

Tax year 2025 BOR no. 2025-035
County CLARK Date received 1/30/2026

JAN 30 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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		Brock W & Marissa R Gnan		3263 Erter DR	
3. Complainant's agent				6519 Middle Urbana Rd 45502	
4. Telephone number and email address of contact person					
937-631-2936 Gnan0713@aol.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		
320-03-00019-111-016			3263 Erter DR		
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		
320-03-00019-111-016	100,000	160,430	60,430		
9. The requested change in value is justified for the following reasons:					
Increase of 62%					

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 NONE and total cost \$ 0

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 Jan. 28, 2026 Complainant or agent (printed) Brock Givan Title (if agent) OWNER

Complainant or agent (signature) Brock Givan

Sworn to and signed in my presence, this 28 day of January 2026
(Date) (Month) (Year)

Notary Lindsay Jenks



LINDSAY JENKS
Notary Public, State of Ohio
My Commission Expires
December 11, 2026

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3263 ERTER DR

Map ID: 320-03-00019-111-016

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/02/26

CURRENT OWNER

GNAU BROCK W & MARISSA R

GENERAL INFORMATION

Routing No. 0019-01 078-00
 Class Residential
 Living Units 1
 Neighborhood 320R0001
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3200300019111016 12/15/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 70 120			21,920

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,670	21,920	21,920	0	24,920
Building	48,480	138,510	138,510	0	127,750
Total	56,150	160,430	160,430	0	149,670

Total Acres: .1928

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
07/18/24	NV	10-Adv	3-Other
05/21/18	GBL	R-Review	3-Other
11/09/17	AKF	10-Adv	3-Other
07/25/11	DLY	2-Information At Door	1-Owner
11/11/05	PJ		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
02/05/18	89,000	2-Land & Building	0-Valid Sale
10/12/17	52,500	2-Land & Building	2-Not Open Market
08/02/17			
02/28/94			

Deed Reference

Deed Reference	Deed Type	Grantor
EX-Executor'S/Executrix De		NICLIN GROUP LLC SCHMIDT CAROLINE R HAJNIK ROSEMARY HAJNIK ROSMARY & MARY NAUMOFF

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:
 NORTHERN ESTATES NO 3 SEC 3
 17638

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 320-03-00019-111-016

LUC: 510-SINGLE FAMILY, PLATTED L1

Card: 1 of 1

Tax Year: 2025

Printed: 02/02/26

Dwelling Information

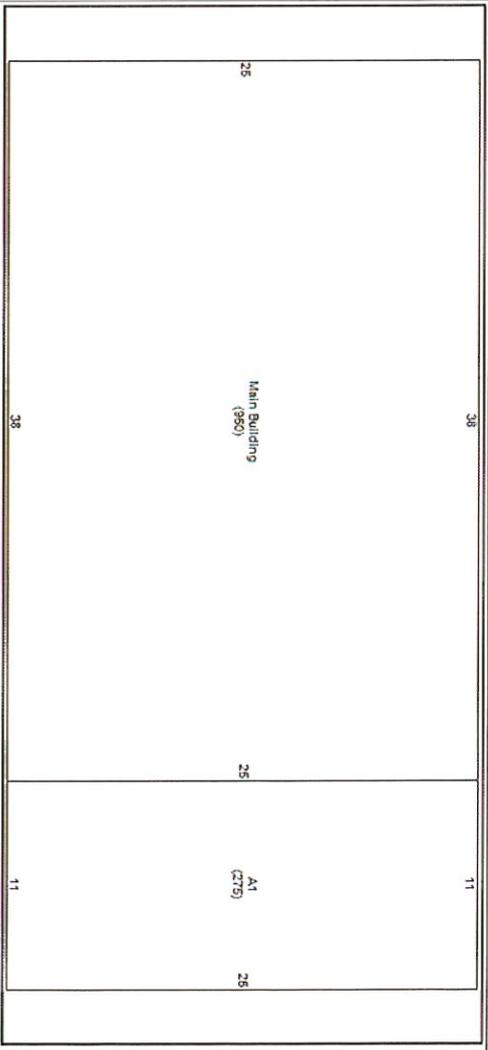
Story height	1	Total Rooms	5
Exterior Walls	1-Frame	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1972	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	EX-EXCELLENT	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	139,370	% Good	95
Plumbing		Market Adj	
Basement	-9,060	Functional Economic	
Heating	4,960	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	135,270	Additions	10,000
Ground Floor Area	950		
Total Living Area	950	Dwelling Value	138,510

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					950						
1		59			275						10,500

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)

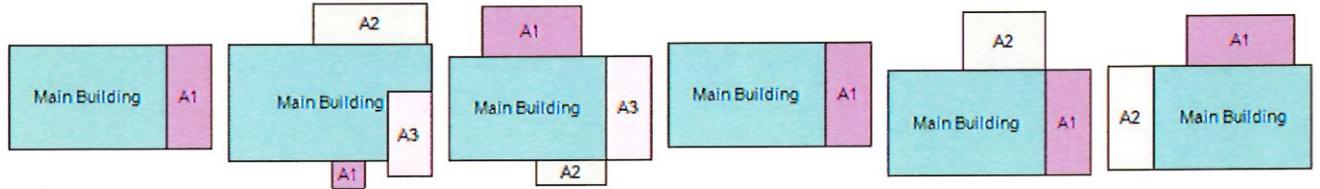
PARID 3200300019111016
 NBHD 320R0001
 GNAU BROCK W & MARISSA R

JUR 000
 ROLL RP_OH
 3263 ERTER DR



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3200300019111016	3200300019104029	3200300019116002	3200300019111014	3200300019114022	3200300019105021
Address: 3263	3239	3316	3307	3215	3116
ERTER	TACKETT	SUDBURY	ERTER	SUDBURY	TACKETT
DR	ST	ST	DR	ST	ST
Card: 1					
Salekey:	212277	201854	202824	205142	202280



Mode: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2007	2007	2007	2007	2007	2007
Neighborhood: 320R0.001	320R0.001	320R0.001	320R0.001	320R0.001	320R0.001
L U C: 510	510	510	510	510	510
Dwelling Data					
Acres: .1928	.1928	.2267	.1928	.2755	.2267
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built: 1972/	1971/	1972/	1973/	1972/	1970/
Year Remodelled:					
Mastrim Area:	240	304	98	304	
C D U: EX-EXCELLENT	EX-EXCELLENT	GD-GOOD	GD-GOOD	GD-GOOD	GD-GOOD
S F L A: 950	1292	950	950	950	950
M G F A: 950	1292	950	950	950	950
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 5	7	5	5	5	5
Bed Rooms: 3	4	3	3	3	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	1	0	0	0	0
Total Fixtures: 5	7	6	5	5	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH				
Exterior Wall: 1-FRAME	6-ALUMINUM/VINYL	1-FRAME	1-FRAME	1-FRAME	6-ALUMINUM/VINYL
Open Porch Area: 0	0	0	0	0	0
Closed Porch Area: 0	0	0	0	0	0
Basement Cars:					
Attach Garage Area: 275	231	275	275	275	275
Detach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 0	0	0	0	0	0

	G	A	A	A	A
Market Adj:					
Cost & Design:					
Physical Condition:	G	A	A	A	A
Pricing Info					
R C N:	135,270	174,860	143,020	137,320	141,620
Depr % Good:	95	94	80	81	80
R C N L D:	138,510	174,970	124,720	119,730	123,100
Land Value:	21,920	21,920	23,750	21,920	26,370
Building Value:	138,510	174,970	124,720	119,730	123,100
O B Y Value:	0	0	0	0	0
Dwelling Value:	138,510	174,970	124,720	119,730	123,100
Cost Value:	160,430	196,890	148,470	141,650	149,470
Safe Date:	19-SEP-2023	17-MAR-2022	05-MAY-2022	25-AUG-2022	14-APR-2022
Sale Price:	210,000	150,000	130,000	145,000	130,000
Valuation					
Adj Price:	160,940	152,960	140,980	147,260	142,220
M R A Estimate:	156,530	192,990	144,570	137,750	145,570
Distance:	86	100	100	100	100
Weighted Estimate:	148,780				
Market Value:	149,670				
F C C:	2				
MKT / SF:	157.55	162.54	157.89	136.84	152.63
COST / SF:	168.87	152.39	156.28	149.11	157.34