

Tax year 2025 BOR no. 2025-151
 County clark Date received 3/25/2026

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	<u>Anna Sparrow</u>	<u>714 Villa Rd 45503</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>937-215-0050</u> <u>asparrow61@hotmail.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	
7. Principal use of property <u>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
<u>220-03-0026-300</u>	<u>198,390</u>	<u>200,430</u>	<u>2040</u>
<u>-029</u>			
9. The requested change in value is justified for the following reasons:			
<u>only 1 bathroom</u> <u>no 1/2 bath</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 _____ 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 25 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 3-25-26 Complainant or agent (printed) Ana Sparrow Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 714 VILLA RD

Map ID: 220-03-00026-300-029

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

SPARROW ANN E

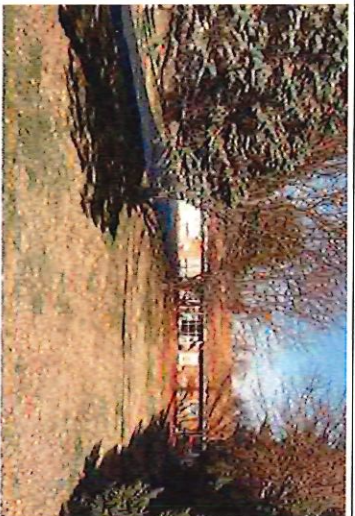
GENERAL INFORMATION

Routing No. FSW4-E1 003-00
 Class Residential
 Living Units 1
 Neighborhood 220R0033
 District
 Zoning
 Alternate Id
 Tax District Moorefield Township Neisd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



2200300026300029 12/8/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 125	439		51,420

Total Acres: 1.2598

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,000	51,420	51,420	0	51,420
Building	52,150	149,010	149,010	0	127,670
Total	70,150	200,430	200,430	0	179,090

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
09/26/24	JAL	10-Adv	3-Other
08/24/18	GBL	R-Review	3-Other
12/20/17	EFH	10-Adv	3-Other
11/07/11	JPH	2-Information At Door	1-Owner
01/16/06	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/11/18	90,000	2-Land & Building	2-Not Open Market
05/04/18			
09/21/12			

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 2-Medium
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 POLO HILLS ALL
 30
 Addl. Tieback:

Deed Reference Deed Type Grantor
 EX-Executor/S/Executrix De MUSIC JAMES A
 AF-Affidavit MUSIC CHARLES R
 AF-Affidavit MUSIC CHARLES R & NORDEAN

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Parcel Id: 220-03-00026-300-029

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Dwelling Information

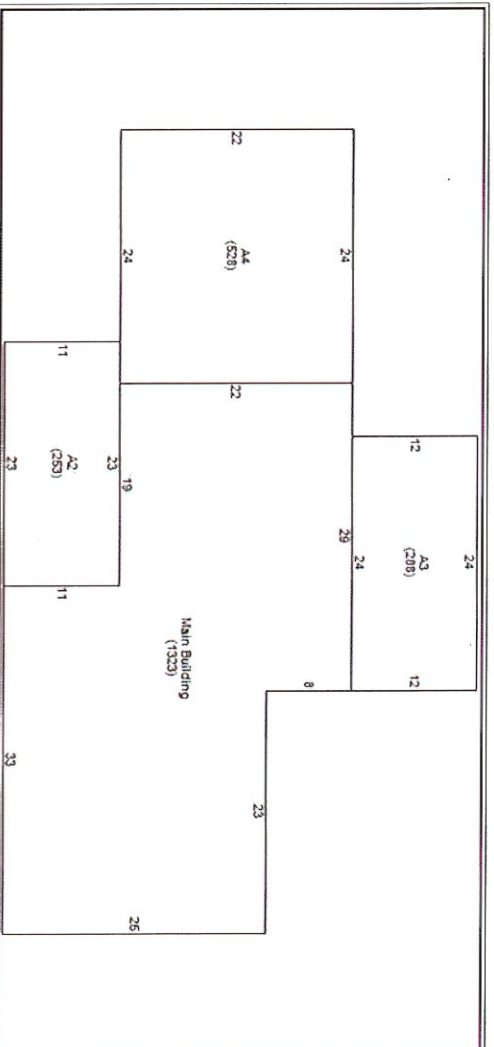
Story height	1	Total Rooms	4
Exterior Walls	2-Brick	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1952	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	B-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	216,970	% Good	60
Plumbing	3,400	Market Adj	
Basement	-13,300	Functional	
Heating	7,280	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	214,350	Adj Factor	1
		Additions	20,400
Ground Floor Area	1,323		
Total Living Area	1,323	Dwelling Value	149,010
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					1,323						
2		26			253						1,800
3		26	54		288						7,400
4		59M			528						24,800

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