

Tax year 2026 BOR no. 2025-102
 County CLARK Date received 3/2/2026

DTE 1
Rev. 12/22

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	MERRIL & REBECCA THOMPSON		12788 Broadgauge Rd. S. Vienna, OH 45369
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
614-679-2595 MJTHOMPSON1748@GMAIL.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	
2801500495000105		12788 Broadgauge Rd S. Vienna, OH 45369	
7. Principal use of property <u>SINGLE FAMILY, PRIMARY 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
2801500495000105	380,000.00	421,060.00	41,060.00
9. The requested change in value is justified for the following reasons: <u>THE PORCH ON THE AUDITOR SITE APPEARED AT \$610.00 IS JUST AN OVERHANG, NOT A PORCH, OF THE BARN. THE BARN PUT IN A BOLDER GRANITE KITCHEN, ALL ELECTRIC HVAC AND GREAT LAMINATE FLOOR FLORING WHEN THE HOUSE WAS IN FORECLOSURE. ALSO, THE HOUSE IS NOT IN THE SAME CONDITION FROM WHEN IT WAS BUILT. AUDITOR SEE HAS HVAC AC CAS, ITS ELECTRIC.</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 N/A and total cost \$ _____

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

FILED
CLARK COUNTY AUDITOR

MAR - 2 2026

HILLARY HAMILTON
AUDITOR

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.

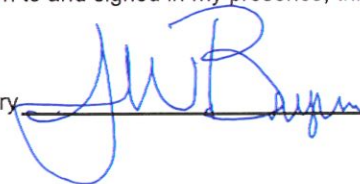
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 2/23/26 Complainant or agent (printed) MERRILL THOMPSON Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 23RD day of FEBRUARY 2026
(Date) (Month) (Year)

Notary 



James W. Bryner
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
July 17, 2026

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 12788 BROADGAUGE RD

Map ID: 280-15-00495-000-105

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

CURRENT OWNER

MJT
CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. PNE3-00 026-00
Class Residential
Living Units 1
Neighborhood 280R0000
District
Zoning
Alternate Id
Tax District Pleasant Township Nelso

Property Notes

Note Codes:



Assessment Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000		45,900
A-Woodland	AC	1.9800		14,140
A-Right Of Way	AC	.0500		
Total Acres: 3.03		Legal Acres: 3.0300	NBHD Fact: 1.0000	

	Assessed	Appraised	Cost	Income	Market
Land	21,010	60,040	60,040	0	60,040
Building	126,360	361,020	361,020	0	388,030
Total	147,370	421,060	421,060	0	448,070

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

Entrance Information

Date	ID	Entry Code	Source
10/31/24	EB	10-Adv	3-Other
11/16/20	LA	A-Estimated	3-Other
08/21/18	RVT	R-Review	3-Other
11/27/17	AKF	10-Adv	3-Other
07/22/15	LA	7-Quality Check	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/08/20	20-0298B		POLE BLDG		Closed Permit
01/23/15	COUNTY		FD CK	NVC	Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/21/15	250,100	2-Land & Building	5-Liquidation/Foreclosure	AF-Affidavit		THOMPSON MERRILL & REBECCA
06/15/15	150,000	2-Land & Building	S-Sheriff	SD-Sheriff's Deed		US BANK TRUST NA TRUSTEE
01/14/15			0-Valid Sale	QC-Quit Claim Deed		NEUHURZ MATTHEW J
07/26/10						NEUHERZ MATTHEW J & REBEKAH S SIN

Property Factors

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

Legal Description

Parcel Tieback:
Range - Township - Section: - - -
Legal Descriptions:
C JONES
495
Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 280-15-00495-000-105

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

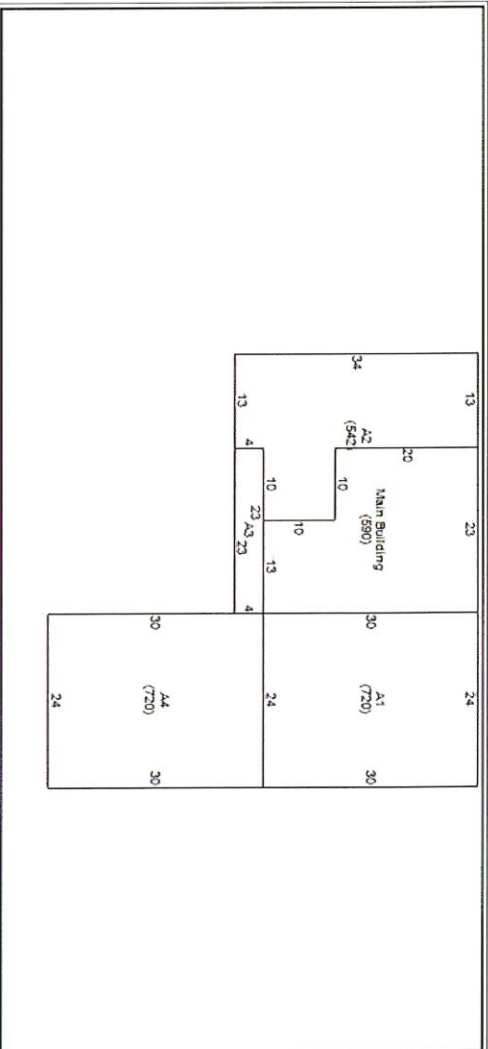
Story height	2	Total Rooms	8
Exterior Walls	6-Al/Inyl	Bedrooms	3
Style	06-Colonial	Family Rooms	1
Year Built	2003	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	6
Kitchen Remod		Total Fixtures	14
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	125
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	170,260	% Good	95
Plumbing	14,000	Market Adj	
Basement	0	Functional	
Heating	6,060	Economic	
Attic	0	% Complete	
Other Features	10,337	C&D Factor	
Subtotal	200,660	Adj Factor	1
		Additions	141,200
Ground Floor Area	590		
Total Living Area	2,442	Dwelling Value	331,830

Misc & Gross Building Values

Misc Building No 0 Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					590						
1	58	35			720						56,700
2	55	35			542						57,700
3		1			92						4,400
4					720						29,800

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s Cl Mt	2020		48x34	1,632	C	1	288	A	A			20,580
PR1-Porch, Ope	2020		x	400	C	1		A	A			8,610

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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