

Clear Form

FILED
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-245
County Clark Date received 3/21/2026

DTE 1
Rev. 12/22

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Karl & Sarah Young	2385 Ashbrook Dr. 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		
340-06-00005-422-015	116 - 118 N. Western Ave. Springfield, Ohio 45504		
7. Principal use of property	Following a full rehab, property will be used as a rental 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
015	\$39,000.00	\$64060.00	\$-25,060
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 10/10/2024
and sale price \$ \$39,300 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

- 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 3/3/2026 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Samuel Young*

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

116-
118



B

116-118 N Western Ave

2026 – no cases

2025

CC25-1313 – Junk & Trash – 9/16/25

2024 – Junk & Trash

244981 – Board & Secure -9/25/24 – Closed by City - \$162.50

245033 – Exterior – 9/25/24 – Active – Orders will be re-issued to new owners

245252 – Weeds – 11/5/24 – Closed by City – (no Order issued)

245732 – Junk & Trash – 12/10/24 – Closed by City – (no copies of Orders available)

2023

236525 – Trimming ROW – 9/15/23 case closed (no copies of Orders available)

236390 – Board & Secure – 9/11/23 - Closed by city \$230.00 (no copies of Orders available)

236391 – Junk & Trash – 9/11/23 - Closed by city \$370.00 (no copies of Orders available)

235205 – Board & Secure – 7/31/23 -no orders issued, staff re-secured structure

2022

226231 – Board & Secure – 10/21/22 – Closed by City - \$165.00 (no copies of Orders available)

223670 – Weeds – 6/22/22 – Closed by City \$139.50 (no copies of Orders available)

fab5propertygroup@gmail.com

From: bcaupp@springfieldohio.gov on behalf of Utility Bills <utilbill@springfieldohio.gov>
Sent: Thursday, February 5, 2026 4:29 PM
To: fab5propertygroup@gmail.com
Subject: Vacant Property list

115 N Western Ave- No water service since 03/29/2018
116-118 N Western Ave- No water service since 12/13/2017

Thank you,

City of Springfield Utility Billing

937-324-7365

76 East High Street

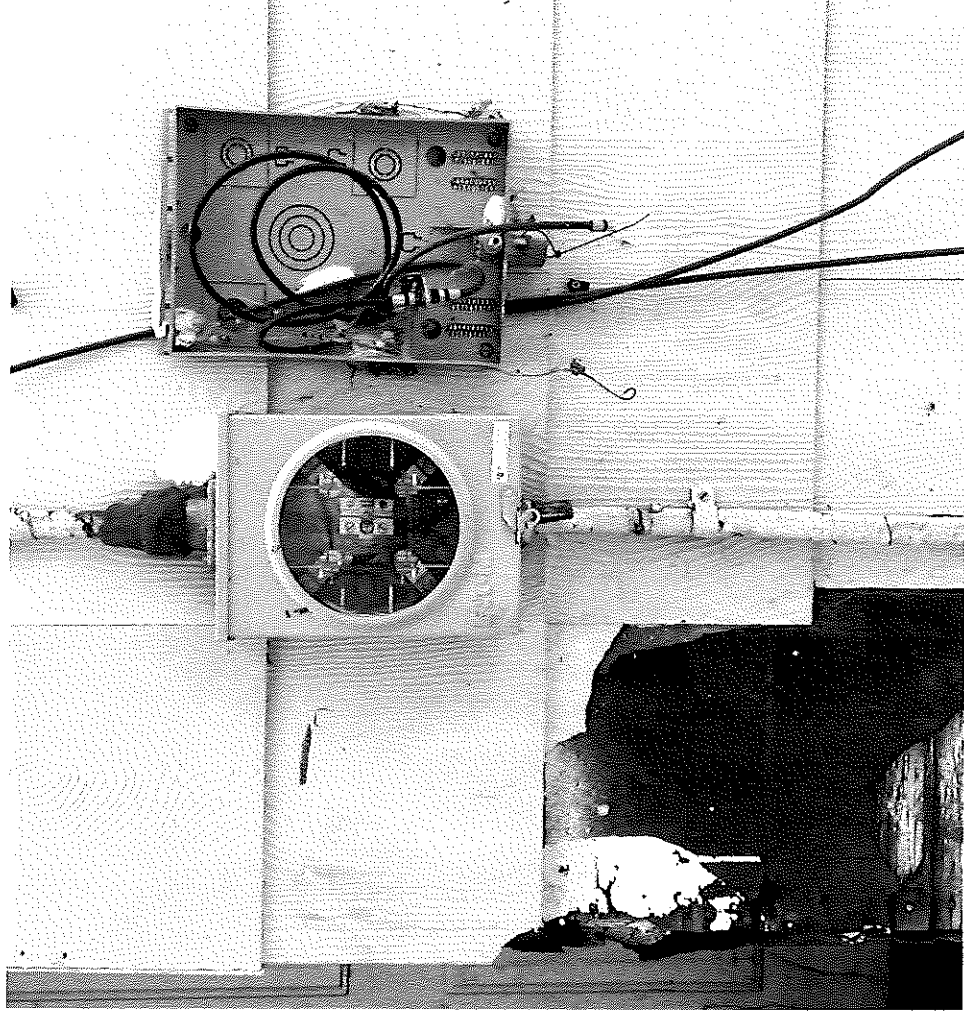
Springfield, Ohio 45502

Follow us on Facebook -> [City of Springfield Facebook](#)

116-118

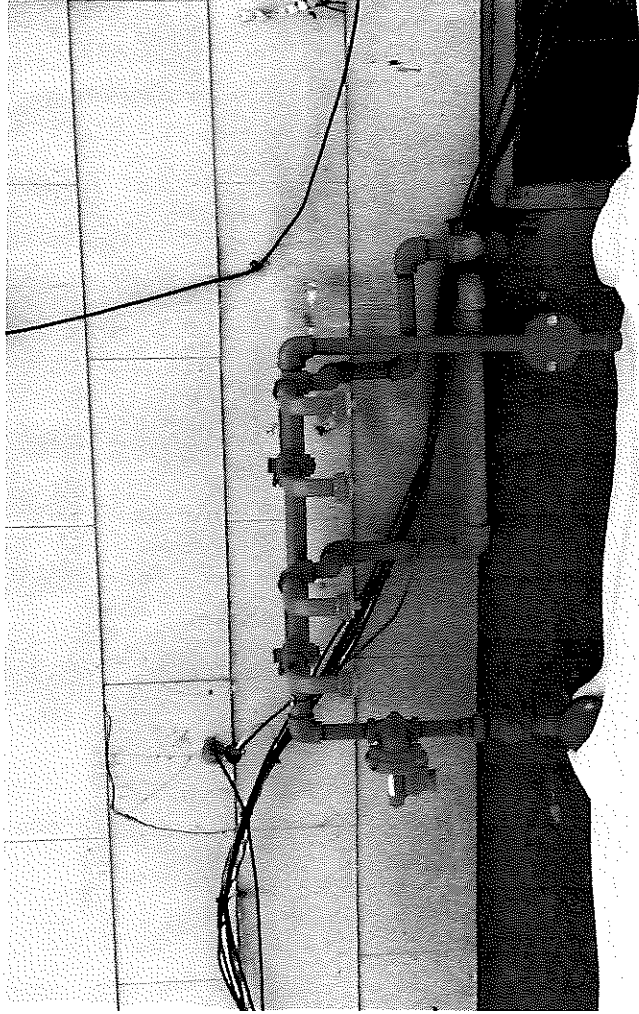
C

C - no electric meter



116-118

C - no gas meter



116-118
811-911

D

Ron Burns State Farm Insurance
Providing Insurance and Financial Services
219 Scioto St.
Urbana, Oh 43078
Office: 937-653-4361 Fax: 937-653-4281

February 11, 2026

RE: 135 N. Western, Springfield, Ohio / 1017 Maiden Lane, Springfield, Ohio
Attn: Sarah Young
1025 W. North Street
Springfield, Ohio 45504

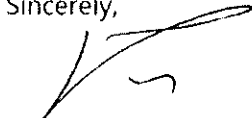
To Whom It May Concern,

I am writing to provide documentation regarding the insurability of certain properties located at 135 N. Western and 1017 Maiden Lane, as well as additional properties within the same portfolio.

These properties were recently evaluated for insurance coverage, and it was determined that both 135 N. Western and 1017 Maiden Lane cannot be insured in their current condition without necessary exterior repairs. It is my understanding that Mr. and Mrs. Young's four other properties have exteriors in equal or worse condition, making it reasonable to conclude that these properties are currently uninsurable as well.

Please feel free to contact me should you require any further information or clarification.

Sincerely,



Ron Burns
Agent

116-118

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
517 N RACE ST SPRINGFIELD OH 45504	340R0001	BE CRAFT RICHARD JR	BE CRAFT RICHARD JR	8/21/2024	3000
1012 -1014 COLUMBIA ST SPRINGFIELD OH 45504	340R0006	J & L PROPERTIES 3 LLC	GEMINIANO SANDRA	8/2/2023	3500
726 W NORTH ST SPRINGFIELD OH 45504	340R0006	COMFORT LIVING LLC	CRABTREE KEITH B & DEBRA A	12/2/2024	6000
530 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	WILSON ARTHUR E & NANCY F	WEBSTER REBECCA A	5/31/2024	7000
101 -103 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	MI UNLIMITED INVESTMENTS I	BAD 3 LLC	11/15/2024	7000
353 -355 N WESTERN AVE SPRINGFIELD OH 45504	340R0001	VINCENT GUERNA EUGENE	PROFETA LISA MARY	11/5/2024	7500
598 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	WILSON ARTHUR E & NANCY F	PARKS GLENN R	11/8/2023	10000
909 W NORTH ST SPRINGFIELD OH 45504	340R0006	HEBRON GROUP INC	MANLEY DAVID E	1/18/2024	12000
1432 MAIDEN LN SPRINGFIELD OH 45504	340R0002	GEORGE HELEN MARIE	GEORGE JOHN TRUSTEE	7/15/2024	12400
409 N RACE ST SPRINGFIELD OH 45504	340R0001	MC CALL MC CUNE HOMES LI	ARNETT FAMILY PARTNERSHIP	5/2/2023	15600
501 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	FIFTH THIRD BANK NATIONAL	SARVEN GEORGIANA	3/13/2023	16700
505 YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	FIFTH THIRD BANK NATIONAL	SARVEN GEORGIANA	3/13/2023	16700
1400 MAIDEN LN SPRINGFIELD OH 45504	340R0002	SNYDER MELISSA E	MC GINNIS JEANNE S	6/20/2023	17500
1102 -1104 W HIGH ST SPRINGFIELD OH 45506	340R0007	JOSEPH KRISTLEY & WILFORD	EAST WEST INVESTMENTS LLC	12/7/2023	18000
217 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	APONTE JOSE	FAT CAT WEST ENTERPRISES L	10/6/2023	19000
1100 BROADWAY ST SPRINGFIELD OH 45504	340R0002	COMFORT LIVING LLC	HAYES VIOLET K	4/6/2023	19700
621 GRANT ST SPRINGFIELD OH 45504	340R0001	PNC BANK NATIONAL ASSOCI	PENCE DIXIE	12/11/2023	20000
135 -135.5 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	FAB FIVE PROPERTY GROUP LI	GODWIN CHRISTOPHER R	3/2/2023	20000
227 N RACE ST SPRINGFIELD OH 45504	340R0001	SINGH PROPERTIES LLC	KEETON SANDRA J TRUSTEE	11/20/2023	21000
0 BROADWAY AVE SPRINGFIELD OH 45504	340R0001	EQUITY TRUST COMPANY CUS	MCHENRY WENDY S	12/8/2023	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	5/17/2023	21000
407 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	COMFORT LIVING LLC	FIRST STONE LLC	10/23/2024	24700
453 -455 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	TTA REAL ESTATE INC	BROWN GARY RAY	10/19/2023	25000
401 N WESTERN AVE SPRINGFIELD OH 45504	340R0001	JEWEL REAL ESTATE SOLUTIOI	SMG GLOBAL CONCEPTS LLC	3/15/2023	25000
929 -929.5 W NORTH ST SPRINGFIELD OH 45504	340R0006	CHAVANNES PIERRE LUCIEN	VANCE MARGUIS	5/12/2023	26000
218 -220 N LIGHT ST SPRINGFIELD OH 45504	340R0001	COMFORT LIVING LLC	FIRST STONE LLC	10/23/2024	26400
1328 MAIDEN LN SPRINGFIELD OH 45504	340R0002	BANK OF NEW YORK MELLON	JARRELL JOHN E & CYNDIL	5/25/2023	26700
821 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	MANGINI KAMALA JO	PEREZ ORLANDO	6/21/2023	27900
621 GRANT ST SPRINGFIELD OH 45504	340R0001	ROTH THOMAS GIDEN SR & SA	PNC BANK NATIONAL ASSOCI	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	PACHICO LUIS	6/2/2023	37500
111 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	APNJ PROPERTIES LLC	6/2/2023	37500
1328 MAIDEN LN SPRINGFIELD OH 45504	340R0002	CAMPBELL SANDRAL	2/16/2023	37500
321 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	CARROLL MELISSA LOU	9/6/2023	37800
231 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	GID PROPERTIES LLC	12/28/2023	38000
116 -118 N WESTERN AVE SPRINGFIELD OH 45504	340R0006	GINEZ DANIEL MARTINEZ	1/10/2024	39000
518 GRANT ST SPRINGFIELD OH 45504	340R0001	ROBINSON RICHARD L II	10/10/2024	39300
318 N LIGHT ST SPRINGFIELD OH 45504	340R0001	WALBORN STARLENE	2/27/2024	40000
824 W NORTH ST SPRINGFIELD OH 45504	340R0006	REZAEI AMIR GHAMAT	6/1/2023	40000
712 BROADWAY ST SPRINGFIELD OH 45504	340R0001	TRETO PROPERTIES LLC	8/28/2023	40000
507 BECHTLE AVE SPRINGFIELD OH 45504	340R0002	CASTOR LLC	5/2/2023	41000
217 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	COMFORT LIVING LLC	5/7/2024	41100
229 N JACKSON ST SPRINGFIELD OH 45504	340R0001	GOMEZ BULMARO EREDIN SAJAPONTE JOSE	4/17/2024	42000
0 BROADWAY AVE SPRINGFIELD OH 45504	340R0001	KROCK KRISTOPHER	6/12/2024	42000
919 BROADWAY ST SPRINGFIELD OH 45504	340R0001	SAIYAN ESTATES LLC	3/28/2024	43000
916 CEDAR ST SPRINGFIELD OH 45504	340R0001	SAIYAN ESTATES LLC	3/28/2024	43000
1224 W HIGH ST SPRINGFIELD OH 45506	340R0007	BABYAK JAMES M	12/21/2023	44000
209 N THOMPSON AVE SPRINGFIELD OH 45504	340R0003	FIFI S CONSTRUCTION LLC	10/15/2024	46000
424 N SHAFFER ST SPRINGFIELD OH 45504	340R0001	HSBC BANK NATIONAL ASSOC BUSH VICTORIA & LOWELL	6/20/2024	48400
1032 -1036 W HIGH ST SPRINGFIELD OH 45506	340R0007	IM DEVELOPERS LLC	3/2/2023	50000
1015 MAIDEN LN SPRINGFIELD OH 45504	340R0002	KASHKISH INC	10/12/2023	50000
616 -618 W COLUMBIA ST SPRINGFIELD OH 45504	340R0006	CUCUFATE JUAN	12/27/2023	51000
403 N RACE ST SPRINGFIELD OH 45504	340R0001	CUCUFATE JUAN	12/27/2023	51000
515 GRANT ST SPRINGFIELD OH 45504	340R0001	FABS PROPERTY GROUP LLC	9/11/2024	52000
		COX SEAN	6/7/2023	53500
		LOWE NORMAN R & LADONNA		

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 GEORGIANA	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 TERILYNN	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 INITIATIVI	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 SHAEFFER 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 INITIATIVI	DAVIS JEFFREY CHARLES	2/20/2024	78000
1807 MAIDEN LN SPRINGFIELD OH 45504	340R0003	SPRINGFIELD ADVANTAGE LL	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	EMEP GROUP I LLC	6/30/2023	80000
618 -620 W CEDAR ST SPRINGFIELD OH 45504	340R0001	COLEAU MANOUCHEKA 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 & CORTI	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	PACHECOLLUIS	3/28/2024	95000
1832 BROADWAY ST SPRINGFIELD OH 45504	340R0003	AIPL E 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 INITIATIVI	AIM HIGH PROPERTIES LLC	10/9/2024	101200
404 N BECHTLE AVE SPRINGFIELD OH 45504	340R0002	BEAN PHILLIP JR	STOUT DOUGLAS C	9/20/2024	105000
2030 BROADWAY ST SPRINGFIELD OH 45504	340R0005	SPRINGFIELD ADVANTAGE LL	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	APNU PROPERTIES LLC	10/4/2024	138000
402 N JACKSON ST SPRINGFIELD OH 45504	340R0001	CLENNNEY LEIGHA R & RONALL	DAVIS BREZEAR	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 J	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 SAIDA V	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 USA	3/6/2024	152500
614 RUBSAM ST SPRINGFIELD OH 45504	340R0001	MILLER APRIL K	OPPORTUNITIES FOR INDIVIDU	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	GRACE CHARLES D & BONNIE	8/2/2024	158900
1944 BROADWAY ST SPRINGFIELD OH 45504	340R0005	STURM EVE J	COSBY RHONDA J	12/4/2023	159500
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	8/1/2024	172000
0 RUBSAM ST SPRINGFIELD OH 45504	340R0001	TELUSNOR ADLER TRUSTEE	TRUMAN RICHARD CHARLES 8	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	GARLIND 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 & ROSELIE GA	SPRINGFIELD ADVANTAGE LLC	1/3/2024	188000
453 -455 N YELLOW SPRINGS ST SPRINGFIELD OH 45504	340R0001	LEDOUE MONYTS	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 LL	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

Status : 116 -118 N WESTERN AVE

Map ID : 340-06-00005-422-015

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

ROBINSON RICHARD L II

GENERAL INFORMATION

Routing No. 0005-02 469-00
 Class Residential
 Living Units 2
 Neighborhood 340R0006
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600005422015 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 54			4,620

Total Acres: .062

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,620	4,620	4,620	0	4,620
Building	20,800	59,440	59,440	0	50,280
Total	22,420	64,060	64,060	0	54,900

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
03/26/24	NV	10-Adv	3-Other
05/25/18	GSK	R-Review	3-Other
08/30/17	AGS	10-Adv	3-Other
09/16/11	ABC	5-Occupant Not Home	3-Other
01/31/06	RG		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/29/25	55,000	2-Land & Building	0-Valid Sale		SV-Survivorship Deed	ROBINSON RICHARD L II
10/10/24	39,300	2-Land & Building	R-Related			ROBINSON KATHLEEN J
10/10/24						ROBINSON RICHARD L & KATHLEEN J
12/21/98	45,000			340/6328	AF-Affidavit	CURREY DAVID L & DIANE M

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 SPENCE & LEUTY N PT
 1782
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 116 -118 N WESTERN AVE

Parcel Id: 340-06-00005-422-015

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

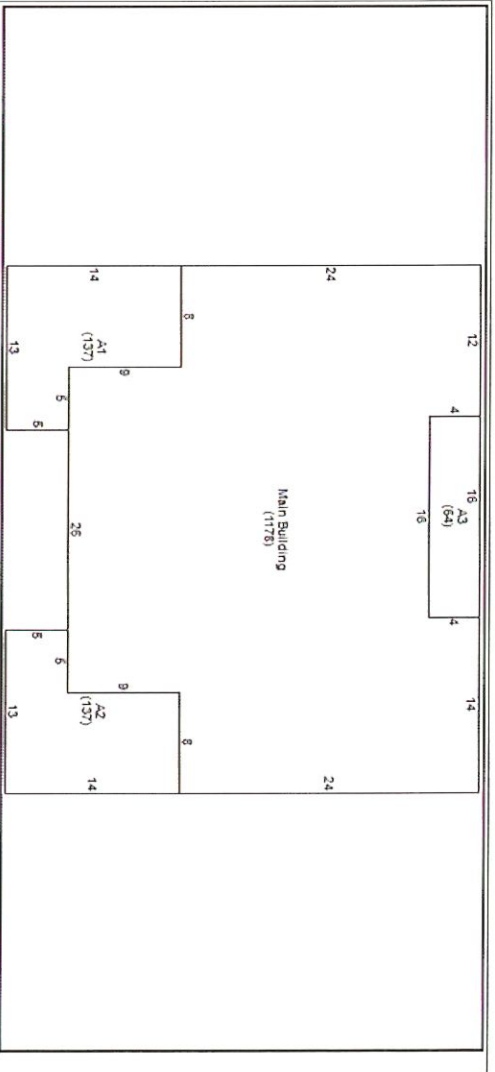
Story height	2	Total Rooms	12
Exterior Walls	1-Frame	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1911	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	P-Poor Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	205,380	% Good	27
Plumbing	6,100	Market Adj	
Basement	-3,910	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	207,570	Adj Factor	3,400
Ground Floor Area	1,178		
Total Living Area	2,356	Dwelling Value	59,440
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					1,178						
1		1			137						5,200
2		1			137						5,200
3		1			64						2,400

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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