

MAR 27 2026

Tax year 2025 BOR no. 2025-197
County Clark Date received 3/27/2026

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	STEVEN M. & MARY L. Nichols	4114 N. URBANA LISBON RD. S. VIENNA VA 245369	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-346-7478			
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	
280-15-08333-000-036		4114 N. URBANA LISBON ROAD	
7. Principal use of property PRIMARY residence			
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
280-15-08333-000-036	87,000.00	136,950.00	49,950.00
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 \$ _____.

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 03/27/2026 Complainant or agent (printed) STEVEN M. NICHOLS Title (if agent) _____

Complainant or agent (signature) Steven M. Nichols

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

Notary _____

S. Nichols

HOUSE HAS LEAKS IN ROOF IN A FEW PLACES.

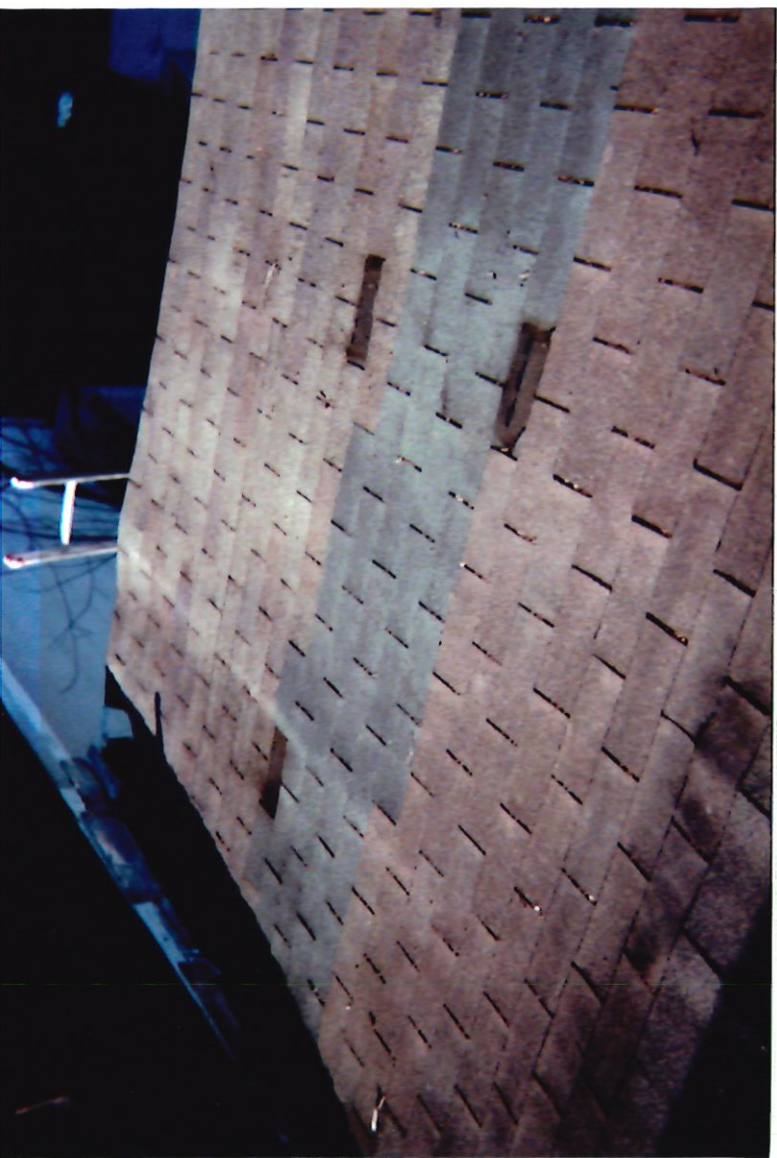
OUT building in POOR CONDITIONS.

CONCRETE HAS CRACKS IN SIDEWALKS
AND IN FRONT OF GARAGE AND IN ALL THE
BUILDING FLOORS SOME HALF INCH WIDE.

NEED NEW ROOFS ON SOME BUILDINGS
AND RUSTY METAL ROOFS NEED COATED.

NOTHING ^{OUTSIDE} DONE TO THE HOUSE AND
BUILDINGS SINCE WE BOUGHT IT IN
JULY OF 2014.

THE HOUSE TAX WENT UP FOR THIS
YEAR 39.4% HIGHER.













CEILING LEAKS



































































Roofing from
LAST storm



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4114 N URBANA-LISBON RD

Map ID: 280-15-08333-000-036

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

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

NICHOLS STEVEN M & MARY L

GENERAL INFORMATION

Routing No. PNW5-00 032-00
 Class Residential
 Living Units 1
 Neighborhood 280R0000
 District
 Zoning
 Alternate Id
 Tax District Pleasant Township Neisd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



2801508333000036 12/2/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000 4-Shape Or Size	-25	34,430
A-Right Of Way	AC	.1200		
A-Undeveloped	AC	.4700		4,190

Total Acres: 1.59 Legal Acres: 1.5900 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,520	38,620	38,620	0	38,620
Building	34,420	98,330	98,330	0	75,510
Total	47,940	136,950	136,950	0	114,130

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

Entrance Information

Date	ID	Entry Code	Source
11/06/24	EB	10-Adv	3-Other
08/22/18	RVT	R-Review	3-Other
11/29/17	AKF	10-Adv	3-Other
10/31/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
03/06/14	LA	7-Quality Check	

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/31/13	COUNTY	FD CK			Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/16/14	57,500	2-Land & Building	2-Not Open Market
10/21/13	46,900	2-Land & Building	2-Not Open Market
09/09/13	78,000	2-Land & Building	S-Sheriff
02/24/06	112,000		

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		BURNETT THOMAS E
SD-Sheriff's Deed		US BANK NATIONAL ASSOCIATION SCHMIDT ROBERT F FEDERAL NATIONAL MORTGAGE ASSOC

Property Factors

Topo: 4-Rolling
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 3-Heavy

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section:
 Legal Descriptions:
 COLLIER & TURK
 8333

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 4114 N URBANA-LISBON RD

Parcel Id: 280-15-08333-000-036

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

Card: 1 of 1

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CLARK COUNTY
Printed: 03/31/26

Dwelling Information

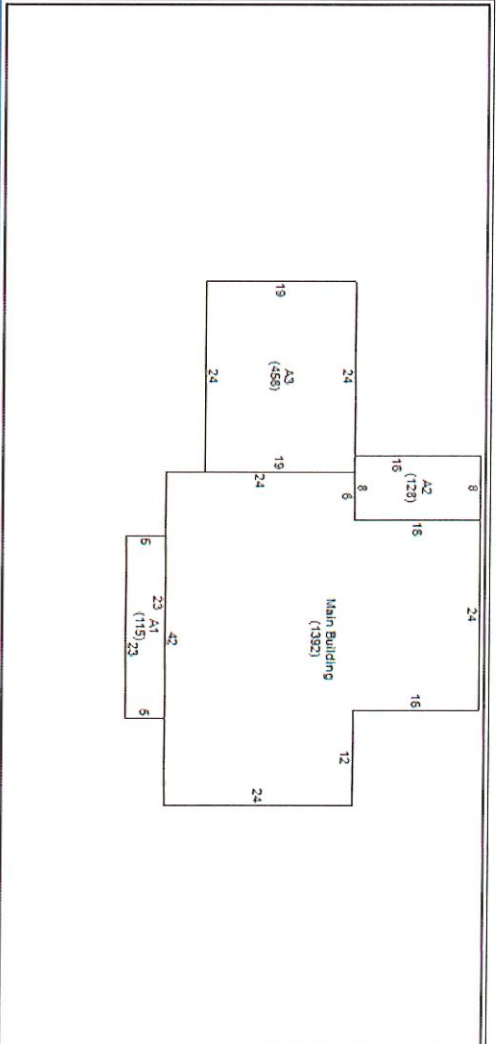
Story height	1	Total Rooms	5
Exterior Walls	6-AlV/nyl	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1964	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-	Functional	
CDU	PR-POOR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	172,410	% Good	47
Plumbing		Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	172,410	Adj Factor	1
		Additions	11,800
Ground Floor Area	1,392		
Total Living Area	1,392	Dwelling Value	92,830
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					1,392						
1		1			115						4,900
2		1			128						5,400
3		59			456						14,800

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s CI Mt	1965		44x12	528	C	1		P	P			2,000
RG1-Det Garage	1967		26x20	520	D	1		P	P			3,160
AL1-1s Lean To	1967		26x8	208	C	1		P	P			340

Condominium / Mobile Home Information

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