

FEB 23 2026

Tax year 2025 BOR no. 2025-088  
County Clark Date received 2-23-26

DTE 1  
Rev. 12/22

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>Susan C. O'neal</u>		Street address, City, State, ZIP code <u>3536 TRAY Road</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		<u>937-360-3418</u>		<u>Oneal0616@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>050-02-00020-202-002</u>			<u>3826 Lawrenceville Dr, Springfield OH 45504</u>		
<u>0500-200020-203023</u>			<u>3502 NOBLE DR Springfield OH 45504</u>		
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		
<u>0500200020202002</u>	<u>125,000</u>	<u>178,780,-</u>	<u>53,780<sup>BD</sup></u>		
<u>0500-200020-203023</u>	<u>175,000</u>	<u>210,558</u>	<u>35,558</u>		
		<u>210,580<sup>BD</sup></u>	<u>-35,580<sup>BD</sup></u>		
9. The requested change in value is justified for the following reasons:					
<u>Troy Rd - never updated / Renters Trash House + Garage</u>					
<u>Lawrenceville Dr. not updated - needs roof</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 NO and total cost \$ \_\_\_\_\_

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

Changes made Per Phone call 2/24/26 @ 12:00pm BD

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.

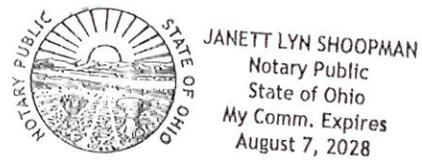
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1-30-26 Complainant or agent (printed) Susan C. O'Neal Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Susan C. O'Neal

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

Notary Janett Lyn Shoopman



FEB 23 2026

Tax year 2025 BOR no. 2025-088  
County Clark Date received 2-23-26

DTE 1  
Rev. 12/22

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		Susan E. O'Neal		3536 TROY Rd Springfield 45504	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
937-360-3418 oNeal0616@yahoo.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		
0500200020-201055			3605 TROY Rd. Springfield, OH 45504		
05007000202-04042			3533 lot		
05002000-20204041			3533 Noble Dr. Spr. OH 45504		
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		
0500200020204042	4,000.00	14,100.00	-10,100.00		
0500200020204041	<del>125,000.00</del> 110,000.00	126,770.00	<del>15,000.00</del>	16,770.00	
0500200020201055	140,000.00	147,100.00	7,100.00		
9. The requested change in value is justified for the following reasons:					

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 \_\_\_\_\_ and total cost \$ \_\_\_\_\_ *no*

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

changes made Per Phone call 2/24/26 @ 12:00pm RD

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 1-30-26 Complainant or agent (printed) Susane Oneal Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Susane C Oneal

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

Notary [Signature]



JANETT LYN SHOOPMAN  
Notary Public  
State of Ohio  
My Comm. Expires  
August 7, 2028

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3826 LAWRENCEVILLE DR

Map ID: 050-02-00020-202-002

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

O NEAL SUSAN C & RANDALL T CLAAR

**GENERAL INFORMATION**

Routing No. GSW6-D2 068-00  
 Class Residential  
 Living Units 1  
 Neighborhood 050R00000  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nwisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



05002000202002 12/6/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	.2300		21,640

Total Acres: .23

Legal Acres: 0.2300

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	7,570	21,640	21,640	0	21,640
Building	55,000	157,140	157,140	0	138,700
<b>Total</b>	<b>62,570</b>	<b>178,780</b>	<b>178,780</b>	<b>0</b>	<b>160,340</b>

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
10/08/24	KQ	10-Adv	3-Other
08/07/18	GBL	R-Review	3-Other
12/15/17	ASH	10-Adv	3-Other
11/23/11	AJS	2-Information At Door	1-Owner
08/03/06	AC		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
08/26/25	71,000	2-Land & Building	0-Valid Sale
07/13/18			

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

Grantor  
 O NEAL SUSAN C & RANDALL T CLAAR  
 ROYSE AUSTIN & BETTY LOUISE

**Property Factors**

Topo: 1-Level  
 Utilities: 2-Public Water  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 4-Gas  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 04 - 21  
 Legal Descriptions:  
 PT N E QR SEC 20 & S E QR SEC 21

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3826 LAWRENCEVILLE DR

Parcel Id: 050-02-00020-202-002

LUC: 510-SINGLE FAMILY, PLATTED L1

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**Dwelling Information**

Story height	1.5	Total Rooms	7
Exterior Walls	6-Alu/Inyl	Bedrooms	3
Style	07-Cape Cod	Family Rooms	0
Year Built	1900	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	32
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			

Grade C+  
 CDU AV-AVERAGE  
 Market Adj  
 % Complete 0  
 Cost & Design 0

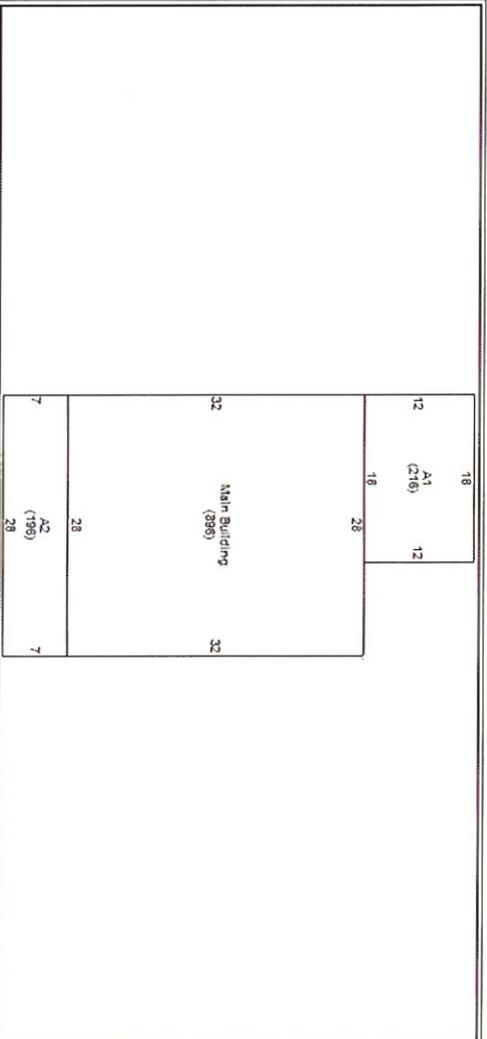
Functional Economic  
 % Good Ovr  
 NBHD Fact 1

**Dwelling Computations**

Base Price	188,350	% Good	70
Plumbing		Market Adj	
Basement		Functional	
Heating	6,700	Economic	
Attic	0	% Complete	
Other Features	720	C&D Factor	
Subtotal	195,770	Adj Factor	1
		Additions	20,100
Ground Floor Area	896		
Total Living Area	1,568	Dwelling Value	157,140

**Misc & Gross Building Values**

Misc Building No  
 Gross Building:  
 Misc Adjusted Value



**Outbuilding Data**

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

**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 : 3533 NOBLE DR

Map ID: 050-02-00020-204-041

LUC: 510-SINGLE FAMILY, PLATTED

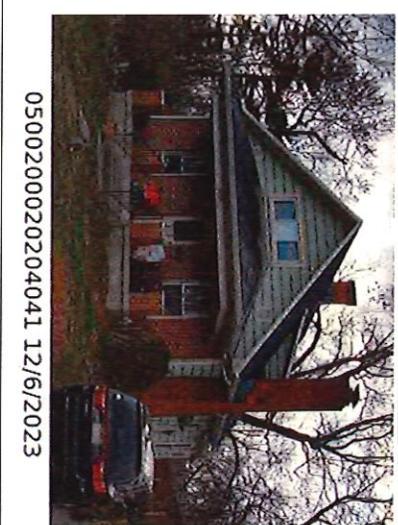
Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

CURRENT OWNER	GENERAL INFORMATION
O NEAL SUSAN CAROLE	Routing No. GSW6-D2 043-00 Class Residential Living Units 1 Neighborhood 050R0000 District Zoning Alternate Id Tax District German Township Nwisd
CAUV	
Field Review Flag:	

**Property Notes**  
Note Codes:



0500200020204041 12/6/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .3200			27,170
Total Acres: .32		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	9,510	27,170	27,170	0	27,170
Building	34,860	99,600	99,600	0	95,170
<b>Total</b>	<b>44,370</b>	<b>126,770</b>	<b>126,770</b>	<b>0</b>	<b>122,340</b>

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
10/08/24	KQ	10-Adv	3-Other
08/08/18	GBL	R-Review	3-Other
12/18/17	ASH	10-Adv	3-Other
11/21/11	AJS	0-Vac Or Obv Only	3-Other
08/04/06	AC		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
04/06/22		2-Land & Building	R-Related
04/10/20	65,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
01/28/13	50,000		S-Sheriff
11/29/06	91,900		

**Deed Reference**

Deed Reference	Deed Type	Grantor
OC-Quit Claim Deed	OC-Quit Claim Deed	ONEAL SUSAN C & RANDALL T CLARR
SV-Survivorship Deed	SV-Survivorship Deed	DEEL MICHELLE D & PAUL W
SD-Sheriff's Deed	SD-Sheriff's Deed	BRANDT JASON W & JENNIFER L
SV-Survivorship Deed	SV-Survivorship Deed	BAKER GERALD LEE & ANN MARIE

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
Range - Township - Section: - -  
Legal Descriptions:  
JOHN RUST ALL & PT VAC ALLEY REAR  
6 & 7

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3533 NOBLE DR Parcel Id: 050-02-00020-204-041

LUC: 510-SINGLE FAMILY, PLATTED L1 Card: 1 of 1 Tax Year: 2025 Printed: 02/24/26

**Dwelling Information**

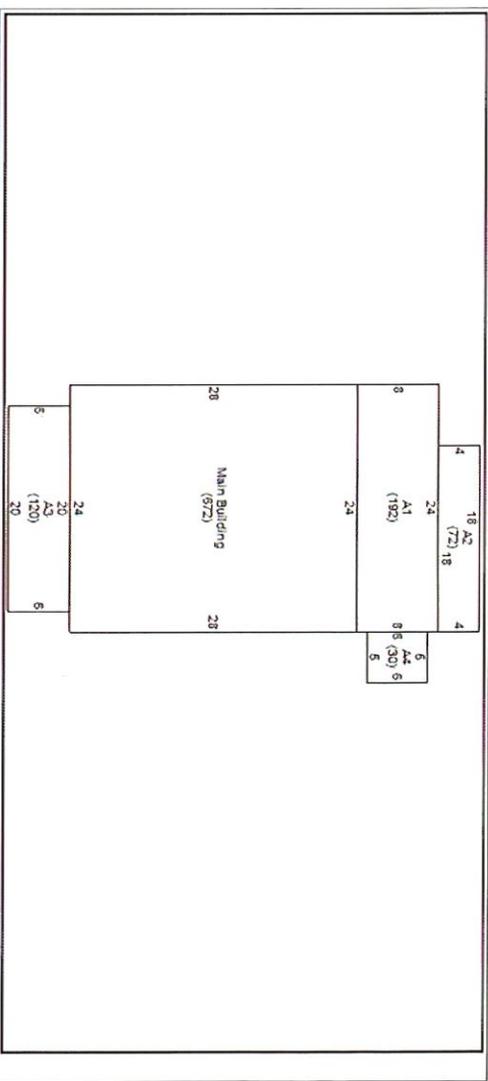
Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1915	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	6
Bath Remod			
Basement	6-.5 Bsm/5 Crawl		
Heat Type	2-Central Heat	Masonry Trim	220
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	95,990	% Good	70
Plumbing	1,200	Market Adj	
Basement	-1,680	Functional	
Heating	0	Economic	
Attic	15,390	% Complete	
Other Features	9,816	C&D Factor	
Subtotal	120,720	Adj Factor	1
		Additions	15,100
Ground Floor Area	672		
Total Living Area	1,133	Dwelling Value	99,600
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					672						11,500
1	58	35			192						4,300
2		3			72						5,100
3		2			120						500
4		25			30						

**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)

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Stius : NOBLE DR

Map ID: 050-02-00020-204-042

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

O NEAL SUSAN CAROLE

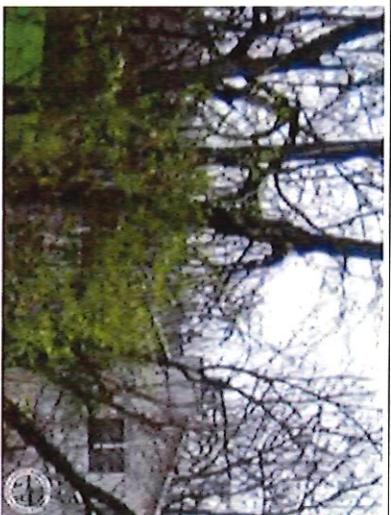
**GENERAL INFORMATION**

Routing No. GSW6-D2 042-00  
 Class Residential  
 Living Units  
 Neighborhood 050R00000  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nwisd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



**Assessment Information**

Type	Size	Influence Factors	Influence %	Value
A-Undev Homesite	AC .1600			14,100
Total Acres: .16				
Legal Acres: 0.0000				
NBHD Fact: 1.0000				

Assessed	Appraised	Cost	Income	Market
Land 4,940	14,100	14,100	0	0
Building 0	0	0	0	0
Total 4,940	14,100	14,100	0	0

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied

Total Acres: .16

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Entrance Information**

Date	ID	Entry Code	Source
10/08/24	KQ	10-Adv	3-Other
08/08/18	GBL	R-Review	3-Other
11/21/11	AJS	0-Vac Or Obv Only	3-Other
08/03/06	AC		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
04/06/22	65,000	1-Land	R-Related
04/10/20	50,000	1-Land	M0-Multiple Parcel Sale - Valid
01/28/13	91,900	1-Land	S-Sheriff
11/29/06			

**Property Factors**

Topo: 3-Below Street  
 Utilities: 2-Public Water  
 Street/Road: 2-Semi Improved  
 Traffic: 1-Light  
 4-Gas

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 JOHN RUST ALL & PT VAC ALLEY REAR  
 8  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : NOBLE DR

Parcel Id: 050-02-00020-204-042

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of

Tax Year: 2025

Printed: 02/24/26

**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  
% Complete  
Cost & Design 0

Functional  
Economic  
% Good Ovr  
NBHD Fact

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions

Ground Floor Area  
Total Living Area  
Building Notes

Dwelling Value

**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
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

**Additions**

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

**Outbuilding Data**

**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**

Status : 3605 TROY RD

Map ID: 050-02-00020-201-055

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

O NEAL SUSAN & RANDALL T CLAAR

**GENERAL INFORMATION**

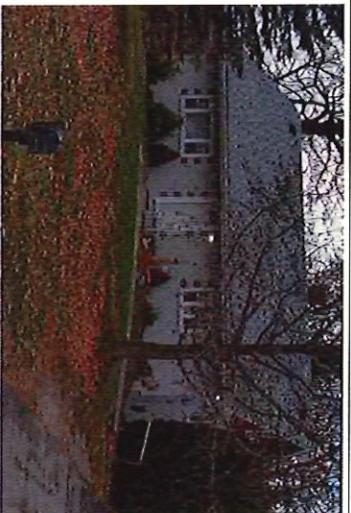
Routing No. GSW6-D2 005-00  
 Class Residential  
 Living Units 1  
 Neighborhood 050R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nwlsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



0500200020201055 12/6/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .8200			44,410
A-Right Of Way	AC .2500			
Total Acres: 1.07				
Legal Acres: 1.0700				
NBHD Fact: 1.0000				

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	15,540	44,410	44,410	0	44,410
Building	35,940	102,690	102,690	0	84,510
Total	51,480	147,100	147,100	0	128,920

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
10/07/24	KQ	10-Adv	3-Other
08/08/18	GBL	R-Review	3-Other
12/15/17	ASH	10-Adv	3-Other
12/03/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
11/21/11	AJS	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
06/29/21	COUNTY-2	FD CK	Nvc		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
08/26/25			
04/08/21	108,000	2-Land & Building	0-Valid Sale
08/21/08			

**Deed Reference**

Deed Type: AF-Affidavit  
 AF-Affidavit SV-Survivorship Deed  
 AF-Affidavit

Grantor: O NEAL SUSAN & RANDALL T CLAAR  
 WICKLINE BETTY LEE  
 WICKLINE CHARLES EDWARD & BETTY L

**Property Factors**

Topo: 1-Level  
 Utilities: 4-Gas  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy

5-Well  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 04 - 20  
 Legal Descriptions:  
 PT N E Q R

Add. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Stilus : :3605 TROY RD

Parcel Id: 050-02-00020-201-055

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**Dwelling Information**

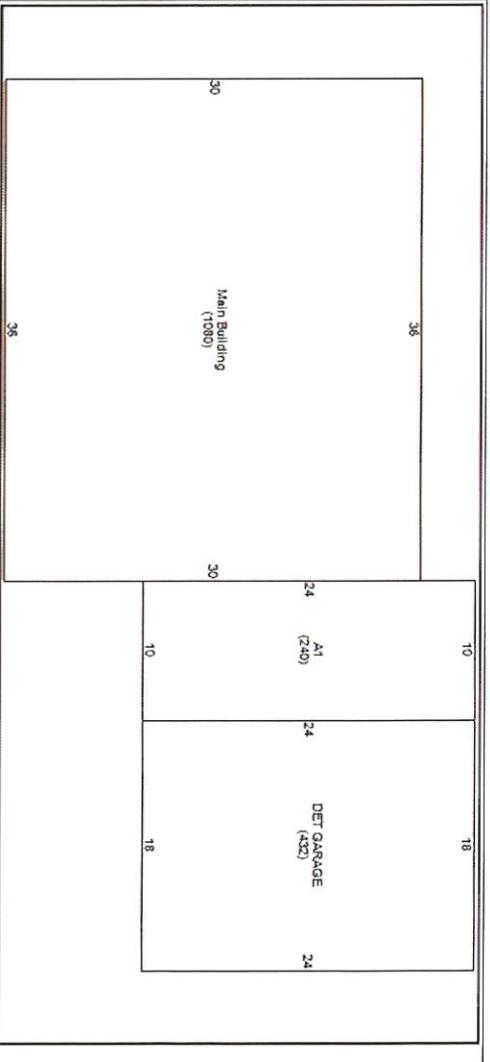
Story height	1	Total Rooms	5
Exterior Walls	4-Block	Bedrooms	2
Style	07-Cape Cod	Family Rooms	0
Year Built	1958	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	129,010	% Good	70
Plumbing		Market Adj	
Basement	-3,680	Functional	
Heating	4,590	Economic	
Attic	9,960	% Complete	
Other Features	0	C&D Factor	
Subtotal	139,880	Adj Factor	1
		Additions	900
Ground Floor Area	1,080		
Total Living Area	1,080	Dwelling Value	98,820
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,080						
1		26			240						1,300

**Additions**

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1958		18x24	432	D	1		A	A			3,870

**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 : 3502 NOBLE DR

Map ID: 050-02-00020-203-023

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

O NEAL SUSAN

**GENERAL INFORMATION**

Routing No. GSW6-D2 036-00  
 Class Residential  
 Living Units 1  
 Neighborhood 050R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nw/isd

CAUV

Field Review Flag:

**Property Notes**

TY24 COMB 015, 016 & 017 TO BE 023

Note Codes:



0500200020203015 08/18/2017

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			45,900
A-Undeveloped	AC .5100			4,550
Total Acres: 1.51		Legal Acres: 1.5000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	17,660	50,450	50,450	0	50,450
Building	56,050	160,130	160,130	0	127,360
<b>Total</b>	<b>73,710</b>	<b>210,580</b>	<b>210,580</b>	<b>0</b>	<b>177,810</b>

Value Flag

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied

**Entrance Information**

Date	ID	Entry Code	Source
08/08/18	GBL	R-Review	3-Other
12/15/17	ASH	10-Adv	3-Other
09/13/17	ASH	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
11/21/11	AJS	5-Occupant Not Home	3-Other
08/04/06	AC		

**Sales/Ownership History**

Transfer Date Price Type Validity

Deed Reference Deed Type Grantor

**Property Factors**

Topo: 1-Level  
 Utilities: 2-Public Water  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 4-Gas  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 04 - 20  
 Legal Descriptions:  
 PT N E QR (TRACT 2)  
 Addl. Tieback:

