

Tax year 2025 BOR no. 2025-045  
County Clark Date received 2/4/26

FEB - 4 2026

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.  
HILLARY HAMILTON  
AUDITOR 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>Indooredge Properties Ltd</u>	<u>2755 S. Towneach Rd Springfield 45503</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>Indooredge@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>050-02-00032-000-047</u>		<u>3600 Folk Acorn Rd</u>	
7. Principal use of property <u>Residence</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>050-02-00032-000-047</u>	<u>140,000</u>	<u>269,350</u>	<u>\$129,350</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 12/26/25  
and sale price \$ 140,000 ; 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 2/4/25 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	1972	Cooling	CENTRAL HEAT WITH A/C
Year Remodeled		Attic	NONE
Number of Rooms	5	Basement	CRAWL
Number of Bedrooms	3	Total Living Area	1,800 sqft
Number of Full Baths	1	Ground Floor Area	1,800 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	1 / 1

### Permits

No Permit Records Found.

### Agricultural

No Agricultural Records Found.

### Commercial

No Commercial Records Found.

### Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(RG1) - FRAME OR CONCRETE BLOCK DETACHED GARAGE	1	30x24	720	C	1978	\$7,520.00	\$2,630.00
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	1	24x20	480	C	1978	\$2,670.00	\$930.00
<b>Totals</b>						<b>\$10,190.00</b>	<b>\$3,570.00</b>

### Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
12/26/2025	INDOOR EDGE PROPERTIES LIMITED	NIXON MONTE	4687 (/)	WD - GENERAL WARRANTY DEED	- Unknown	0	\$140,000.00
4/1/2022	NIXON MONTE	NIXON MONTE BRUCE & JUDY KAY	1305 (/)	CE - Unknown	R - RELATED	0	\$0.00

### Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
ACREAGE	UNDEVELOPED/RESIDUAL	0	0	1.680	73,181.00	\$14,990.00
ACREAGE	HOMESITE	0	0	1.000	43,560.00	\$43,610.00
ACREAGE	RIGHT OF WAY	0	0	0.070	3,049.00	\$0.00
<b>Totals</b>				<b>2.750</b>	<b>119,790</b>	<b>\$58,600.00</b>

### Tax

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3600 FOLK REAM RD

Map ID: 050-02-00032-000-047

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

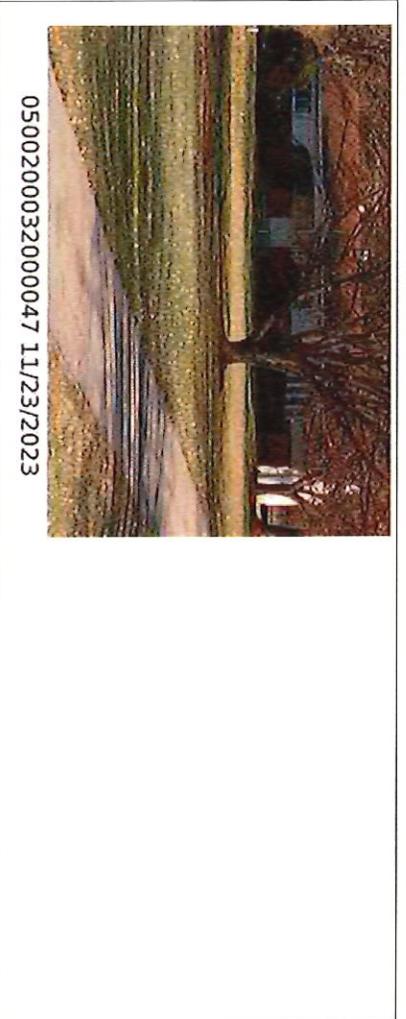
Printed: 02/05/26

CURRENT OWNER		GENERAL INFORMATION	
NIXON MONTE		Routing No.	GSW4-00 025-00
		Class	Residential
		Living Units	1
		Neighborhood	050R0000
		District	
CAUV		Zoning	
Field Review Flag:		Alternate Id	
		Tax District	German Township Nw1sd

**Property Notes**

Note Codes:

F1-Fema Flood Zone 25%-50%



**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-5	43,610
A-Undeveloped	AC 1.6800			14,990
A-Right Of Way	AC .0700			
Total Acres: 2.75		Legal Acres: 2.7500	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	20,510	58,600	58,600	0	58,600
Building	73,760	210,750	210,750	0	202,800
Total	94,270	269,350	269,350	0	261,400

Value Flag 1-COST APPROACH Effective Date of Value Owner Occupied Y

Manual Override Reason Base Date of Value

**Entrance Information**

Date	ID	Entry Code	Source
10/10/24	KQ	10-Adv	3-Other
06/27/18	GBL	R-Review	3-Other
12/15/17	AKF	10-Adv	3-Other
11/21/11	TAS	5-Occupant Not Home	3-Other
08/09/06	AC		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
12/26/25	140,000	2-Land & Building	0-Valid Sale
04/01/22		2-Land & Building	R-Related

**Property Factors**

Topo: 1-Level	5-Well	6-Septic
Utilities: 4-Gas		
Street/Road: 1-Paved		
Traffic: 1-Light		

**Legal Description**

Parcel Tieback: Addl. Tieback:

Range - Township - Section: 10 - 04 - 32

Legal Descriptions: SWPTNWQR

Deed Reference: WD-General Warranty Deec

Deed Type: Grantor

NIXON MONTE

NIXON MONTE BRUCE & JUDY KAY

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

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Parcel Id: 050-02-00032-000-047

LUC: 511-SINGLE FAMILY, 0-9,999 AC L

Card: 1 of 1

Tax Year: 2025

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**Dwelling Information**

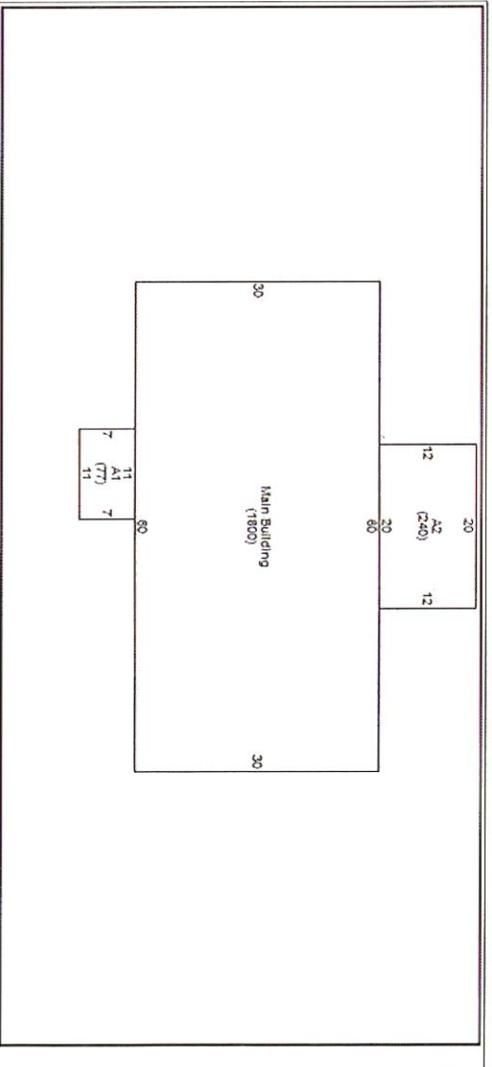
Story height	1	Total Rooms	5
Exterior Walls	6-Alu/Inyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1972	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	300
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
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	220,320	% Good	80
Plumbing	2,900	Market Adj	
Basement	-7,710	Functional	
Heating	7,840	Economic	
Attic	0	% Complete	
Other Features	13,220	C&D Factor	1
Subtotal	236,570	Adj Factor	1
		Additions	11,300
Ground Floor Area	1,800		
Total Living Area	1,800	Dwelling Value	200,560
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					1,800						3,400
1		1			77						10,700
2		1			240						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1978		30x24	720	C 1		A	A			7,520
AP1-4s CI MH	1978		24x20	480	C 1		A	A			2,670

**Condominium / Mobile Home Information**

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