

JAN 16 2026

Tax year 2025 BOR no. 2025-018
County CLARK Date received 1/16/26

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		Veronica Van Bourgondien 1975 Appian Way SpAid 0145503	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		rvanbb@spcglobal.net 937 206 4466 or 937 390 1800 ext 140 Veroniac@hardictunion.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	
3400700030108026		1975 Appian Way SpAid 0145503	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
3400700030108026	413,030	369,000	44,030.
9. The requested change in value is justified for the following reasons: Attached Appraisal of Real Property by License/Certificati			

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.

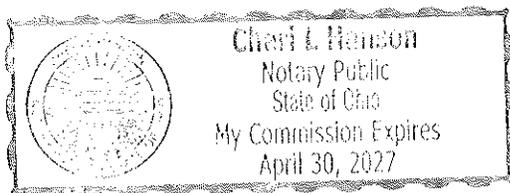
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1-15-24 Complainant or agent (printed) Veronica VanKouynder Title (if agent) _____

Complainant or agent (signature) Veronica VanKouynder

Sworn to and signed in my presence, this 15th day of January 2024
(Date) (Month) (Year)

Notary Cheri L. Hanson



APPRAISAL OF REAL PROPERTY



LOCATED AT

1975 Appian Way
Springfield, OH 45503
Olympic Hills Sec 4 18311

FOR

N/A

OPINION OF VALUE

369,000

AS OF

12/12/2025

BY

Catherine A. King
King Appraisals Inc.

937-969-8191
kingcliff109@gmail.com

Borrower	N/A	File No. 1975 Appian Way			
Property Address	1975 Appian Way				
City	Springfield	County	Clark	State	OH Zip Code 45503
Lender/Client	N/A				

TABLE OF CONTENTS

Cover Page 1

Scanned Document 2

GP Residential 3

GP Residential Certifications Addendum 6

Subject Photos 8

Subject Photos 9

Interior Photos 10

Interior Photos 11

Interior Photos 12

Comparable Photos 1-3 13

Location Map 14

Aerial Map 15

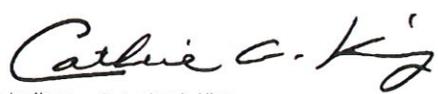
RESIDENTIAL APPRAISAL REPORT

File No.: 1975 Appian Way

SUBJECT	Property Address: 1975 Appian Way		City: Springfield		State: OH		Zip Code: 45503	
	County: Clark		Legal Description: Olympic Hills Sec 4 18311				Assessor's Parcel #: 3400700030108026	
	Tax Year: 2024		R.E. Taxes: \$ 4,989		Special Assessments: \$ 0		Borrower (if applicable): N/A	
	Current Owner of Record: Veronica Ann Van Bourgondien		Occupant: <input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant		<input type="checkbox"/> Vacant	
ASSIGNMENT	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$		<input type="checkbox"/> per year		<input type="checkbox"/> per month	
	Market Area Name: Olympic Hills		Map Reference: 44220		Census Tract: 0017.00			
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)							
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
MARKET AREA DESCRIPTION	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)							
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)							
	Intended Use: Intended use as market value as of effective date. Effective date 12/12/2025							
	Intended User(s) (by name or type): Owner							
SITE DESCRIPTION	Client: Veronica Ann Van Bourgondien		Address: 1975 Appian Way Springfield, OH 45503					
	Appraiser: Catherine A. King		Address: 3150 Haven Hill Road Springfield, OH 45502					
	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		One-Unit Housing PRICE (000) AGE (yrs)		Present Land Use One-Unit 100% 2-4 Unit % Multi-Unit % Comm1 %	
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> In Process *	
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): South of Villa Road, East of Limestone Street, West of Belmont Avenue and North of McCreight. Established neighborhood. Wrist Mls defines subject market area as North of Main and East of Limestone, known as area 012.								
DIMENSIONS	Dimensions: 100 X 160 Subject to survey		Site Area: 16,000 sf					
	Zoning Classification: R S 5		Description: Residential					
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No		Ground Rent (if applicable) \$		/	
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) Highest and best use is use as a single family home. Improvement on lot increases value. Legally permissible based on current zoning. Represents a maximally productive use. Physically possible.							
UTILITIES	Actual Use as of Effective Date: Single family residential		Use as appraised in this report: Single family residential					
	Summary of Highest & Best Use: Single family residential.							
	Public Other Provider/Description		Off-site Improvements Type		Public Private		Topography Level	
	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other ohio edison		Street Macadam		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Size Average	
Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other columbia gas		Curb/Gutter Concrete		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Shape Rectangular		
Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other springfield city		Sidewalk Concrete		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Drainage Adequate		
Sanitary Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other springfield city		Street Lights Typical		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		View Residential		
Storm Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other springfield city		Alley None		<input type="checkbox"/> Public <input type="checkbox"/> Private				
Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)								
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 39023C0183E		FEMA Map Date 02/17/2010		
Site Comments: Site is typical for this residential area.								
GENERAL DESCRIPTION	General Description		Exterior Description		Foundation		Basement <input type="checkbox"/> None	
	# of Units 1 <input type="checkbox"/> Acc. Unit		Foundation Con/gd		Slab x		Area Sq. Ft. 1,180	
	# of Stories 2		Exterior Walls Brick/gd		Crawl Space none		% Finished 52	
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/>		Roof Surface Comp/gd		Basement x		Ceiling joist/d.wall	
Design (Style) Colonial		Gutters & Dwnspnts. Alum/gd		Sump Pump <input checked="" type="checkbox"/>		Walls con/drywall		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.		Window Type Vinyl/gd		Dampness <input type="checkbox"/> none		Floor con/car, lvp		
Actual Age (Yrs.) 28		Storm/Screens Partial/gd		Settlement none		Outside Entry none		
Effective Age (Yrs.) 12				Infestation none				
Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities		
Floors wd_car, lvp/good		Refrigerator <input checked="" type="checkbox"/>		Stairs <input checked="" type="checkbox"/>		Fireplace(s) # 2		
Walls drywall/good		Range/Oven <input checked="" type="checkbox"/>		Drop Stair <input checked="" type="checkbox"/>		Patio 1/brick		
Trim/Finish wood/good		Disposal <input checked="" type="checkbox"/>		Scuttle <input type="checkbox"/>		Deck none		
Bath Floor lvp/good		Dishwasher <input checked="" type="checkbox"/>		Doorway <input type="checkbox"/>		Porch 1/concrete		
Bath Wainscot T_enc/good		Fan/Hood <input checked="" type="checkbox"/>		Floor <input type="checkbox"/>		Fence none		
Doors wood/gd		Microwave <input checked="" type="checkbox"/>		Heated <input type="checkbox"/>		Pool none		
		Washer/Dryer <input checked="" type="checkbox"/>		Finished <input type="checkbox"/>		4 seas. 1		
Finished area above grade contains: 9 Rooms		4 Bedrooms		2.1 Bath(s)		2,732 Square Feet of Gross Living Area Above Grade		
Additional features: Fireplaces. Fireplace in family room and family room in basement.								
Describe the condition of the property (including physical, functional and external obsolescence): Functional floor plan of four bedrooms and 2.1 baths. En suite with walk in closet and bath. 1/2 bath on main floor.. Roof replaced in 2011, 2013 kitchen was updated. Engineered wood floors. Four season room with skylights. Leak in bath attached to ensure. Owner in process of repairing.								

RESIDENTIAL APPRAISAL REPORT

File No.: 1975 Appian Way

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Limited land sales for established neighborhood.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data: Quality rating from cost service: _____ Effective date of cost data: _____ Comments on Cost Approach (gross living area calculations, depreciation, etc.): Cost approach is not considered to be applicable or reliable because of subject age.	OPINION OF SITE VALUE = \$ DWELLING Sq Ft. @ \$ = \$ Sq Ft. @ \$ = \$ Garage/Carport Sq Ft. @ \$ = \$ Total Estimate of Cost-New = \$ Less Physical Functional External Depreciation = \$() Depreciated Cost of Improvements = \$ "As-is" Value of Site Improvements = \$ = \$ = \$ Estimated Remaining Economic Life (if required): _____ Years
	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM): Income approach is not considered to be applicable. Limited income producing comparables in the subject area.	
	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: Describe common elements and recreational facilities:	
	Indicated Value by: Sales Comparison Approach \$ 369,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____ Final Reconciliation Most weight is given to the sales comparison approach. Cost approach is not applicable due to subject age. Limited income producing properties make the income approach not applicable or reliable.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 369,000 as of: 12/12/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
A true and complete copy of this report contains 15 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.		
Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>		
Client Contact: Veronica Ann Van Bourgondien Client Name: Veronica Ann Van Bourgondien E-Mail: veronica@ihcreditunion.com Address: 1975 Appian Way Springfield, OH 45503		
SIGNATURES	APPRAISER  Appraiser Name: Catherine A. King Company: King Appraisals Inc. Phone: 937-969-8191 Fax: NA E-Mail: kingcliff109@gmail.com Date of Report (Signature): 12/16/2025 License or Certification #: 409632 State: OH Designation: Residential Appraiser Expiration Date of License or Certification: 11/28/2026 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 12/12/2025	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____

Certifications

File No.: 1975 Applan Way

Property Address: 1975 Applan Way	City: Springfield	State: OH	Zip Code: 45503
Client: Veronica Ann Van Bourgondien	Address:		
Appraiser: Catherine A. King	Address:		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Veronica Ann Van Bourgondien	Client Name: Veronica Ann Van Bourgondien
E-Mail: veronica@ihcredunion.com	Address:

SIGNATURES

<p>APPRaiser</p>  <p>Appraiser Name: Catherine A. King Company: King Appraisals Inc. Phone: 937-969-8191 Fax: NA E-Mail: kingcliff109@gmail.com Date Report Signed: 12/16/2025 License or Certification #: 409632 State: OH Designation: Residential Appraiser Expiration Date of License or Certification: 11/28/2026 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 12/12/2025</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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Subject Photo Page

Borrower	N/A				
Property Address	1975 Appian Way				
City	Springfield	County	Clark	State	OH Zip Code 45503
Lender/Client	N/A				



Subject Left View

1975 Appian Way
Sales Price N/A
Gross Living Area 2,732
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.1
Location Residential
View Residential
Site 16,000 sf
Quality Good
Age 28



Subject Right View



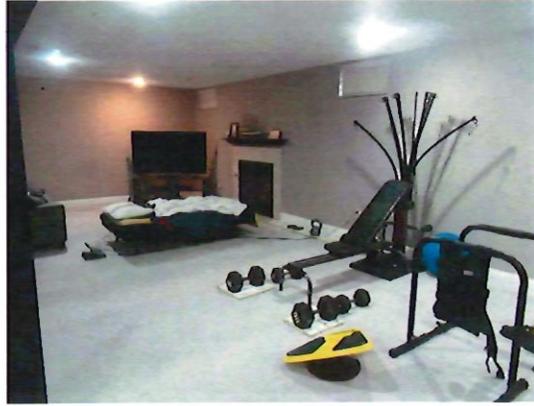
Subject Opposite Street

Interior Photos

Borrower	N/A				
Property Address	1975 Appian Way				
City	Springfield	County	Clark	State	OH Zip Code 45503
Lender/Client	N/A				



Garage Interior



Basement Family Room



Basement Bath



Unfinished Basement



Bedroom



Bath

Comparable Photo Page

Borrower	N/A				
Property Address	1975 Appian Way				
City	Springfield	County	Clark	State	OH Zip Code 45503
Lender/Client	N/A				



Comparable 1

1216 Apollo Ave
 Prox. to Subject 0.14 miles NE
 Sale Price 374,900
 Gross Living Area 2,728
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Residential
 View Residential
 Site 17,000 sf
 Quality Good
 Age 48



Comparable 2

540 Rensselaer St
 Prox. to Subject 0.92 miles NW
 Sale Price 370,000
 Gross Living Area 3,135
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Residential
 View Residential
 Site 12648 sf
 Quality Good
 Age 52

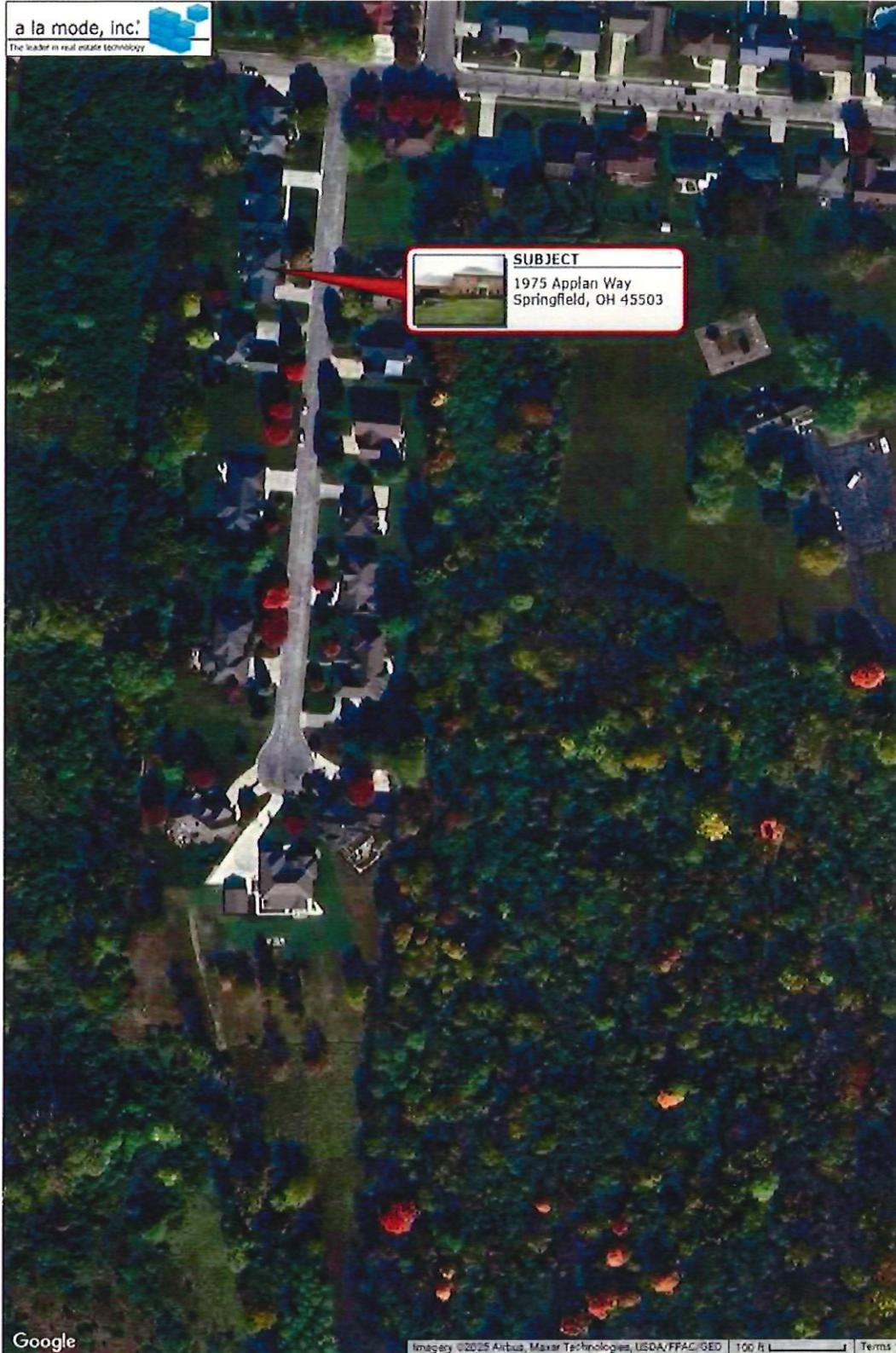


Comparable 3

537 Rensselaer St
 Prox. to Subject 0.89 miles NW
 Sale Price 310,000
 Gross Living Area 2,338
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Residential
 View Residential
 Site 12555 sqf
 Quality Good
 Age 53

Aerial Map

Borrower	N/A				
Property Address	1975 Applan Way				
City	Springfield	County	Clark	State	OH Zip Code 45503
Lender/Client	N/A				



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1975 APPIAN WAY

Map ID: 340-07-00030-108-026

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/21/26

CURRENT OWNER

VAN BOURGONDIEN VERONICA ANN TRUSTEE

GENERAL INFORMATION

Routing No. 0030-01 026-00
 Class Residential
 Living Units 1
 Neighborhood 340R0A53
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700030108026 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 100 160			86,520

Total Acres: .3673

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	30,280	86,520	86,520	0	86,520
Building	114,280	326,510	326,510	0	326,770
Total	144,560	413,030	413,030	0	413,290

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

Entrance Information

Date	ID	Entry Code	Source
09/23/24	KQ	10-Adv	3-Other
07/24/18	TAS	R-Review	3-Other
11/16/17	GSK	10-Adv	3-Other
08/25/11	DWP	7-Quality Check	3-Other
08/24/11	JCW	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
05/26/00	290,000		
03/17/97			

Deed Reference	Deed Type	Grantor
		VIZZARI ROSINA ANN

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:
 OLYMPIC HILLS SEC 4
 18311
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1975 APPIAN WAY

Parcel Id: 340-07-00030-108-026

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 01/21/26

Dwelling Information

Story height	2	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	4
Style	06-Colonial	Family Rooms	0
Year Built	1997	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	8-.75 Brnrl/25 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	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab	1		
Misc		Qty	
Grade	B+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

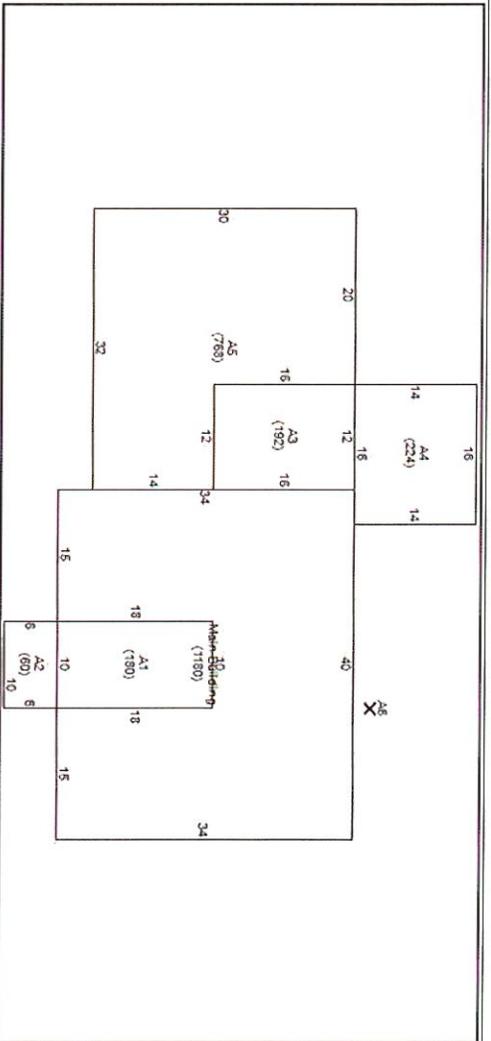
Dwelling Computations

Base Price	352,630	% Good	66
Plumbing	9,700	Market Adj	
Basement	-1,920	Functional Economic	
Heating	11,820	% Complete	
Attic	0	C&D Factor	1
Other Features	6,318	Adj Factor	
Subtotal	378,350	Additions	76,800
Ground Floor Area	1,180		
Total Living Area	2,732	Dwelling Value	326,510
Building Notes			

Misc & Gross Building Values

Misc Building No
ST = CATH CEILIN

Misc Adjusted Value



Outbuilding Data

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

Complex Name
Condo Model
Unit Number
Unit Level

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