

JAN 14 2026

Tax year 2025 BOR no. 2025-015
County Clark Date received 1/14/2026

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary.

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

Original complaint Counter complaint
Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Neilia M. Snow	6024 Berger Ave 45503
2. Complainant if not owner		5309 Taylorwell Dr 45503
3. Complainant's agent		

4. Telephone number and email address of contact person
937-399-0986 nmrsnow55@gmail.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
<u>3400700024404024</u>	<u>2714 Berger Ave 45503</u>

7. Principal use of property Family - Rent to own

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>024</u>	<u>\$70,000</u>	<u>\$83,610</u>	<u>\$13,610</u>

9. The requested change in value is justified for the following reasons:
Needs A roof Plumbing problems garage - 1 car
Needs a furnace is ready to blow
water in basement - unfinished The whole house needs
over repaired

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 1/14/26 Complainant or agent (printed) Neilia M. Snow Title (if agent) _____

Complainant or agent (signature) Neilia M. Snow

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2714 BERGER AVE

Map ID: 340-07-00024-404-024

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/14/26

CURRENT OWNER

SNOW NEILLA M

GENERAL INFORMATION

Routing No. 0024-01 007-00
 Class Residential
 Living Units 1
 Neighborhood 340R0057
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700024404024 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40	136		10,110

Total Acres: .1249

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,540	10,110	10,110	0	10,110
Building	25,730	73,500	73,500	0	73,100
Total	29,270	83,610	83,610	0	83,210

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

Entrance Information

Date	ID	Entry Code	Source
05/09/24	NV	10-Adv	3-Other
06/18/18	JHR	R-Review	3-Other
11/22/17	ANM	10-Adv	3-Other
10/05/11	DLY	2-Information At Door	3-Other
04/21/06	AC		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/08/19	38,000					HILDEBRAND JOHN E
04/19/19	35,000					HILDEBRAND JOHN E & JEFFREY A PELF
07/21/08	26,700					BANK OF NEW YORK TRUST COMPANY N
06/30/08						RAINES MARINITA

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 PARK VIEW ALL
 72
 Addl. Tieback:

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Dwelling Information

Story height	1	Total Rooms	7
Exterior Walls	6-AL/Vinyl	Bedrooms	4
Style	05-Bungalow	Family Rooms	0
Year Built	1947	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	964
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

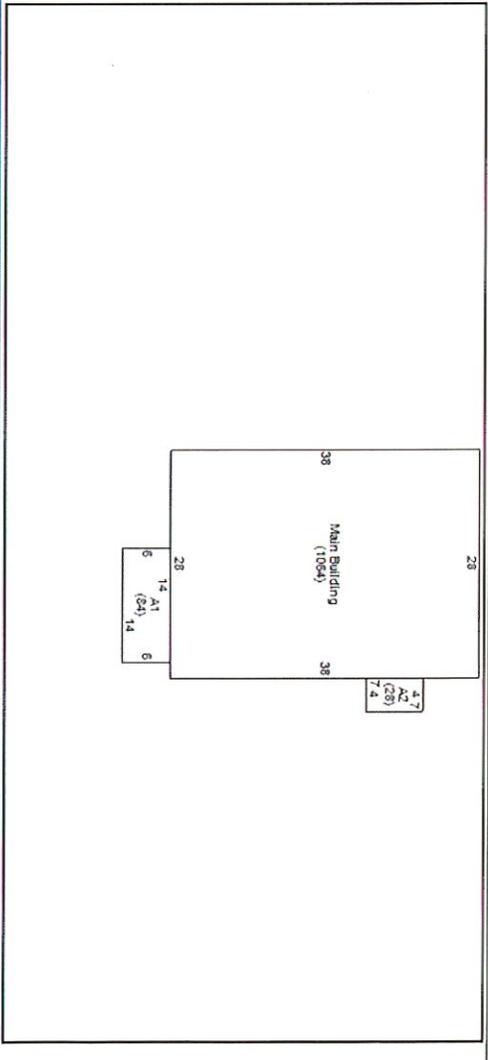
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	FR-FAIR		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	135,280	% Good	35
Plumbing		Market Adj	
Basement	0	Functional	
Heating	4,810	Economic	
Attic	21,680	% Complete	
Other Features	37,500	C&D Factor	
Subtotal	199,270	Adj Factor	1
		Additions	1,600
Ground Floor Area	1,064		
Total Living Area	1,490	Dwelling Value	71,340

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					1,064						3,400
1		1			84						1,100
2		28	54		28						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1947		12X20	240	D	1		F	F			2,160

Condominium / Mobile Home Information

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