTH ST SPRINGFIELD OH 45504	340R0006	CHAVANNES PIERRE LUCIEN	VANCE MARGUIS	3/15/2023	25000
218 -220 N LIGHT ST SPRINGFIELD OH 45504	340R0001	COMFORT LIVING LLC	FIRST STONE LLC	5/12/2023	26000
1328 MAIDEN LN SPRINGFIELD OH 45504	340R0002	BANK OF NEW YORK MELLON	JARRELL JOHN E & CYNDIL	10/23/2024	26400
821 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	MANGINI KAMALA JO	PEREZ ORLANDO	5/25/2023	26700
621 GRANT ST SPRINGFIELD OH 45504	340R0001	ROTH THOMAS GIDEN SR & SA	PNC BANK NATIONAL ASSOCI	6/21/2023	27900
				3/5/2024	29600

303 N BECHTLE AVE SPRINGFIELD OH 45504	340R0002	KAHLERT CHRISTOPHER MARI KAHLERT THOMAS & AMY	11/5/2024	30000
409 N RACE ST SPRINGFIELD OH 45504	340R0001	VELAZQUEZ ANTONIO ROBLEI MC CALL MC CUNE HOMES LL	5/2/2023	30000
909 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	DARES MIE TANAKA	9/1/2023	30000
720 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	SORRELL ANDREA & JASON	4/3/2023	30000
726 -728 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	SORRELL ANDREA & JASON	4/3/2023	30000
616 -616 1/2 W HIGH ST SPRINGFIELD OH 45506	340R0007	MERCHANT DENNIS	11/13/2024	34000
622 W HIGH ST SPRINGFIELD OH 45506	340R0007	MERCHANT DENNIS	11/13/2024	34000
516 CEDAR ST SPRINGFIELD OH 45504	340R0001	SANTIAGO ABISAI HERNANDE HAFLE DANIEL D	11/1/2023	34000
614 GRANT ST SPRINGFIELD OH 45504	340R0001	STATEN DALE	3/20/2024	37000
501 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	PACHECO LUIS	9/6/2023	37500
505 YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	PACHECO LUIS	9/6/2023	37500
403 DAKOTA AVE SPRINGFIELD OH 45504	340R0002	APNJ PROPERTIES LLC	6/2/2023	37500
111 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	CAMPBELL SANDRAL	2/16/2023	37500
1328 MAIDEN LN SPRINGFIELD OH 45504	340R0002	CARROLL MELISSA LOU	9/6/2023	37800
321 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	GID PROPERTIES LLC	12/28/2023	38000
231 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	GINEZ DANIEL MARTINEZ	1/10/2024	39000
116 -118 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	ROBINSON RICHARD L II	10/10/2024	39300
518 GRANT ST SPRINGFIELD OH 45504	340R0001	WALBORN STARLENE	2/27/2024	40000
318 N LIGHT ST SPRINGFIELD OH 45504	340R0001	REZAEI AMIR GHAMAT	6/1/2023	40000
824 W NORTH ST SPRINGFIELD OH 45504	340R0006	TRETO PROPERTIES LLC	8/28/2023	40000
712 BROADWAY ST SPRINGFIELD OH 45504	340R0001	CASTOR LLC	5/2/2023	41000
507 BECHTLE AVE SPRINGFIELD OH 45504	340R0002	COMFORT LIVING LLC	5/7/2024	41100
217 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	GOMEZ BULMARO EREDIN SA/APONTE JOSE	4/17/2024	42000
229 N JACKSON ST SPRINGFIELD OH 45504	340R0001	KROCK KRISTOPHER	6/12/2024	42000
0 BROADWAY AVE SPRINGFIELD OH 45504	340R0001	SAIYAN ESTATES LLC	3/28/2024	43000
919 BROADWAY ST SPRINGFIELD OH 45504	340R0001	SAIYAN ESTATES LLC	3/28/2024	43000
916 CEDAR ST SPRINGFIELD OH 45504	340R0001	BABYAK JAMES M	12/21/2023	44000
1224 W HIGH ST SPRINGFIELD OH 45506	340R0007	FIFI S CONSTRUCTION LLC	10/15/2024	46000
209 N THOMPSON AVE SPRINGFIELD OH 45504	340R0003	HSBC BANK NATIONAL ASSOC BUSH VICTORIA & LOWELL	6/20/2024	48400
424 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	IM DEVELOPERS LLC	3/2/2023	50000
1032 -1036 W HIGH ST SPRINGFIELD OH 45506	340R0007	KASHKISH INC	10/12/2023	50000
1015 MAIDEN LN SPRINGFIELD OH 45504	340R0002	CUCUFATE JUAN	12/27/2023	51000
616 -618 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	CUCUFATE JUAN	12/27/2023	51000
403 N RACE ST SPRINGFIELD OH 45504	340R0001	FABS PROPERTY GROUP LLC	9/11/2024	52000
515 GRANT ST SPRINGFIELD OH 45504	340R0001	COX SEAN	6/7/2023	53500

1422 BROADWAY ST SPRINGFIELD OH 45504	340R0002	FUTURE SIGHTS LLC	ECHELON PARTNERS LP	1/26/2024	55000
14 S BELL AVE SPRINGFIELD OH 45506	340R0007	TRUE PREVAIL VENTURES LLC	KAKAROT HOUSING LLC	6/24/2024	55000
309 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	CASTOR LLC	SARVEN GEORGIANNA	12/19/2024	57300
1136 W HIGH ST SPRINGFIELD OH 45506	340R0007	KEYES SHAUNDA	RMT PROPERTIES LLC	4/27/2023	58500
117 -121 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	MR DEEDS LLC	ZEBRA RENTALS LLC	7/9/2024	60000
401 N WESTERN AVE SPRINGFIELD OH 45504	340R0001	TINORD MARC	JEWEL REAL ESTATE SOLUTION	6/11/2024	61300
307 N BECHTLE AVE SPRINGFIELD OH 45504	340R0002	MC FADDEN ERIC	MC FADDEN JASON M	4/9/2024	64400
521 CEDAR ST SPRINGFIELD OH 45504	340R0001	FUTURE SIGHTS LLC	VINCENT RONALD E & CAROLE	12/16/2024	65000
1754 BROADWAY ST SPRINGFIELD OH 45504	340R0003	RUSH TERI LYNN	PARKER MARK A	10/10/2023	65000
17 -23 S LIGHT ST SPRINGFIELD OH 45506	340R0007	HEBRON GROUP INC	BROWN BENGT L & TRACY L	12/21/2023	65000
814 W NORTH ST SPRINGFIELD OH 45504	340R0006	GEM CITY HOUSING INITIATIVE	GREGS HAULING LLC	7/26/2024	70000
626 -628 W NORTH ST SPRINGFIELD OH 45504	340R0006	ALVARDO EDWIN MANOLO	GONZALEZ JOSE & ALVARADO	12/27/2023	70000
209 N THOMPSON AVE SPRINGFIELD OH 45504	340R0003	FROST JEFF	HSBC BANK NATIONAL ASSOC	8/30/2024	70200
211 -213 SNYDER ST SPRINGFIELD OH 45504	340R0005	LOWE NORMAN R & LA DONN	SIMMS VIRGINIA M	1/11/2023	73300
423 -425 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	SINGH AVATAR	MORTON BRADLEY SCOTT & JC	4/3/2023	75000
307 -309 N ISABELLA ST SPRINGFIELD OH 45504	340R0002	GEM CITY HOUSING INITIATIVE	DAVIS JEFFREY CHARLES	2/20/2024	78000
1807 MAIDEN LN SPRINGFIELD OH 45504	340R0003	SPRINGFIELD ADVANTAGE LLC	DIETSCH JACK W	6/27/2023	78500
1919 MAIDEN LN SPRINGFIELD OH 45504	340R0005	POWERS KEVIN DALE	RANDALL KELLY J	5/19/2023	80000
802 -804 W HIGH ST SPRINGFIELD OH 45506	340R0007	HERLEX DUROMAIN & MARIE	MEP GROUP I LLC	6/30/2023	80000
618 -620 W CEDAR ST SPRINGFIELD OH 45504	340R0001	COLEAU MANOUCHIEKA DENI	GRAY ERIC M	2/29/2024	82500
612 -614 W CEDAR ST SPRINGFIELD OH 45504	340R0001	SHIRICHENA CHRISTIAN & KU	GRAY ERIC M	3/21/2024	84000
2030 BROADWAY ST SPRINGFIELD OH 45504	340R0005	MR DEEDS LLC	TAYLOR WILLIAM J & BRIDGET I	10/9/2024	84000
124 -126 N LIGHT ST SPRINGFIELD OH 45504	340R0006	GARLIND PROPERTIES LTD	3903 TAYLOR RENTAL LLC	12/12/2024	85000
623 -625 W NORTH ST SPRINGFIELD OH 45504	340R0006	TAYLOR MATTHEW W & COURT	MC CARTY RANDALL	9/23/2024	85000
1610 W NORTH ST SPRINGFIELD OH 45504	340R0003	HAMBRICK JUSTIN S & HEATHI	HILLER GEORGE R	6/24/2024	86000
611 -615 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	KELLY THOMAS	OHIO GREEN PROPERTIES LLC	4/4/2024	89000
501 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	HASSIN WOROD	PACHECO LUIS	3/28/2024	95000
1832 BROADWAY ST SPRINGFIELD OH 45504	340R0003	AIPLIE NICHOLAS	ELLIS KIMBERLY	1/23/2024	95000
1754 BROADWAY ST SPRINGFIELD OH 45504	340R0003	PUNJASAHIB INVESTMENT CO	RUSH TERI LYNN	9/23/2024	95500
1103 -1105 BROADWAY AVE SPRINGFIELD OH 45504	340R0002	PUNJASAHIB INVESTMENT CO	MILLS & CO REAL ESTATE LLC	12/23/2024	100000
834 -834.5 W NORTH ST SPRINGFIELD OH 45504	340R0006	GEM CITY HOUSING INITIATIVE	AIM HIGH PROPERTIES LLC	10/9/2024	101200
404 N BECHTLE AVE SPRINGFIELD OH 45504	340R0002	BEAN PHILIP JR	STOUT DOUGLAS C	9/20/2024	105000
2030 BROADWAY ST SPRINGFIELD OH 45504	340R0005	SPRINGFIELD ADVANTAGE LLC	MR DEEDS LLC	11/27/2024	105000
424 N RACE ST SPRINGFIELD OH 45504	340R0001	HUNTLEY GARRETT FRANKLIN	OYER RANDY LEE	9/19/2023	110000
2206 BROADWAY ST SPRINGFIELD OH 45504	340R0005	CRAVEN MICHAEL & JENNIFER	CRAVEN JENNIFER	6/1/2023	110000

834 -834.5 W NORTH ST SPRINGFIELD OH 45504	340R0006	AIM HIGH PROPERTIES LLC	NEW LEAF PARTNERS LLC	1/20/2023	113500
1417 BROADWAY ST SPRINGFIELD OH 45504	340R0002	WELLS CARMELA & ALAN SMIT	SMITH W LEROY	9/10/2024	115000
1124 -1126 MAIDEN LN SPRINGFIELD OH 45504	340R0002	PRUDENT ESTATES LLC	MR DEEDS LLC	10/7/2024	120000
364 N ISABELLA ST SPRINGFIELD OH 45504	340R0002	FPS HOLDINGS LLC	JACKS DEBRA	7/27/2023	120000
303 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	CASTOR LLC	DETRICK MICHAEL TODD	6/6/2024	121000
1605 -1607 OVERLOOK DR SPRINGFIELD OH 45504	340R0003	GARLIND PROPERTIES LTD	ZAPPE LUCAS	10/10/2023	127500
229 N JACKSON ST SPRINGFIELD OH 45504	340R0001	HAY BRENDAN	KROCK KRISTOPHER	11/6/2024	129000
211 -213 SNYDER ST SPRINGFIELD OH 45504	340R0005	TEHAN PATRICK & MELISSA	LOWE NORMAN R & LA DONN/	6/1/2023	129000
1415 BROADWAY ST SPRINGFIELD OH 45504	340R0002	MENDOZA ABEL J FUENTES & I	PENNINGTON JEREMIAH J	2/8/2024	131500
1116 MAIDEN LN SPRINGFIELD OH 45504	340R0002	MACKIE NICKOLAS DALE & EM	SIXTYFT SIXIN LLC	4/1/2024	135000
810 -812 GRANT ST SPRINGFIELD OH 45504	340R0001	BATEAU MAX	MEP GROUP I LLC	6/23/2023	135000
715 -717 W HIGH ST SPRINGFIELD OH 45506	340R0007	BATEAU MAX	MEP GROUP I LLC	6/23/2023	135000
1314 BROADWAY ST SPRINGFIELD OH 45504	340R0002	HARRIS REBECCA MAY	PRENDERGAST MEGHAN M	9/14/2023	136000
403 DAKOTA AVE SPRINGFIELD OH 45504	340R0002	RUSH HEATHER	APNJ PROPERTIES LLC	10/4/2024	138000
402 N JACKSON ST SPRINGFIELD OH 45504	340R0001	CLENNEY LEIGHA R & RONALL	DAVIS BREZEA R	4/22/2024	140000
708 BROADWAY ST SPRINGFIELD OH 45504	340R0001	BROWN CHARLES EDWARD S	VANCE CINDY	8/7/2023	140000
1983 HARSHMAN BLVD SPRINGFIELD OH 45504	340R0005	HOUSING CONNECTION OF C	VICKERS JENNIFER	8/18/2023	140000
821 W NORTH ST SPRINGFIELD OH 45504	340R0006	HEBRON GROUP INC	MEP GROUP I LLC	8/10/2023	140000
2206 BROADWAY ST SPRINGFIELD OH 45504	340R0005	REYNOLDS ARIANNA N & CAD	CRAVEN MICHAEL & JENNIFER	8/8/2023	141000
1532 MAIDEN LN SPRINGFIELD OH 45504	340R0002	SCHROEDER EVAN J & EMILY /	TINCHER ANDREW	5/23/2024	141500
2004 BROADWAY ST SPRINGFIELD OH 45504	340R0005	ROWLAND SPENCER	VALENTINE ENTERPRISES LP	3/1/2024	141500
203 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	JEAN MARIE M DORGILLES	SHELTON APRIL C	5/29/2024	142500
201 ZISCHLER ST SPRINGFIELD OH 45504	340R0003	RAMIREZ SAIDAV	BRYANT FAMILY PROPERTIES L	12/10/2024	147000
1126 W HIGH ST SPRINGFIELD OH 45506	340R0007	ADONIS EMMANUELA W & KRI	WILLIAMS VINCENT A II	12/7/2023	147900
1938 BROADWAY ST SPRINGFIELD OH 45504	340R0005	JAMSRL LLC	BANE OLIVER Q & ANA BOTELL	9/20/2024	150000
1871 -1875 BROADWAY AVE SPRINGFIELD OH 45504	340R0003	COBERLY RONALD L	J LAWRENCE PROPERTIES LLC	5/26/2023	150000
1764 MAIDEN LN SPRINGFIELD OH 45504	340R0003	STRINGER JAMES M	WATSON JOHN E & NANCY P	7/11/2024	151000
1938 BROADWAY ST SPRINGFIELD OH 45504	340R0005	BANE OLIVER Q & ANA BOTELL	REED LISA	3/6/2024	152500
614 RUBSAM ST SPRINGFIELD OH 45504	340R0001	MILLER APRIL K	OPPORTUNITIES FOR INDIVID	5/23/2023	153000
2007 BROADWAY ST SPRINGFIELD OH 45504	340R0005	AUCKERMAN ANGELLA	DHINGRA FAMILY LIMITED PAR	3/24/2023	153500
1118 -1120 MAIDEN LN SPRINGFIELD OH 45504	340R0002	PRUDENT ESTATES LLC	MR DEEDS LLC	10/7/2024	155000
1763 OVERLOOK DR SPRINGFIELD OH 45504	340R0003	COX BENNY RAY	COBER PROPERTIES LLC	6/17/2024	156000
410 -412 N ISABELLA ST SPRINGFIELD OH 45504	340R0002	SWIGART AARON	CRACE CHARLES D & BONNIE	8/2/2024	158900
1944 BROADWAY ST SPRINGFIELD OH 45504	340R0005	STURM EVE J	COSBY RHONDA J	12/4/2023	158500
1871 -1873 MAIDEN LN SPRINGFIELD OH 45504	340R0003	ROO & MOOSE LLC	AHMED THREE LLC	2/2/2024	160000

2047 HARSHMAN BLVD SPRINGFIELD OH 45504	340R0005	BEEBE NICK	EVANS HUSTON M & TAMMY A	6/1/2023	160000
2125 MAIDEN LN SPRINGFIELD OH 45504	340R0005	MENDOZA JUAN	CONLEY KYLE & PAGE ELIZABE	12/12/2024	163000
1114 BROADWAY ST SPRINGFIELD OH 45504	340R0002	HUFFMAN PATRICIA	ESPINOSA ASHLIE & LEVI TRAY	4/19/2023	165000
2041 HARSHMAN BLVD SPRINGFIELD OH 45504	340R0005	WOODARD TIMOTHY A	KUSHMAUL TAMMY & HUSTON	6/5/2023	165000
825 825.5 W NORTH ST SPRINGFIELD OH 45504	340R0006	CLIMBING SYCAMORE INC	INTELLIGENT CONSTRUCTION	11/21/2023	165000
222 -224 N RACE ST SPRINGFIELD OH 45504	340R0001	D3 INVESTING LLC	MEP GROUP I LLC	5/31/2023	170000
1205 1205 1/2 W HIGH ST SPRINGFIELD OH 45506	340R0007	D3 INVESTING LLC	MEP GROUP I LLC	5/31/2023	170000
1120 BROADWAY ST SPRINGFIELD OH 45504	340R0002	BENTON DAMON	MOORE JOAN C	8/16/2024	171000
640 RUBSAM ST SPRINGFIELD OH 45504	340R0001	TELUSNOR ADLER TRUSTEE	TRUMAN RICHARD CHARLES &	8/1/2024	172000
0 RUBSAM ST SPRINGFIELD OH 45504	340R0001	TELUSNOR ADLER TRUSTEE	TRUMAN RICHARD CHARLES &	8/1/2024	172000
307 -309 N ISABELLA ST SPRINGFIELD OH 45504	340R0002	L & N ENTERPRISES LLC	GEM CITY HOUSING INITIATIVE	7/22/2024	173000
2156 BROADWAY ST SPRINGFIELD OH 45504	340R0005	WITTER SOMER ANNE	WOLFORD SCOTT H	2/29/2024	175000
514 -516 N RACE ST SPRINGFIELD OH 45504	340R0001	MR DEEDS LLC	MOUSER MICHAEL D & JOYCE	3/10/2023	175000
1100 BROADWAY ST SPRINGFIELD OH 45504	340R0002	WILLIS ROBERT SR	COMFORT LIVING LLC	7/20/2023	175000
602 -604 W NORTH ST SPRINGFIELD OH 45504	340R0006	MADISON SPRINGS LLC	MEP GROUP I LLC	6/8/2023	175000
1232 -1234 W HIGH ST SPRINGFIELD OH 45506	340R0007	MADISON SPRINGS LLC	MEP GROUP I LLC	6/8/2023	175000
1754 MAIDEN LN SPRINGFIELD OH 45504	340R0003	CARTER CYNTHIA A & DANA	SEED TIME & HARVEST INVEST	6/1/2023	179000
326 -330 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	GARLAND PROPERTIES LTD	YOUR AT HOME RENTALS LLC	10/8/2024	180000
1238 1238 1/2 W HIGH ST SPRINGFIELD OH 45506	340R0007	GREER JEANETTE TRUSTEE	KAMMEYER DAN	8/21/2023	180000
2051 HARSHMAN BLVD SPRINGFIELD OH 45504	340R0005	SZUKALA MARIANNA	KEENEY DAVID K & ANNA E CR.	2/8/2024	187000
1807 MAIDEN LN SPRINGFIELD OH 45504	340R0003	NASSAL JOSUE & ROSELE GAI	SPRINGFIELD ADVANTAGE LLC	1/3/2024	188000
453 -455 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	LEDOUE MONTYS	TTA REAL ESTATE INC	7/31/2024	190000
913 -915 BROADWAY ST SPRINGFIELD OH 45504	340R0001	PAUL MARIE D	OPPORTUNITIES INDUSTRIALIZ	7/24/2024	200000
127 N JACKSON ST SPRINGFIELD OH 45504	340R0006	MT OLYMPUS LLC	SPARTAN RESIDENTIAL LLC	12/4/2024	275000
825 825.5 W NORTH ST SPRINGFIELD OH 45504	340R0006	INTELLIGENT CONSTRUCTION	MEP GROUP I LLC	5/18/2023	301000
602 -604 W NORTH ST SPRINGFIELD OH 45504	340R0006	KEPLINGER INVESTMENT PRO	MADISON SPRINGS LLC	8/22/2024	305000
1232 -1234 W HIGH ST SPRINGFIELD OH 45506	340R0007	KEPLINGER INVESTMENT PRO	MADISON SPRINGS LLC	8/22/2024	305000
1712 W NORTH ST SPRINGFIELD OH 45504	340R0003	MO MAD DAD PROPERTIES LLC	BRYANT FAMILY PROPERTIES L	10/16/2024	400000
512 W HIGH ST SPRINGFIELD OH 45506	340R0007	TOV CAPITAL LLC	SEEDS OF GRACE	8/28/2024	400000
528 -530 W HIGH ST SPRINGFIELD OH 45506	340R0007	TOV CAPITAL LLC	SEEDS OF GRACE	8/28/2024	400000
722 -724 RUBSAM ST SPRINGFIELD OH 45504	340R0001	SOLAR COLLECTIVE LLC	PREMIER PROPERTY RENTALS	7/10/2023	1646000
722 -724 RUBSAM ST SPRINGFIELD OH 45504	340R0001	SOLAR COLLECTIVE LLC	PREMIER PROPERTY RENTALS	7/10/2023	1646000
826 GRANT ST SPRINGFIELD OH 45504	340R0001	SOLAR COLLECTIVE LLC	PREMIER PROPERTY RENTALS	7/10/2023	1646000
1429 BROADWAY ST SPRINGFIELD OH 45504	340R0002	VB ELEVEN LLC	NREA VB III LLC	12/4/2024	1802000

EXHIBIT G
LOCAL MARKET ANALYSIS
North Western Avenue Corridor and Springfield, Ohio area

Overview

The subject properties are located within a lower-tier residential corridor characterized by:

- Aging housing stock (primarily early 1900s construction)
- High rental concentration
- Deferred maintenance and structural deterioration
- Elevated vacancy rates
- Limited reinvestment

This area functions as an investor-driven housing market rather than a traditional owner-occupied residential market.

Market Drivers

1. Condition-Based Valuation

Property values in this corridor are driven primarily by:

- Structural condition
- Utility availability
- Habitability
- Rehabilitation cost

Rather than general appreciation trends.

2. Insurance and Financing Constraints

Many properties in this area:

- Are uninsurable in current condition
- Require repairs prior to underwriting
- Do not qualify for conventional financing

This significantly reduces the buyer pool and suppresses sale prices.

3. Utility and Habitability Issues

Properties lacking utilities:

- Are not legally habitable
- Cannot be occupied or rented
- Are treated as rehabilitation projects

These properties consistently sell at reduced prices.

4. External Obsolescence

The corridor is affected by:

- High traffic volumes
- Noise and air pollution
- Concentrated rental density
- Illegal dumping and blight
- Elevated crime perception

These factors reduce demand and value.

5. Rental Market Instability

The area experiences:

- High tenant turnover
- Income instability
- Limited long-term tenancy

This reduces investor confidence and pricing support.

6. Population Trends and Housing Demand Stability

Long-term population trends in Springfield, Ohio indicate a decline over multiple decades, reflecting broader economic and demographic shifts in similar Midwestern cities.

According to publicly available U.S. Census data:

- Springfield's population has declined significantly from historical levels
- Population growth has been limited or inconsistent in recent decades

Population decline directly impacts:

- Housing demand
- Absorption of vacant units
- Long-term property value stability

A shrinking or stagnant population base reduces upward pressure on residential property values, particularly in lower-tier rental markets.

7. Demand Volatility and Tenant Stability

The subject properties operate within a lower-income rental segment that is highly sensitive to changes in local workforce composition and economic conditions.

Recent market conditions have included:

- Fluctuations in tenant demand tied to workforce migration patterns
- Short-term increases in occupancy followed by uncertainty in long-term tenancy
- Elevated risk of vacancy and non-payment

This volatility reduces investor confidence and contributes to lower property valuations.

8. Economic and Institutional Uncertainty

Local economic conditions further affect housing demand in this corridor, including:

- Limited growth in higher-wage employment opportunities
- Instability in institutional employers and local economic drivers
- Reduced long-term economic expansion relative to stronger regional markets

These factors contribute to reduced demand for housing in lower-tier neighborhoods.

9. Market Risk and Investor Behavior

Investors purchasing in this corridor face elevated risk due to:

- High rehabilitation costs
- Insurance limitations
- Tenant turnover and income instability
- Neighborhood blight and maintenance burden

As a result, investors price these risks into acquisition decisions, leading to:

- Lower purchase prices
- Discounted valuation relative to stabilized markets

10. Summary of Market Impact

The combination of:

- Long-term population stagnation or decline
- Demand volatility
- Economic uncertainty
- High-risk rental conditions

Results in a housing market where:

- Value growth is limited
- Price stability is weak
- Condition remains the primary driver of value

Conclusion:

The North Western corridor represents a distressed, condition-driven market where:

- Value is determined by rehabilitation requirements
- Sale prices are clustered in lower tiers
- Appreciation trends are not uniformly applicable

As of January 1, 2025, property values in this corridor are driven by condition, habitability, and investor risk rather than general market appreciation, resulting in significantly lower transaction prices than reflected in current assessments.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 221 -221.5 N WESTERN AVE

Map ID: 340-06-00005-317-008

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

YOUNG WESLEY KARL JR & SARAH JAYNE

GENERAL INFORMATION

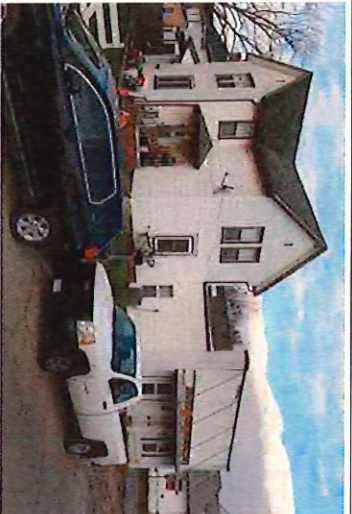
Routing No. 0005-02 130-00
 Class Residential
 Living Units 2
 Neighborhood 340R0001
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



340060005317008 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 83			9,880

Total Acres: .0953

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,460	9,880	9,880	0	9,880
Building	18,750	53,560	53,560	0	41,880
Total	22,210	63,440	63,440	0	51,760

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
03/18/24	LB	10-Adv	3-Other
05/24/18	JHR	R-Review	3-Other
08/28/17	AGS	10-Adv	3-Other
09/26/11	DWP	5-Occupant Not Home	3-Other
01/23/06	MH		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/22/21	40,000	2-Land & Building	MI-Multiple Parcel Sale - Invalid	QC-Quit Claim Deed	QC-Quit Claim Deed	YOUNG WESLEY KARL JR & SARAH JANE
11/24/20		2-Land & Building	MI-Multiple Parcel Sale - Invalid	QC-Quit Claim Deed	QC-Quit Claim Deed	KRAMER ROBERT L & JUDITH A
07/18/16		2-Land & Building	MI-Multiple Parcel Sale - Invalid	SV-Survivorship Deed	SV-Survivorship Deed	YOUNG WESLEY KARL JR & SARAH JEAN
03/07/11				SV-Survivorship Deed	SV-Survivorship Deed	KRAMER ROBERT L & JUDITH A

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 JOS D MORRIS PLAT S E PT
 10981
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 221 -221.5 N WESTERN AVE

Parcel Id: 340-06-00005-317-008

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

Story height	2	Total Rooms	9
Exterior Walls	6-All/Inyl	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1891	Full Baths	2
Eff Year Built		Half Baths	
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		

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	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

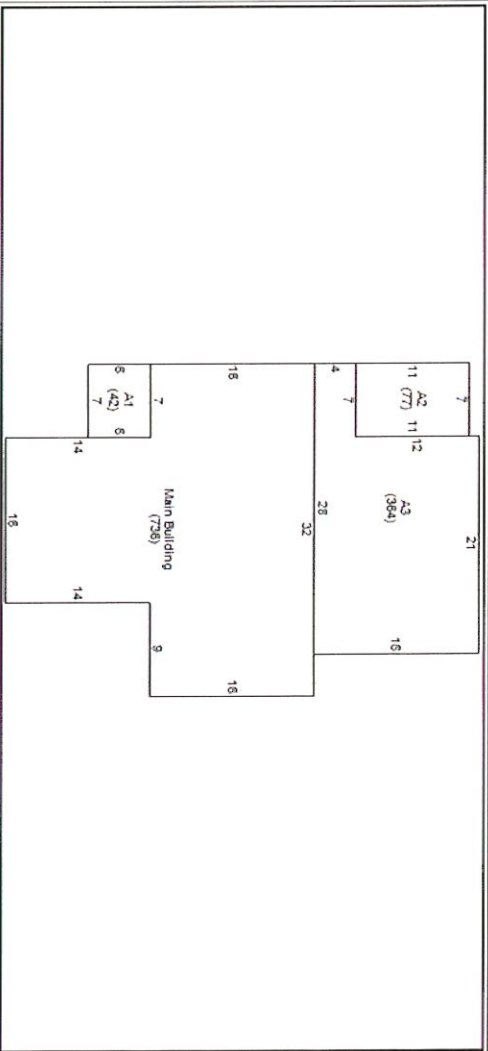
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	160,610	% Good	26
Plumbing	6,500	Market Adj	
Basement	-3,750	Functional	
Heating	5,720	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	169,080	Adj Factor	1
		Additions	9,600
Ground Floor Area	736		
Total Living Area	1,836	Dwelling Value	53,560

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					736						1,700
1		1			42						3,100
2		1			77						32,300
3		55	35		364						

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)	

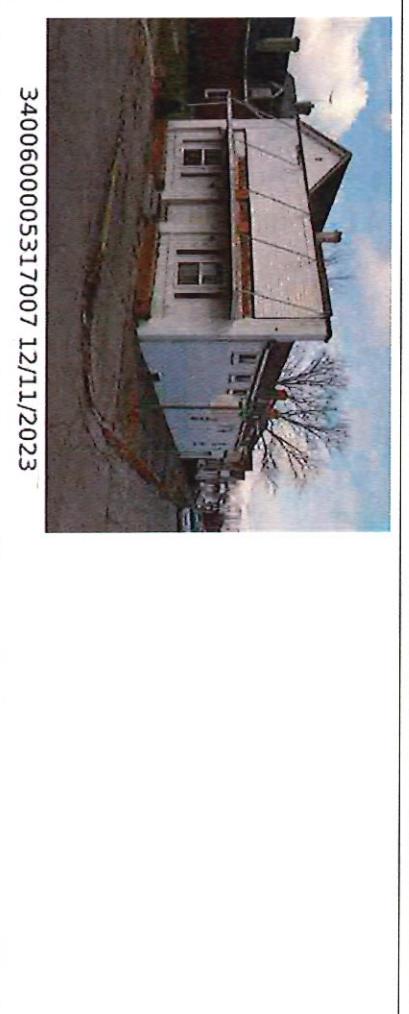
COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 223 N WESTERN AVE Map ID: 340-06-00005-317-007 LUC: 447-OFFICE BUILDING 1-2 STORIES Card: 1 of 1 Tax Year: 2025 Printed: 04/02/26

CURRENT OWNER	GENERAL INFORMATION
YOUNG WESLEY KARL JR & SARAH JAYNE	Routing No. 0005-02 131-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Land Information				
Type	Rate	Size	Influence Factors	Value
1-Regular Lot	F	420	20 83	6,220
Total Acres: .0381 Legal Acres: 0				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	2,180	6,220	6,220	0	0
Building	11,710	33,450	33,450	0	0
Total	13,890	39,670	39,670	0	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
03/15/25	STP	10-Adv	3-Other
11/02/17	KAR	5-Occupant Not Home	3-Other
06/01/12	MJR	5-Occupant Not Home	3-Other
01/26/06	GS		

Permit Information				
Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History			
Transfer Date	Price	Type	Validity
03/22/21		2-Land & Building	MI-Multiple Parcel Sale - Invalid
11/24/20	40,000		
07/18/16		2-Land & Building	MI-Multiple Parcel Sale - Invalid
03/07/11			

Deed Reference			
Deed Reference	Deed Type	Grantor	
QC-Quit Claim Deed		YOUNG WESLEY KARL JR & SARAH JANE	
QC-Quit Claim Deed		KRAMER ROBERT L & JUDITH A	
SV-Survivorship Deed		YOUNG WESLEY KARL JR & SARAH JEAN	
SV-Survivorship Deed		KRAMER ROBERT L & JUDITH A	

Property Factors
 Topo:
 Utilities:
 Street/Road:
 Traffic:
 Location: 6-Nbhd Or Spot
 Spot Loc:

Legal Description
 Parcel TieBack:
 Range - Township - Section: - - -
 Legal Descriptions:
 JOS D MORRIS PLAT PT E 1/2
 10981
 Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 223 N WESTERN AVE

Parcel Id: 340-06-00005-317-007

LUC: 447-OFFICE BUILDING 1-2 STORIES

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Building Information

Year Built/Est Year 1900 /
 Building # 1
 Structure Type 397-Office/Warehou
 Identical Units
 Total Units
 Grade D
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line Type	Meas1	Meas2 #	Stp	IU	Line Type	Meas1	Meas2 #	Stp	IU
1	5	26	1	1	GP5-Canopy Only				
1	12	18	1	1	RA1-Garage-Attached-Fri				

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		1,482	186	084-Multi Use Stor	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	4	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	1,482	084-Multi Use Storage	40		33,450

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
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COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Site: 223 N WESTERN AVE

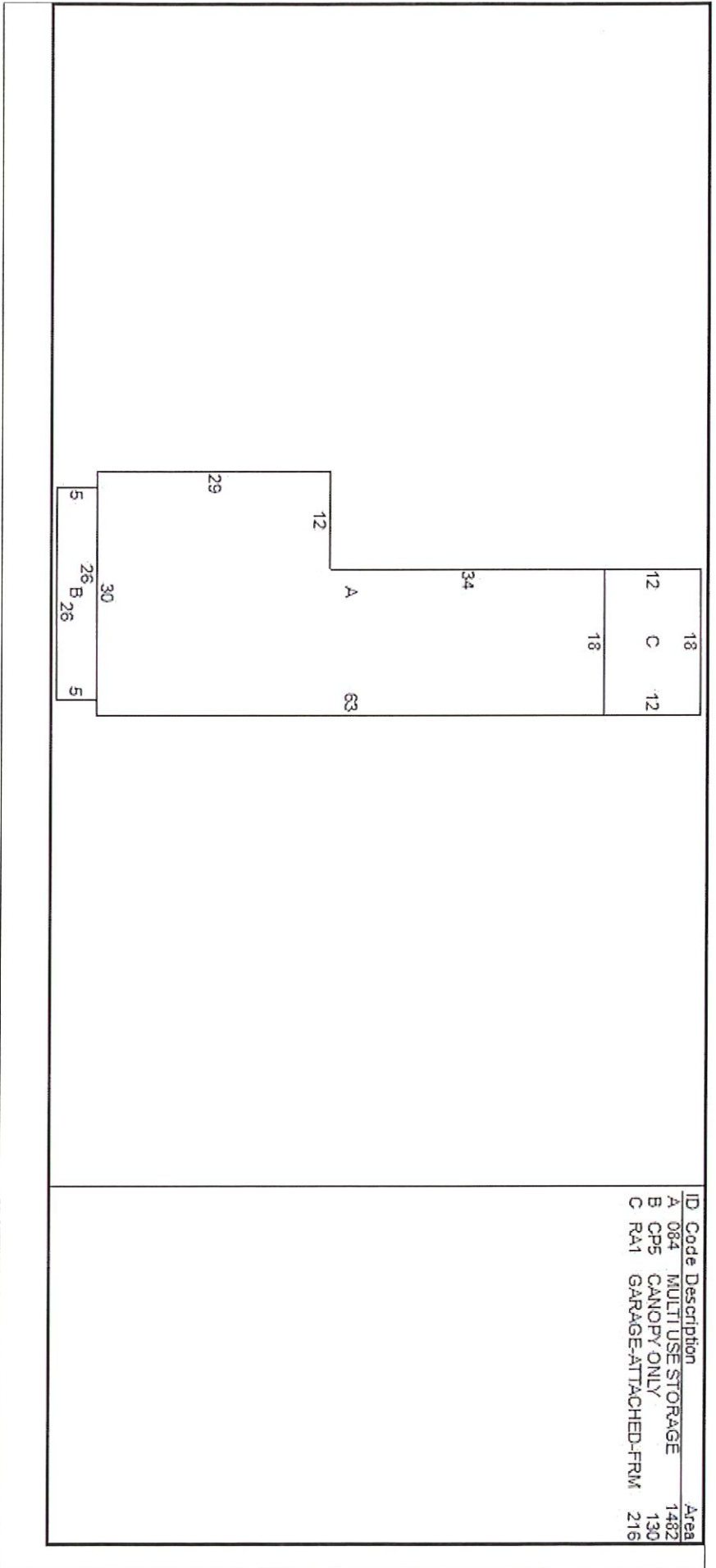
Parcel Id: 340-06-00005-317-007

LUC: 447-OFFICE BUILDING 1-2-STORIES

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26



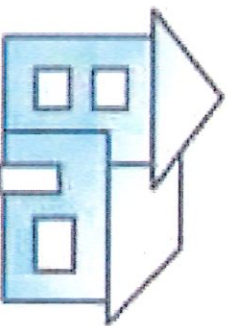
Additional Property Photos



3400600005317007 05/26/2017



3400600005317007 12/11/2023



Sorry, no photo available for this record

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 223 N WESTERN AVE

Parcel Id: 340-06-00005-317-007

LUC: 447-OFFICE BUILDING 1-2 STORIES

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp Type	Mod	Description			Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj %	Expenses	Expenses	Operating
							Income				Income						Income
00	S	000	00-None	0	1,482	0.00				0							

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

Building Cost Detail - Building 1 of 1																		
Total Gross Building Area																		1,482
Replace, Cost New Less Depr																		33,450
Percent Complete																		100
Number of Identical Units																		
Economic Condition Factor																		
Final Building Value																		33,450
NBHD Fact																		1,0000
Value per SF																		22.57

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values																		
Misc Building No																		
Gross Building:																		
Misc Adjusted Value																		
Total Gross Rent Area																		1,482
Total Gross Building Area																		1,482
Total Net Income																		
Capitalization Rate																		0.025900
Sub total																		
Residual Land Value																		
Final Income Value																		