

Tax year 2022 BOR no. 2022-081  
 County Clark Date received 3/15/23

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.  
 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	<i>Saron M. McLaughlin</i>	<i>205 Seaver St. Springfield, OH 45506</i>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<i>(937) 324-5198 skund@wph.rr.com</i>			
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	
<i>300-06-00022-100-005</i>		<i>4261 New Carlide Pk Springfield, OH 45504</i>	
7. Principal use of property <i>Family Home</i>			
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
<i>300-06-00022-100-005</i>	<i>70,000-</i>	<i>100,590-</i>	<i>-30,590</i>
9. The requested change in value is justified for the following reasons:			
<i>See attached pages.</i>			

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 15 2023

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.

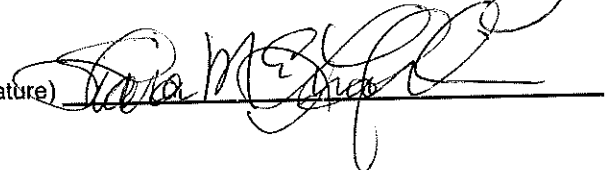
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/13/23 Complainant or agent (printed) Sharon McLaughlin Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

FILED  
CLARK COUNTY AUDITOR

MAR 13 2023

JOHN S. FEDERER  
AUDITOR

I bought this house 4 years ago because my daughter and her family had outgrown their house on West Main St. and because she adored this house. She and her husband loved the idea of living "out in the county", with neighbors not being close enough to watch their television from their own homes.

Our agreement has been that they pay all expenses associated with the property and in 10 years I will sign it over to them.

They (and I) have been stunned at the cost to just keep this house running, not making it better or even fixing things that need fixed but can wait.

They've had their septic system pumped four times already, had a well service "shock" their well twice and replaced a well pump and a well tank.

They've had to buy an endless supply of water softener salt, filters, septic cleaners and other things I personally had no knowledge about before this journey started. They are continually battling mice and roaches getting into this house. All of these things keep draining their available resources.

They've had to buy new water heaters, washing machines, dishwashers and even a water softener because of the water in this house.

Their transportation costs have risen (gasoline, tires and auto repairs) partially because of living so far out. Of course they have to pay for trash service, but their house insurance has gone up considerably from their house in town and now in one year their taxes have doubled.

This house/property is not worth more than it was 4 years ago, but it certainly is not worth more than twice as much as we paid for it.

Sharon M McLaughlin

A handwritten signature in black ink, appearing to read "Sharon M McLaughlin", written over the typed name above it.

- A. Front porch roof ceiling rusting, pillars rusting from bottom
- B. Roof around chimney buckling, leaking in channel below chimney
- C. Roof buckling
- D. Gutter in disrepair
- E. Small shed attached to garage falling apart
- F. Gutters and roof in bad shape
- G. Siding not in good shape
- H. Back deck has been partially demo-ed,
- I. but not replaced/repared
- J. Broken window in front bedroom
- K. Indicative of bad ceiling throughout the house
- L. Exposed insulation in small
- M. utility room
- N. Entrance to basement is thru a trap door in the *floor*
- O. Steps to basement
- P-Q. The basement often floods. Other than pipes for water in the house, there is only a sump pump for the flooding. It stays too wet for the furnace or anything else down there

