

Tax year 2022 BOR no. 2022-030
 County Clark Date received FEB - 2 2023

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 Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

JOHN S. FEDERER
AUDITOR

	Name	Street address, City, State, ZIP code	
1. Owner of property	Thomas + Jody Lambert	4720 Jeremy, Springfield, OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-776-5140 tjnlamb@aol.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	
180-11-00030-404-016		4694 Jeremy Ave, Springfield, OH 45502	
7. Principal use of property Provides extra space to connect lot with house			
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
180-11-00030-404-016	\$20,000	\$50,430	\$30,430
9. The requested change in value is justified for the following reasons: No land in the neighborhood has sold for what the current value is estimated to be. Please see attached sheet for actual land transactions in area.			

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 1/27/23 Complainant or agent (printed) Thomas Lambert Title (if agent) N/A

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27th day of JANUARY, 2023
(Date) (Month) (Year)

Notary 



PATRICK DEMICK
Notary Public, State of Ohio
My Commission Expires:
August 12, 2026

COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY

SALE DATE	ADDRESS	SALE PRICE	COMMENTS
Q4 2017 / Q1 2018	9 Lots in Echo Hills Sold	\$10,000	Baseline prices
Jun-18	4642 Jeremy Ave.	\$20,000	
Mar-19	4755 Jeremy Ave	\$20,000	
May-19	4800 Sullivan Dr.	\$34,000	Backs up to wooded are (no back neighbors)
Aug-19	4820 Riley Dr.	\$20,000	
Oct-19	4664 & 4686 Jeremy Ave.	\$35,000	Two lots - effective cost / lot = \$17,500
Jan-20	4616 Jeremy Ave.	\$15,000	
Jun-20	4750 Riley Rd.	\$30,000	Corner lot (larger property)
Jun-21	4641 Sullivan Rd.	\$29,500	Backs up to wooded are (no back neighbors)