

FEB - 4 2026

Tax year 2025 BOR no. 2025-042
County Clark Date received 2/4/26

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	<u>Indoreedge Properties Ltd</u>	<u>2755 S. Teaman AD 45502</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-244-3150</u> <u>Indoreedge@yahoo.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		Address of property	
<u>180-05-00001-407-038</u>		<u>6654 Conway Dr</u>	
<u>180-10-00006-208-027</u>		<u>4369 Jay Dr</u>	
<u>180-10-00006-217-030</u>		<u>6688 Ravenna Ave</u>	
7. Principal use of property <u>Rental</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>180-05-00001-407-038</u>	<u>120,000</u>	<u>133,340</u>	<u>\$13,340</u>
<u>180-10-00006-208-027</u>	<u>120,000</u>	<u>149,980</u>	<u>\$29,980</u>
<u>180-10-00006-217-030</u>	<u>100,000</u>	<u>149,050</u>	<u>\$49,050</u>
9. The requested change in value is justified for the following reasons: <u>Actual Purchase Price</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 5/22/25, 11/6/24, 1/25/24
and sale price \$ 120,000 ; and attach information explained in "Instructions for Line 10" on back.
120,000
100,000
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 2/4/26 Complainant or agent (printed) Derek Stites Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Number Of Stories	1.0	Exterior Wall	ALUMINUM/VINYL
Style	RANCH	Heating	GAS
Year Built	1968	Cooling	CENTRAL HEAT
Year Remodeled		Attic	NONE
Number of Rooms	5	Basement	NONE
Number of Bedrooms	3	Total Living Area	900 sqft
Number of Full Baths	1	Ground Floor Area	900 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C	Fireplace Openings / Stacks	0/0

Permits

No Permit Records Found.

Agricultural

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3 OF 11
 PRC

Commercial

No Commercial Records Found.

Improvements

No Improvement Records Found.

6654 Conway

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
5/22/2025	INDOOR EDGE PROPERTIES LIMITED	MESSING JOHN A	1785 (/)	EX - EXECUTOR'S/EXECUTRIX DEED	0 - VALID SALE	0	\$120,000.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
FRONT FOOT	REGULAR LOT	81	128	0.238	10,368.00	\$37,760.00
Totals				0.238	10,368	\$37,760.00

Tax

2025 Payable 2026	2024 Payable 2025	2023 Payable 2024	2022 Payable 2023	2021 Payable 2022
2020 Payable 2021	2019 Payable 2020	2018 Payable 2019	2017 Payable 2018	2016 Payable 2017
2015 Payable 2016	2014 Payable 2015	2013 Payable 2014	2012 Payable 2013	2011 Payable 2012
2010 Payable 2011				

Number Of Stories	1.0	Exterior Wall	BRICK
Style	RANCH	Heating	GAS
Year Built	1965	Cooling	CENTRAL HEAT WITH A/C
Year Remodeled		Attic	NONE
Number of Rooms	5	Basement	NONE
Number of Bedrooms	3	Total Living Area	1,026 sqft
Number of Full Baths	1	Ground Floor Area	1,026 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C	Fireplace Openings / Stacks	0 / 0

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Records Found.

Improvements

No Improvement Records Found.

436a
Joy

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
11/6/2024	INDOOR EDGE PROPERTIES LIMITED	SMITH TAMI & LORI PEARCE	4265 (/)	GW - Unknown	2 - NOT OPEN MARKET	0	\$120,000.00
10/4/2024	SMITH TAMI & LORI PEARCE	SLUSSER BARBARA A	3803 (/)	AF - AFFIDAVIT	- Unknown	0	\$0.00
11/4/2019	SLUSSER BARBARA A	SLUSSER LARRY K & BARBARA A	4120 (/)	AF - AFFIDAVIT	- Unknown	0	\$0.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
FRONT FOOT	REGULAR LOT	70	127	0.204	8,890.00	\$35,050.00
Totals				0.204	8,890	\$35,050.00

Tax

2025 Payable 2026	2024 Payable 2025	2023 Payable 2024	2022 Payable 2023	2021 Payable 2022
2020 Payable 2021	2019 Payable 2020	2018 Payable 2019	2017 Payable 2018	2016 Payable 2017
2015 Payable 2016	2014 Payable 2015	2013 Payable 2014	2012 Payable 2013	2011 Payable 2012

Number Of Stories	1.0	Exterior Wall	BRICK
Style	RANCH	Heating	GAS
Year Built	1965	Cooling	CENTRAL HEAT
Year Remodeled		Attic	NONE
Number of Rooms	5	Basement	NONE
Number of Bedrooms	3	Total Living Area	1,102 sqft
Number of Full Baths	1	Ground Floor Area	1,102 sqft
Number of Half Baths	1	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C	Fireplace Openings / Stacks	0 / 0

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Records Found.

Improvements

No Improvement Records Found.

Sales

6688 Ravenna

Auction Held by Mumma

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
1/25/2024	INDOOR EDGE PROPERTIES LIMITED LLC	KNASEL ROBERT L	269 (/)	EX - EXECUTOR'S/EXECUTRIX DEED	2 - NOT OPEN MARKET	1	\$100,000.00
10/8/1993	KNASEL ROBERT L	KNASEL ROBERT L & ELLEN	4124 (180/2096)	- Unknown	- Unknown	0	\$21,000.00
3/1/1979			0 (/)	- Unknown	- Unknown	0	\$40,500.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
FRONT FOOT	REGULAR LOT	85	125	0.244	10,625.00	\$38,370.00
Totals				0.244	10,625	\$38,370.00

Tax

2025 Payable 2026	2024 Payable 2025	2023 Payable 2024	2022 Payable 2023	2021 Payable 2022
2020 Payable 2021	2019 Payable 2020	2018 Payable 2019	2017 Payable 2018	2016 Payable 2017
2015 Payable 2016	2014 Payable 2015	2013 Payable 2014	2012 Payable 2013	2011 Payable 2012
2010 Payable 2011				

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6654 CONWAY DR

Map ID: 180-05-00001-407-038

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

MESSING JOHN A

GENERAL INFORMATION

Routing No. DNW3-H1 006-00
 Class Residential
 Living Units 1
 Neighborhood 180R0006
 District
 Zoning
 Alternate Id
 Tax District Mad River Township Glsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



1800500001407038 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	81 128		37,760

Total Acres: .238 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,220	37,760	37,760	0	37,760
Building	33,450	95,580	95,580	0	82,350
Total	46,670	133,340	133,340	0	120,110

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
07/25/24	KQ	10-Adv	3-Other
06/28/18	CPS	R-Review	3-Other
12/12/17	AKF	10-Adv	3-Other
01/22/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
01/13/12	MAG	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
05/22/25	120,000	2-Land & Building	0-Valid Sale

Deed Reference	Deed Type	Grantor
EX-Executor/S/Executrix De		MESSING JOHN A

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 GREEN MEADOWS SEC 7
 426
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6654 CONWAY DR

Parcel Id: 180-05-00001-407-038

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

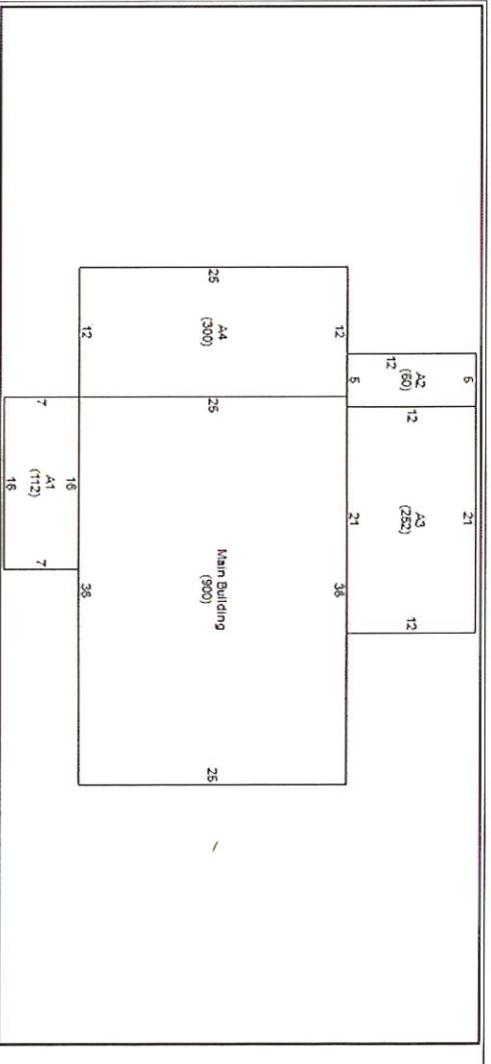
Story height	1	Total Rooms	5
Exterior Walls	6-All/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1968	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None	Masonry Trim	288
Heat Type	2-Central Heat	Unfinished Area	
Fuel Type	2-Gas	Rec Rm Size	
System Type	1-Hot Air	FBLA Size	
Attic	1-None	Openings	
Ply. Condition	A-Average Condition	# Car Bsmt Gar	
Int vs Ext	2-Same		
Stacks			
Pre-Fab	1		
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	134,640	% Good	62
Plumbing		Market Adj	
Basement	-8,750	Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	
Other Features	10,690	Adj Factor	1
Subtotal	136,580	Additions	10,900
Ground Floor Area	900		
Total Living Area	900	Dwelling Value	95,580
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					900						700
1		26			112						400
2		26			60						400
3		26	54		252						5,500
4		59			300						11,200

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	---------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4369 JOY DR

Map ID: 180-10-00006-208-027

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER		GENERAL INFORMATION	
INDOOR EDGE PROPERTIES LIMITED		Routing No.	DSW5-C2 115-00
		Class	Residential
		Living Units	1
		Neighborhood	180R0006
		District	
CAUV		Zoning	
Field Review Flag:		Alternate Id	Mad River Township Gisd
		Tax District	

Property Notes

Note Codes:



1801000006208027 11/30/2023

Land Information			
Type	Size	Influence Factors	Influence %
F-Regular Lot	F 70 127		35.050
Total Acres: .2041		Legal Acres: 0.0000	NBHD Fact: 1.0000

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	12,270	35,050	35,050	0	35,050
Building	40,230	114,930	114,930	0	106,440
Total	52,500	149,980	149,980	0	141,490
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
07/26/24	KQ	10-Adv	3-Other
06/29/18	CPS	R-Review	3-Other
12/12/17	AKF	10-Adv	3-Other
01/20/12		9-Info Fr-E-Mail, Data Mailer, Etc	1-Owner
01/19/12	ABC	5-Occupant Not Home	3-Other

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
11/06/24	120,000	2-Land & Building	2-Not Open Market
10/04/24			
11/04/19			

Deed Reference				Deed Type		Grantor	
				AF-Affidavit		SMITH TAMI & LORI PEARCE	
				AF-Affidavit		SLUSSER BARBARA A	
						SLUSSER LARRY K & BARBARA A	

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	5-Sidewalk
Traffic: 1-Light	

Legal Description	
Parcel Tieback:	Addl. Tieback:
Range - Township - Section:	
Legal Descriptions:	
GREEN MEADOWS SEC 6	
311	

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4369 JOY DR

Parcel Id: 180-10-00006-208-027

LUC: 510-SINGLE FAMILY, PLATTED L1

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

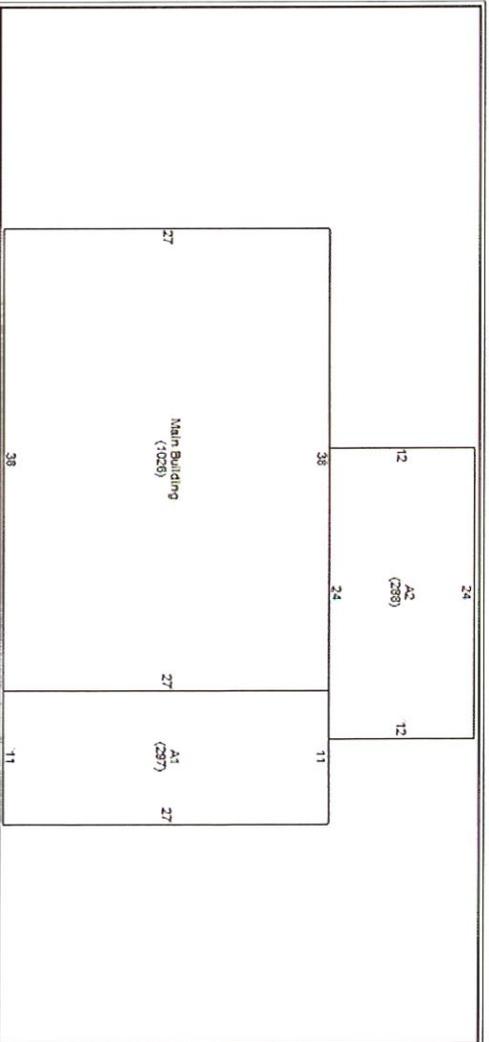
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1965	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	6
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	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	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	155,340	% Good	67
Plumbing	1,400	Market Adj	
Basement	-9,530	Functional	
Heating	5,220	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	152,430	Adj Factor	1
		Additions	12,800
Ground Floor Area	1,026		
Total Living Area	1,026	Dwelling Value	114,930

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					1,026						13,500
1		59M			297						5,600
2		25			288						

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)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6688 RAVENNA AVE

Map ID: 180-10-00006-217-020

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

INDOOR EDGE PROPERTIES LIMITED LLC

GENERAL INFORMATION

Routing No. DSW5-D2 122-00
 Class Residential
 Living Units 1
 Neighborhood 180R0006
 District
 Zoning
 Alternate Id
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



1801000006217020 11/30/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	85 125		38,370

Total Acres: .2439

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,430	38,370	38,370	0	38,370
Building	38,740	110,680	110,680	0	94,930
Total	52,170	149,050	149,050	0	133,300

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
07/29/24	KQ	10-Adv	3-Other
07/02/18	CPS	R-Review	3-Other
12/12/17	AKF	10-Adv	3-Other
01/23/12	MAG	5-Occupant Not Home	3-Other
06/09/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
01/25/24	100,000	2-Land & Building	2-Not Open Market
10/08/93	21,000		
03/01/79	40,500		

Deed Reference	Deed Type	Grantor
180/2096	EX-Executor/S/Executrix De	KNASEL ROBERT L & ELLEN

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 GREEN MEADOWS SEC 6
 362

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6688 RAVENNA AVE

Parcel Id: 180-10-00006-217-020

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

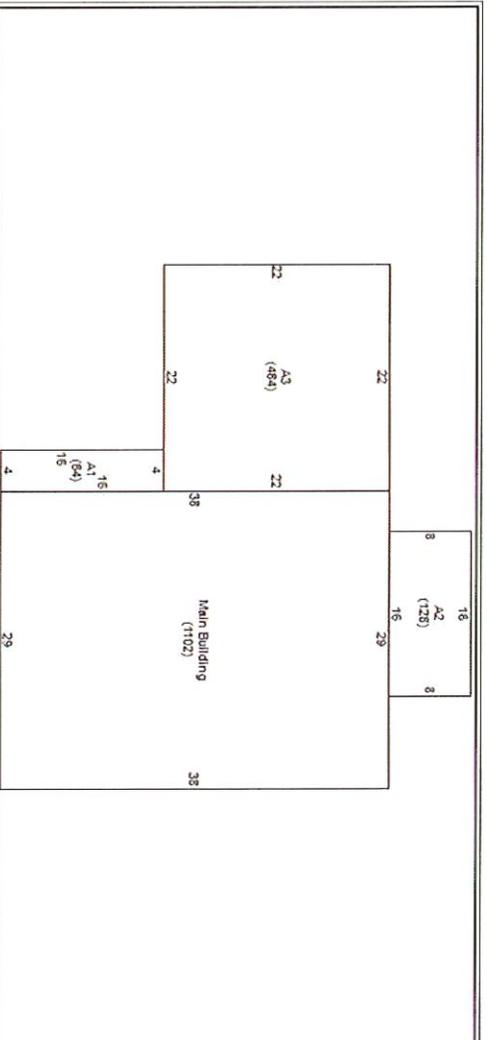
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1965	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	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			
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	163,130	% Good	61
Plumbing	2,900	Market Adj	
Basement	-10,000	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	156,030	Adj Factor	1
		Additions	15,500
Ground Floor Area	1,102		
Total Living Area	1,102	Dwelling Value	110,680
Building Notes			

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					1,102						
1		1			64						2,900
2		26	54		128						2,800
3		59M			484						19,700

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

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