

FILED  
CLARK COUNTY AUDITOR

Tax year 2022  
County Clark

BOR no. 2022-079  
Date received 3/10/23

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.

MAR 10 2023

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2  
 JOHN S. FEDERER  
 AUDITOR  Original complaint  Counter complaint  
 Notices will be sent only to those named below.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
987-390-3111 mranginwala@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		
340-03-00031-105-017			2671 Kilkenny Court, Springfield OH 45503		
7. Principal use of property					
Home - 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		
	650,000	973,050			
9. The requested change in value is justified for the following reasons:					
Comparing these 3 properties sold, the valuation should be close to \$650,000 as property values have gone down in the past 6-8 mths.					

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

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JOHN S. FEDERER  
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.

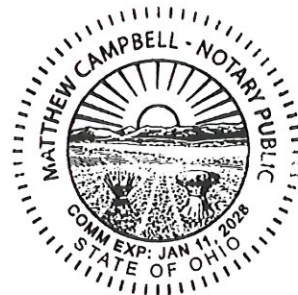
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

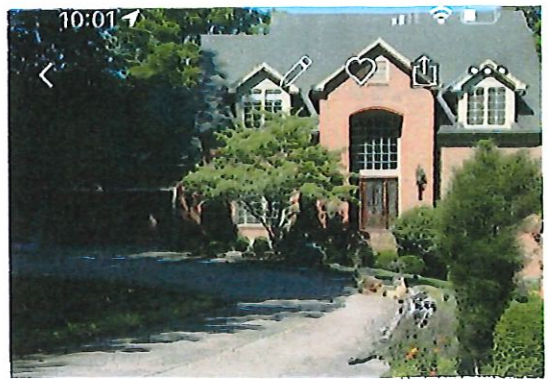
Date 3/6/23 Complainant or agent (printed) ZEEBA RANGINWALA Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Zeeba Ranginwala

Sworn to and signed in my presence, this 6<sup>th</sup> day of March 2023  
(Date) (Month) (Year)

Notary Matthew Campbell





4 bds 4 ba 4,358 sqft  
2629 Dunhollow Dr, Springfield, OH 45503  
● Sold: \$620,000 Sold on 07/29/22



5 bds 5 ba 6,737 sqft  
420 Roscommon Dr, Springfield, OH 45503  
● Sold: \$650,000 Sold on 04/02/21



5 bds 6 ba 7,189 sqft  
2642 Killkenny Ct, Springfield, OH 45503  
● Sold: \$545,000 Sold on 06/19/20

