



MAR 26 2026

Tax year 2025 BOR no. 2025-194  
County Clark Date received 3/26/26

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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property		Alyssa R. Watson & Matthew T. Watson	11219 Ayres Pike
2. Complainant if not owner			New Carlisle, OH 45344
3. Complainant's agent			
4. Telephone number and email address of contact person		937-508-7685 Matt.thomaswatson@gmail.com Alyssarnorman@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	
2500100028000003		11219 Ayres Pike, New Carlisle, Ohio 45344	
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
2500100028000003	\$350,000	\$388,180	-\$38,180
9. The requested change in value is justified for the following reasons: Recent Sale occurred just prior to 01/10/2023. Current owners purchased the Property from Mr. Robert Appenzeller's Trust for \$350,000 in an arms-length transaction. There was no prior history or relationship with Mr. Appenzeller. A recent sale is the best indicator of Full Market Value. See Terraza 8, L.L.C. v. Franklin Cty. Bd. of Revision, 2017-Ohio-4415			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 01/10/2023  
and sale price \$ 350,000 ; 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 N/A and total cost \$ N/A.

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 01/05/2026 Complainant or agent (printed) Matthew T. Watson Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 8<sup>th</sup> (Date) day of January (Month) 2026 (Year)

Notary 



**JULIE M. REEVES**  
Notary Public, State of Ohio  
My Commission Expires May 3, 2029

# Closing Disclosure

*This form is a statement of final loan terms and closing costs. Compare document with your Loan Estimate.*

Closing Information		Transaction Information		Loan Information	
Date Issued	12/05/2022	Borrower	Matthew T. Watson and Alyssa R. Watson 7218 Chadlake Drive Huber Heights, OH 45424	Loan Term	30 years
Closing Date	12/07/2022			Purpose	Purchase
Disbursement Date	12/07/2022			Product	Fixed Rate
Settlement Agent	Scout Title LTD	Seller	The Robert C. Appenzeller Trust Dated November 12, 1999, as Amended and Restated September 18, 2014 11219 Ayers Pike New Carlisle, OH 45344	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/>
File #	2022110375			Loan ID #	93635430
Property	11219 Ayers Pike New Carlisle, OH 45344	Lender	Wright-Patt Credit Union	MIC #	
Sale Price	\$350,000				

Loan Terms		Can this amount increase after closing?
Loan Amount	██████████	NO
Interest Rate	██████████	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	██████████	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		Years 1-30
Payment Calculation		
Principal & Interest		██████████
Mortgage Insurance	+	-
Estimated Escrow <i>Amount can increase over time</i>	+	██████████
<b>Estimated Total Monthly Payment</b>		██████████
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$529.01 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance  <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? <b>YES</b> <b>YES</b>

Costs at Closing	
Closing Costs	██████████ Includes ██████████ in Loan Costs + ██████████ in Other Costs. See page 2 for details.
Cash to Close	██████████ Includes Closing Costs. See Calculating Cash to close on page 3 for details.

## Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$709.00</b>				
01 % of Loan Amount (Points)					
02 Lender Doc Prep to Wright-Patt Credit Union	\$99.00				
03 Processing Fee to Wright-Patt Credit Union	\$235.00				
04 Underwriting Fee to Wright-Patt Credit Union	\$375.00				
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$681.85</b>				
01 Appraisal Fee to Wright-Patt Credit Union	\$140.00	\$400.00			
02 Credit Report Fee to Wright-Patt Credit Union	\$39.85				
03 Flood Certification to Wright-Patt Credit Union	\$9.00				
04 Tax Service Fee to Wright-Patt Credit Union	\$93.00				
05					
06					
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	<b>\$2,005.00</b>				
01 See Additional C.01 Items	\$275.00				
02 Title - Buyer Closing Fee to Scout Title LTD	\$0.00				
03 Title - Commitment Fee to Scout Title LTD	\$75.00				
04 Title - Deed Prep Fee to Scout Title LTD			\$95.00		
05 Title - Lender CPL to First American	\$40.00				
06 Title - Lender's Title Insurance to Scout Title LTD	\$1,000.00				
07 Title - Overnight Fee to Scout Title LTD	\$25.00				
08 Title - Search Fee to Scout Title LTD	\$200.00				
09 Title - Survey Fee to Schoff Surveying	\$285.00				
10 Title - Update and Recording Fee to Scout Title LTD	\$75.00				
11 Title - Wire Fee to Scout Title LTD	\$30.00				
12					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$3,395.85</b>				
Loan Costs Subtotals (A + B + C)	\$2,995.85	\$400.00			

## Closing Cost Details

Other Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>E. Taxes and Other Government Fees</b>	<b>\$282.50</b>				
01 Recording Fees Deed: \$202.00 Mortgage: \$42.00	\$282.00		\$42.00		
02 Auditor Parcel Transfer Tax Fee to Clark County Auditor	\$0.50				
03 Transfer Fee to Clark County Auditor			\$1,400.00		
<b>F. Prepays</b>	<b>\$5,790.40</b>				
01 Homeowner's Insurance Premium (12 mo.) to State Farm	\$1,662.00				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest (\$56.58 per day from 12/7/2022 to 1/1/2023)	\$1,434.00				
04 Property Taxes ( mo.)					
05 Tax Installment to Wright-Patt Credit Union	\$2,694.40				
<b>G. Initial Escrow Payment at Closing</b>	<b>\$1,058.02</b>				
01 Homeowner's Insurance \$138.51 per month for 3 mo.	\$415.53				
02 Mortgage Insurance					
03 Property Taxes \$390.50 per month for 3 mo.	\$1,171.50				
04					
05					
06					
07					
08 Aggregate Adjustment	-\$529.01				
<b>H. Other</b>	<b>\$0.00</b>				
01 Commission - Listing Agent to Coldwell Banker Heritage			\$10,500.00		
02 Commission - Selling Agent to Coldwell Banker Heritage			\$7,000.00		
03 Memorandum of Trust Document Prep to TDH Law			\$100.00		
04 Pest Control Treatment to A-1 Able Pest Doctor			\$454.00		
05 Radon Mitigation System to Environmental Doctor			\$1,300.00		
06					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$7,130.92</b>				
Other Costs Subtotals (E + F + G + H)	\$7,130.92				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$10,526.77</b>				
Closing Costs Subtotals (D + J)	\$10,126.77	\$400.00	\$20,891.00		
Lender Credits					

**Calculating Cash to Close**

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$0		YES
Closing Costs Paid Before Closing	\$0	-\$400.00	YES
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$0		YES
Deposit	\$0	-\$1,000.00	YES
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$1,845.75	YES
Cash to Close	\$0		

**Summaries of Transactions**

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION				SELLER'S TRANSACTION			
<b>K. Due from Borrower at Closing</b>				<b>M. Due to Seller at Closing</b>			
			<b>\$360,126.77</b>				<b>\$350,000.00</b>
01	Sale Price of Property		\$350,000.00	01	Sale Price of Property		\$350,000.00
02	Sale Price of Any Personal Property Included in Sale			02	Sale Price of Any Personal Property Included in Sale		
03	Closing Costs Paid at Closing (J)		\$10,126.77	03			
04				04			
<b>Adjustments</b>				<b>Adjustments for Items Paid by Seller in Advance</b>			
05				05			
06				06			
07				07			
<b>Adjustments for Items Paid by Seller in Advance</b>				<b>Adjustments for Items Paid by Seller in Advance</b>			
08	City/Town Taxes			09	City/Town Taxes		
09	County Taxes			10	County Taxes		
10	Assessments			11	Assessments		
11				12			
12				13			
13				14			
14				15			
15				16			
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>				<b>N. Due from Seller at Closing</b>			
							<b>\$22,736.75</b>
01	Deposit			01	Excess Deposit		
02	Loan Amount			02	Closing Costs Paid at Closing (J)		
03	Existing Loan(s) Assumed or Taken Subject to			03	Existing Loan(s) Assumed or Taken Subject to		
04				04	Payoff of First Mortgage Loan		
05	Seller Credit			05	Payoff of Second Mortgage Loan		
<b>Other Credits</b>				<b>Other Credits</b>			
06				06			
07				07			
<b>Adjustments</b>				<b>Adjustments for Items Unpaid by Seller</b>			
08				08	Seller Credit		
09				09			
10				10			
11				11			
<b>Adjustments for Items Unpaid by Seller</b>				<b>Adjustments for Items Unpaid by Seller</b>			
12	City/Town Taxes			14	City/Town Taxes		
13	County Taxes	07/01/22 to 12/07/22	\$1,845.75	15	County Taxes	07/01/22 to 12/07/22	\$1,845.75
14	Assessments			16	Assessments		
15				17			
16				18			
17				19			
<b>CALCULATION</b>				<b>CALCULATION</b>			
Total Due from Borrower at Closing (K)				Total Due to Seller at Closing (M)			
				\$350,000.00			
Total Paid Already by or on Behalf of Borrower at Closing (L)				Total Due from Seller at Closing (N)			
				-\$22,736.75			
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower				Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller			
				\$327,263.25			

## Additional Information About This Loan

### Loan Disclosures

#### Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

#### Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

#### Late Payment

If your payment is more than \_\_\_\_\_ days late, your lender will charge a late fee of \_\_\_\_\_.

#### Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and, your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

#### Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.
- If this loan is sold, your new lender may have a different policy.

#### Security Interest

You are granting a security interest in 11219 Ayers Pike, New Carlisle, OH 45344.

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

#### Escrow Account

**For now,** your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$6,349.12	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes</i> <i>Homeowner's Insurance</i>
Non-Escrowed Property Costs over Year 1	\$0.00	Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.
Initial Escrow Payment	\$1,058.02	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$529.01	The amount included in your total monthly payment.

- will not have an escrow account because  you declined  your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

#### No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

#### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

**Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
<b>Finance Charge.</b> The dollar amount the loan will cost you.	
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

**Other Disclosures**

**Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

**Contract Details**

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

**Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

**Refinance**

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

**Tax Deductions**


If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

**Contact Information**

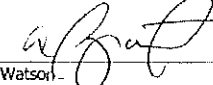
Name	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
	Wright-Patt Credit Union		Coldwell Banker Heritage	Coldwell Banker Heritage	Scout Title LTD
Address	OH				113 West Columbus Avenue Bellefontaine, OH 43311
NMLS ID					
OH License ID			0700333098	0700333098	972031
Contact					Jess Jenkins
Contact NMLS ID					
Contact OH License ID					
Email					jessica.jenkins@scouttitle.com
Phone					

**Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

  
Matthew T. Watson

12-7-22  
Date

  
Alyssa R. Watson

12-7-22  
Date

**Scout Title LTD**  
**ALTA Universal ID:**  
**113 West Columbus Avenue**  
**Bellefontaine, OH 43311**

File No./Escrow No.: 2022110375  
 Print Date & Time: December 06, 2022 10:10 am  
 Officer/Escrow Officer: Jess Jenkins  
 Settlement Location: 113 West Columbus Avenue  
 Bellefontaine, OH 43311  
 Property Address: 11219 Ayers Pike  
 New Carlisle, OH 45344  
 Borrower: Matthew T. Watson and Alyssa R. Watson  
 7218 Chaliake Drive  
 Huber Heights, OH 45424  
 Seller: The Robert C. Appenzeller Trust Dated November 12,1999, as Amended and Restated September  
 18, 2014  
 11219 Ayers Pike  
 New Carlisle, OH 45344  
 Lender: Wright-Patt Credit Union  
 Settlement Date : December 07, 2022  
 Disbursement Date : December 07, 2022

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	350,000.00	Sale Price of Property	350,000.00	
		Deposit		
		Loan Amount		
		<b>Prorations/Adjustments</b>		
1,845.75		County Taxes 07/01/22-12/07/22		1,845.75
		<b>Loan Charges to Wright-Patt Credit Union</b>		
		Lender Doc Prep	99.00	
		Processing Fee	235.00	
		Underwriting Fee	375.00	
		Appraisal Fee \$400.00 paid outside closing by Borrower	140.00	
		Credit Report Fee	39.85	
		flood Certification	9.00	
		Tax Service Fee	93.00	

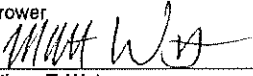
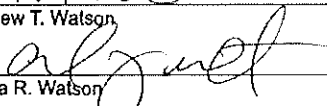
Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to Wright-Patt Credit Union (continued)</b>		
		Prepaid Interest \$56.58 per day from 12/07/22 to 01/01/23 Wright-Patt Credit Union	1,434.00	
		Tax Instalment	2,694.40	
		<b>Other Loan Charges</b>		
		Survey Fee to Scholl Surveying	285.00	
		<b>Impounds</b>		
		Homeowner's Insurance to Wright-Patt Credit Union 3.000 Months at \$138.51/month	415.53	
		Property Taxes to Wright-Patt Credit Union 3.000 Months at \$390.50/month	1,171.50	
		Aggregate Adjustment to Wright-Patt Credit Union		529.01
		<b>Title Charges and Escrow/Settlement Charges</b>		
		OH-112: Deletion of General Exception for Mechanics' Lien (No Risk of loss, No Ongoing Cons to Scout Title LTD	150.00	
		OH ALTA Endorsement 8.1-06 (EPL & Survey) to Scout Title LTD	125.00	
		Lender CPL to First American	40.00	
		Buyer Closing Fee to Scout Title LTD	0.00	
		Wire Fee to Scout Title LTD	30.00	
		Search Fee to Scout Title LTD	200.00	
		Update and Recording Fee to Scout Title LTD	75.00	
		Commilment Fee to Scout Title LTD	75.00	
95.00		Daed Prep Fee to Scout Title LTD		
		Overnight Fee to Scout Title LTD	25.00	
		Lender's Title Insurance to Scout Title LTD Coverage: <span style="background-color: black; color: black;">XXXXXXXXXX</span> Premium: Version: ALTA Loan Policy (06/17/06)	1,000.00	
		<b>Commissions</b>		
10,500.00		Commission - Listing Agent to Coldwell Banker Heritage		
7,000.00		Commission - Selling Agent to Coldwell Banker Heritage		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Government Recording and Transfer Charges</b>		
42.00		Recording Fees to Clark County Recorder	282.00	
		Auditor Parcel Transfer Tax Fee to Clark County Auditor	0.50	
1,400.00		Transfer Fee to Clark County Auditor		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to State Farm 12 months	1,662.00	
100.00		Memorandum of Trust Document Prep to TDH Law		
1,300.00		Radon Mitigation System to Environmental Doctor		
454.00		Pest Control Treatment to A-1 Able Pest Doctor		
Seller			Borrower	
Debit	Credit		Debit	Credit
22,736.75	350,000.00	<b>Subtotals</b>	360,655.78	
		<b>Due from Borrower</b>		
327,263.25		<b>Due to Seller</b>		
350,000.00	350,000.00	<b>Totals</b>	360,655.78	

**Acknowledgement**

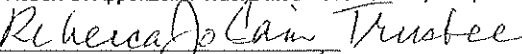
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Scout Title LTD to cause the funds to be disbursed in accordance with this statement.

Borrower

  
 Matthew T. Watson  
  
 Alyssa R. Watson

Seller

The Robert C. Appenzeller Trust Dated November 12, 1999, as Amended and Restated September 18, 2014

BY:   
 Rebecca Jo Cain, Successor Trustee of The Robert C. Appenzeller Trust Dated November 12, 1999, as Amended and Restated September 18, 2014

  
 Jess Jenkins

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 11219 AYRES PIKE

Map ID: 250-01-00028-000-003

LUC: 511-SINGLE FAMILY, 0-9.999 AC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

WATSON ALYSSA RENA & MATTHEW THOMAS

**GENERAL INFORMATION**

Routing No. KNW2-00 030-00  
 Class Residential  
 Living Units 1  
 Neighborhood 250R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Pike Township Nwisd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:  
 F0-Fema Flood Zone 0%-25%



2500100028000003 11/24/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000 0-Flooding	-5	43,890
A-Undeveloped	AC	2.9400		33,960
A-Right Of Way	AC	.4900		

Total Acres: 4.43 Legal Acres: 4.4300 NBHD Fact: 1.0000

**Entrance Information**

Date	ID	Entry Code	Source
10/29/24	KQ	10-Adv	3-Other
08/22/18	CPS	R-Review	3-Other
12/14/17	ANM	10-Adv	3-Other
09/24/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
12/17/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	27,250	77,850	77,850	0	77,850
Building	108,620	310,330	310,330	0	287,540
Total	135,870	388,180	388,180	0	365,390

Value Flag 1-COST APPROACH  
 Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied N

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/10/23	350,000	2-Land & Building	0-Valid Sale	TD-Trustee'S Deed		APPENZELLER ROBERT C TRUSTEE
05/26/22		2-Land & Building	R-Related	AF-Affidavit		APPENZELLER ROBERT C APPENZELLER ROBERT C & PHYLLIS JO/ APPENZELLER CHARLES
04/27/22						
09/15/94						

**Property Factors**

Topo: 4-Rolling  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 03 - 28  
 Legal Descriptions:  
 PT N W QR  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

Situs : 11219 AVRES PIKE

Parcel Id: 250-01-00028-000-003

LUC: 511-SINGLE FAMILY, 0-9.999 AC L

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CLARK COUNTY**

**Dwelling Information**

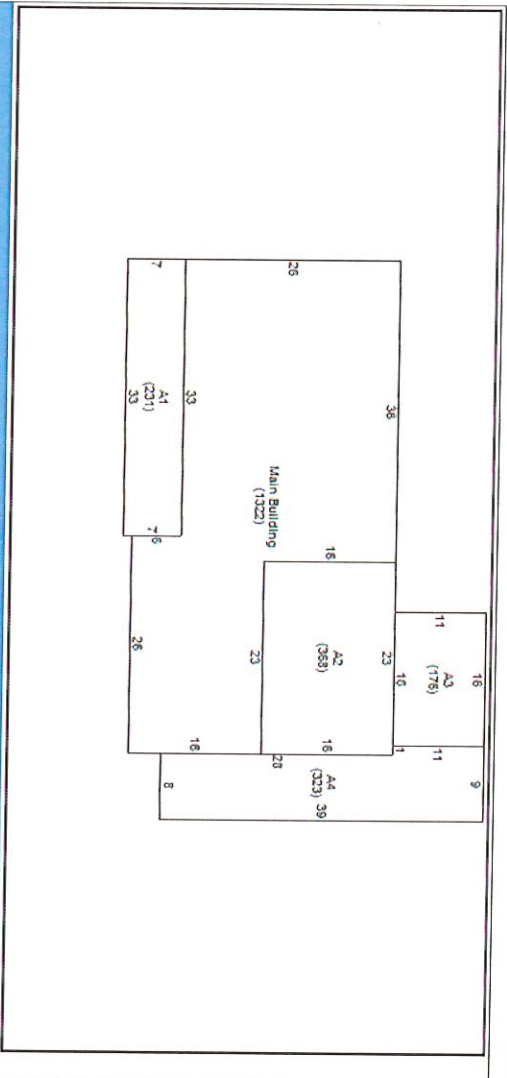
Story height	1	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	10-Log	Family Rooms	1
Year Built	2001	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	9
Bath Remod			
Basement	6--5 Bsmt/5 Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	600
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	B-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	204,500	% Good	83
Plumbing	6,700	Market Adj	
Basement	-3,580	Functional	
Heating	7,280	Economic	
Attic	0	% Complete	
Other Features	38,443	C&D Factor	1
Subtotal	253,340	Adj Factor	1
		Additions	82,400
Ground Floor Area	1,322		
Total Living Area	2,142	Dwelling Value	292,670
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Gr	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,322							
1		1			231	B	2001					12,100
2		55	35	40	368	B	2001					59,600
3		55	35		176	B	2001					20,300
4			25		323	B	2001					7,300

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2001		32x24	768	B	1		A	A			17,660

**Condominium / Mobile Home Information**

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