

JAN 14 2026

Tax year 2025 BOR no. 2025-016  
County Clark Date received 1/14/2026

DTE 1  
Rev. 12/22

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	Neilia M. Snow	5309 Taywell Dr, 45503
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person  
937-399-0986 hmsnow55@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>2200300028403024</u>	<u>5309 Taywell Dr, 45503</u>

7. Principal use of property Primary Residence

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>\$190,000</u>	<u>\$247,290</u>	<u>\$57,290</u>

9. The requested change in value is justified for the following reasons:  
I don't have a furnished basement / There have been  
I have no buildings on my property / No updates in  
my furnace is 15 years old / 10 years - things are

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

wearing  
out  
and I  
can't  
afford  
to  
fix  
them

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 11/14/2026 Complainant or agent (printed) Neil M. Snow Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Neil M. Snow

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

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 5309 TAYWELL DR

Map ID: 220-03-00028-403-024

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/14/26

**CURRENT OWNER**

SNOW NEILIA M

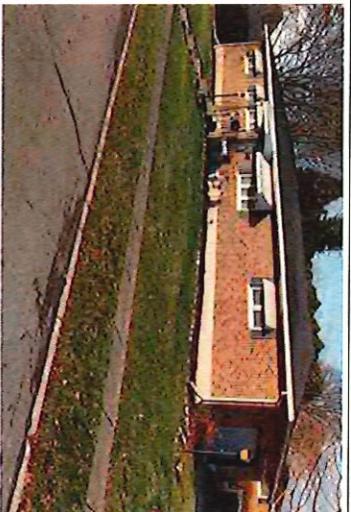
**GENERAL INFORMATION**

Routing No. FNW2-H2 187-00  
 Class Residential  
 Living Units 1  
 Neighborhood 220R0017  
 District  
 Zoning  
 Alternate Id  
 Tax District Moorefield Township Nelsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



2200300028403024 12/10/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 85	132		39,750
Total Acres: .2576		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

Value Flag	Assessed	Appraised	Cost	Income	Market
Land	13,910	39,750	39,750	0	39,750
Building	72,640	207,540	207,540	0	207,760
Total	86,550	247,290	247,290	0	241,510
Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied Y					

**Entrance Information**

Date	ID	Entry Code	Source
11/07/24	JAL	10-Adv	3-Other
08/15/18	GBL	R-Review	3-Other
12/19/17	GSK	10-Adv	3-Other
10/12/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
10/12/11	MAG	5-Occupant Not Home	3-Other

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/29/16	122,000			220/2778	QC-Quit Claim Deed	SNOW RONALD D & NEILIA M
04/12/04						MORROW JANE ELLEN & JOHN MOORE N
10/23/03						

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 4-Proposed  
 Traffic: 1-Light

4-Gas

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 NORTHRIDGE SUBD NO 18  
 2053

Addl. Tieback:

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**Dwelling Information**

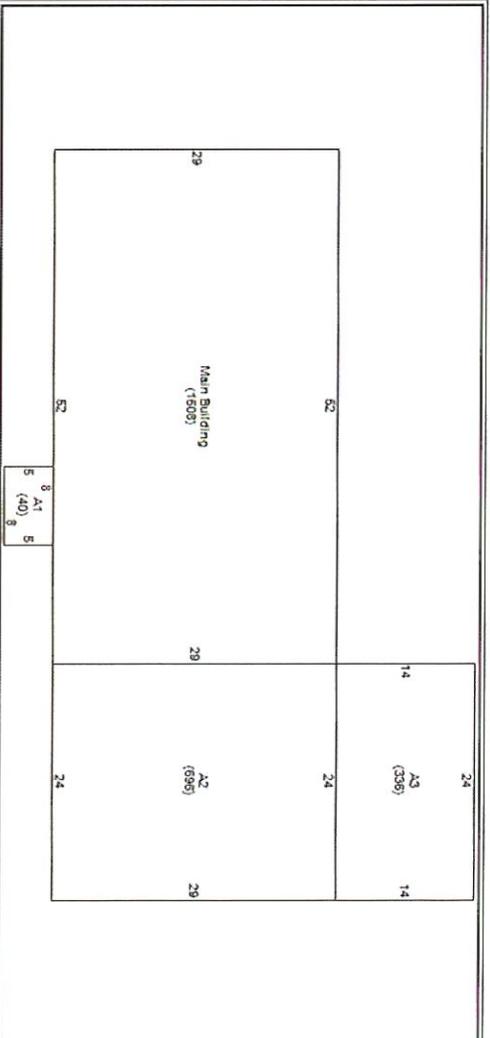
Story height	1	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1978	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	11
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	4-Heat Pump	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	700
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	70-Market Adjustment
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	204,130	% Good	74
Plumbing	8,600	Market Adj	
Basement	0	Functional	
Heating	6,850	Economic	
Attic	0	% Complete	
Other Features	30,200	C&D Factor	1
Subtotal	249,780	Adj Factor	1
		Additions	22,700
Ground Floor Area	1,508		
Total Living Area	1,508	Dwelling Value	207,540
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,508						
1		28	54		40						1,800
2			59M		696						26,800
3			26		336						2,100

**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)	