



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 Feb 3, 2026 Complainant or agent (printed) Robert Glosser Title (if agent) \_\_\_\_\_  
Karen Hall

Complainant or agent (signature) [Signature] and Karen Hall

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

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3184 S BUENA VISTA RD

Map ID : 130-08-00014-000-029

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/10/26

**CURRENT OWNER**

HALL KAREN & ROBERT GLOSSER

**GENERAL INFORMATION**

Routing No. HSW4-00 014-00  
 Class Residential  
 Living Units 1  
 Neighborhood 130R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Harmony Township Nelso

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



1300800014000029 12/2/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			48,050
A-Undeveloped	AC .1600			1,920
Total Acres: 1.16		Legal Acres: 1.1600	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	17,490	49,970	49,970	0	49,970
Building	121,730	347,810	347,810	0	352,070
<b>Total</b>	<b>139,220</b>	<b>397,780</b>	<b>397,780</b>	<b>0</b>	<b>402,040</b>

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
08/01/24	KQ	10-Adv	3-Other
01/13/21	LA	A-Estimated	3-Other
07/26/18	TAS	R-Review	3-Other
12/21/17	AGS	10-Adv	3-Other
06/06/17	LA	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
07/08/20	20-0309B		DECK		Closed Permit
10/17/16	16-0332B		POLE BLDG	CK For New Const	Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
12/03/20	385,000	2-Land & Building	0-Valid Sale
01/02/19			
10/08/09	215,000		
02/11/99	242,500		

**Deed Reference**

Deed Reference	Deed Type	Grantor
FD-Fiduciary Deed		HEMMELGARN CHRISTOPHER & JENNIFE
QC-Quit Claim Deed		HEMMELGARN CHRISTOPHER D & JENNI
		PFEL MICHAEL C & ROBIN ATWOOD PFE
		HEMMELGARN CHRISTOPHER D & JENNI

**Property Factors**

Topo: 1-Level  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 HICKORY CREEK  
 4

Addl. Tieback:

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**Dwelling Information**

Story height	1	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	08-Modern	Family Rooms	0
Year Built	1999	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	11
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	4-Heat Pump	Masonry Trim	
Fuel Type	3-Electric	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	

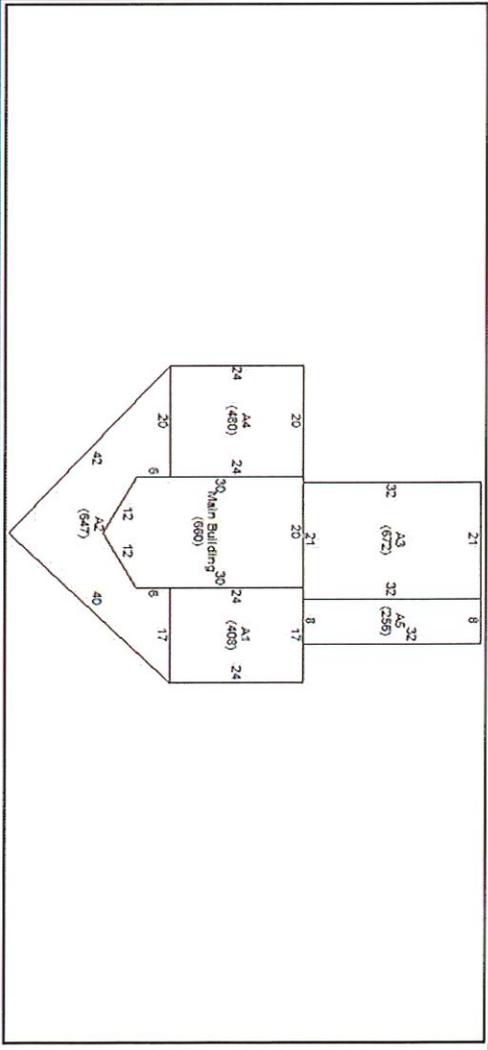
Grade	B	Functional	
CDU	GD-GOOD	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	140,860	% Good	87
Plumbing	10,900	Market Adj	
Basement	0	Functional	
Heating	5,010	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	156,770	Adj Factor	1
Ground Floor Area	660	Additions	189,900
Total Living Area	2,214	Dwelling Value	326,290
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					660						71,200
1	55	35	40		408						15,800
2		25			647						37,800
3		1			672	2016					83,800
4	55	35	40		480						5,300
5		48			256	2016					

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2000		40X28	1,120	C	1		A	A			19,210
WD1-Wood Deck	2020		10X24	240	C	1		A	A			2,310

**Condominium / Mobile Home Information**

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