

JAN 30 2026

Tax year 2025 BOR no. 2025-036
County Clark Date received 1/30/2026

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 <u>Brock + Marissa Gnan</u>		Street address, City, State, ZIP code <u>0 Middle Urbana Rd</u>	
2. Complainant if not owner				<u>6519 Middle Urbana Rd 45502</u>	
3. Complainant's agent					
4. Telephone number and email address of contact person <u>437-631-2936</u> <u>Gnan713@aol.com</u>					
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 <u>220 03000 23000074</u>			Address of property <u>0 middle Urbana Rd</u>		
7. Principal use of property <u>Grass field</u>					
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>2200300023000074</u>	<u>10,000</u>	<u>23,700</u>	<u>13,700</u>		
9. The requested change in value is justified for the following reasons: <u>NO building lot - power line down middle</u>					

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 NOA/R 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 30, 2026 Complainant or agent (printed) Brock Green Title (if agent) Dwner

Complainant or agent (signature) Brock Green

Sworn to and signed in my presence, this 30th day of January 2026
(Date) (Month) (Year)

Notary Lindsay Jenks



LINDSAY JENKS
Notary Public, State of Ohio
My Commission Expires:
December 14, 2026

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : MIDDLE URBANA RD

Map ID: 220-03-00023-000-074

LUC: 501-RESIDEN VAC, 0-9.99 AC, 1

Card: 1 of 1

Tax Year: 2025

Printed: 02/02/26

CURRENT OWNER

GNAU MARISSA & BROCK

GENERAL INFORMATION

Routing No. FNM6-F1 063-00
 Class Residential
 Living Units
 Neighborhood 220R00000
 District
 Zoning
 Alternate Id
 Tax District Moorefield Township Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Right Of Way	AC .1200			
A-Undeveloped	AC 1.8600			23,700
Total Acres: 1.98		Legal Acres: 1.9800	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,300	23,700	23,700	0	0
Building	0	0	0	0	0
Total	8,300	23,700	23,700	0	0

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
10/31/24	JL	10-Adv	3-Other
08/08/18	JHR	R-Review	3-Other
11/02/11	JPH	0-Vac Or Obv Only	3-Other
01/16/06	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
05/12/22	190,000	1-Land	2-Not Open Market
09/23/91			

Deed Reference Deed Type

Grantor
 KAESER JOHN P & CHERYL L
 KAESER JOHN P

Property Factors

Topo: 1-Level
 Utilities:
 Street/Road: 1-Paved
 Traffic: 2-Medium

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 05 - 23
 Legal Descriptions:
 PT S PT N W QR & N PT S W QR

Addl. Tieback:

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Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade C	
CDU AV-AVERAGE	
Market Adj	Functional
% Complete	Economic
Cost & Design 0	% Good Ovr
	NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adi Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
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Outbuiding 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)