

MAR 30 2023

Tax year 2022 BOR no. 2022 218
County Clark Date received 3/30/23

DTE 1
Rev. 12/22

JOHN S. FEDERER
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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Patrick J + Kristy L Gnan	2429 Old Mill Rd Springfield OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-206-4119 Patrick5080@yahoo.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	
180-06-00020-000-039		2429 Old Mill Rd Springfield, OH 45502	
7. Principal use of property Residential			
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
180-06-00020-000-039	\$230,000	\$340,010	\$110,010
9. The requested change in value is justified for the following reasons: House was purchased March 2017 with no updating at the time. The valuation of the market value has went up in 3 years with no updates. The 3 comp values attached show sold within the past years with significant updates selling for overall the same value as the building value. House & property are also next to a cell tower, within fall line, and major highway traffic. Floor original; estimate 25K. Flooring carpet original, kitchen fixtures. Please adjust value to overall 230,000			
10. Was property sold within the last three years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.

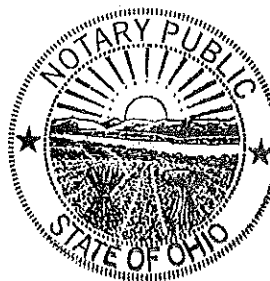
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-30-23 Complainant or agent (printed) Kristy L Enau Title (if agent) _____

Complainant or agent (signature) Kristy L Enau

Sworn to and signed in my presence, this 30th day of March 2023
(Date) (Month) (Year)

Notary Michelle A. Weston



Michelle A Weston, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2023

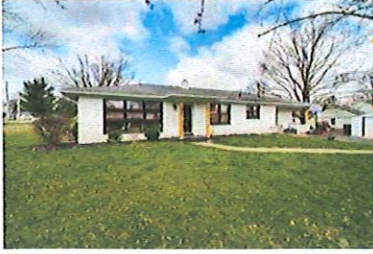
Compl

503 Candace Dr Springfield Township, OH 45504

Sold 07/01/2022
County: Clark

Listing #: 860220
Cross St:

List Price: \$245,000
Sold Price: \$249,500



Prop Type: Residential
Subdivision: Victoria Villa Add
Beds: 5
Baths: 2 (2 0)
Yr Built: 1956
Parcel ID: 3000600023304008
School Dist: Clark-Shawnee
CDOM: 98
Agent Owned: No

Sub Type: Single Family

Appx SqFt: 2,032/Assessor's Data
Price/SqFt: 122.79
Lot SqFt: 22,575
Lot Acres: 0.52
Lot Sz Src: Assessor's Data

Lot

Remarks

Directions: Vale Rd to Grange Hall on corner

Prop Desc: This beautiful five-bedroom, two-bath single-story ranch home is located in the Clark Shawnee School district in Springfield Township. The kitchen and bathrooms were completely remodeled. The air conditioning system was installed in 2019. Two sump pumps were installed in June of 2021. Brand new water softener system! It has a full house filtration put in 5 months ago with a reverse osmosis to the refrigerator and the sink. The addition to the house was added back in 2010 with a roof to match the original construction. This home also has a full unfinished basement that could easily be converted into additional living space. The deck on this property is massive, as is the corner lot it sits on. You must see it in person to appreciate it.

Agt Rmrks: Please download all disclosures. Please lock all doors and please do not let the cat out. Thank you. Please contact John Clark at 937-369-7876 or Youragentjohnclark@gmail.com with any questions, comments & offers.

Legal Desc: VICTORIA VILLA ADD ALL 40

Listing Information

Agent: John Clark (Clarkjohn109)
Agent Email: YourAgentJohnClark@gmail.com
Office: eXp Realty (EXPR06)
Agrmnt Type: Exclusive Right
Buyer Broker: 3.00%
Listing Date: 03/29/2022
Original Price: \$250,000
Show Instr/Ph: Use showing time link.
LockBox
LockBox Location: Front Door

Primary: (937) 369-7876 Fax:
Office Ph: (866) 212-4991 Fax:
Sub Agency:
DOM: 98 Trans Type: Sale
Entry Date: 03/29/2022 CommCode:
Expire Date:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	22 x 12	1ST	Kitchen	22 x 12	1ST	Family Room	15 x 12	1ST
Primary Bedroom	15 x 11	1ST	Bedroom	14 x 12	1ST	Bedroom	13 x 11	1ST
Bedroom	12 x 12	1ST	Bedroom	12 x 11	1ST			
FB Level 1: 2	FB Level 2: 0	FB Level 3:	FB Level 4:	FB Lower Level: 0	FB Lwr Level/Bsmt:			
HB Level 1: 0	HB Level 2: 0	HB Level 3:	HB Level 4:	HB Lower Level: 0	HB Lwr Level/Bsmt:			

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$1,188
Assessments: Of Record
Lot Dim: 129x175
LConditions:
Homestead Exempt:
Public Viewable: Yes
Adaptations:
Bus Dist to Trns:
Last Remodeled:

Property Information

Age:
Occupancy: At Closing
Construction: Brick, Vinyl
Fireplace:
Heat System: Forced Air, Natural Gas
Appliances: Range, Refrigerator, Water Softener
Style:
Garage: None
Utilities: 220 Volt Outlet, Natural Gas, Septic, Well
Easements: Of Record
Inside Features: Gas Water Heater, High Speed Internet, Paddle Fans, Smoke Alarm(s)
Kitchen Features: None/Other
Outside Features: Fence
Avail Financing: Conventional, FHA, VA
Levels: 1 Story
Basement: Full, Unfinished
Zoning: Residential
Cooling: Central
Total Rooms: 8
Flood Insurance:
Windows:

Selling Information

SP%LP: 101.84%
Financing: VA
Selling Agent: Christopher Howard
Selling Co-Agent:
Pending Date: 06/02/2022
Comments:
Selling Office: Clover Circle
Selling Co-Office:



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424 W Possum Rd Springfield Township, OH 45506

Sold 06/22/2022

County: Clark

Listing #: 865152

Cross St:

List Price: \$265,000

Sold Price: \$265,000



Prop Type: Residential
Subdivision: Warners Add
Beds: 3
Baths: 2 (2 0)
Yr Built: 1955
Parcel ID: 3000600002406007
School Dist: Clark-Shawnee
CDOM: 23
Agent Owned: No

Sub Type: Single Family

Appx SqFt: 1,904/Assessor's Data
Price/SqFt: 139.18
Lot SqFt: 30,056
Lot Acres: 0.69
Lot Sz Src: Assessor's Data

Remarks

Directions: From I-70 exit 52A go south on Rt 68. Turn west onto Fairfield Pke. Then turn south onto S. Yellow Springs St. ; Turn west onto W Possum Rd. House is approx 1 mi on the left.
Prop Desc: Spacious 4 BR / 2 ba ranch style home offering plenty of room for family get-togethers both inside and out on its .69 acre lot. The home features an interior breezeway that is suitable for a recreation room, formal dining room, or a comfy gathering room leading to a large 3 -car attached garage / workshop with an auxiliary overhead door leading to the large back yard. Underground fencing and transmitter for containing your dog(s) is a plus. Above ground pool / deck stays. A partially finished full basement adds to the 1,904 sq ft of living area. Septic system serviced and inspected March 2022. Easy access to I-70, Rts 68 and 72. Hardwood floors. Occupancy available at closing.
Agt Rmrks: Please submit offers to stevecrank@kw.com. Offers will be reviewed daily.
Legal Desc: PT S E QR

Listing Information

Agent: Steven Crank (CRANKSTEV109)
Agent Email: Steve@stevecrank.com
Office: Keller Williams Home Town Rlty (KWHOT01)
Agrmnt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 06/01/2022
Original Price: \$265,000
Show Instr/Ph:
LockBox
LockBox Location

Primary: (937) 572-0834 **Fax:**
Office Ph: (937) 890-9111 **Fax:** (937) 890-6111
Sub Agency:
DOM: 23 **Trans Type:** Sale
Entry Date: 06/01/2022 **CommCode:**
Expire Date:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Bedroom	13 x 15	1ST	Bedroom	10 x 12	1ST	Bedroom	10 x 12	1ST
Family Room	20 x 15	1ST	Dining Room	14 x 9	1ST	Kitchen	13 x 11	1ST
Great Room	24 x 12	1ST	Entry Room	19 x 12	1ST			
FB Level 1: 2	FB Level 2: 0	FB Level 3:	FB Level 4:	FB Lower Level: 0	FB Lwr Level/Bsmt:			
HB Level 1: 0	HB Level 2: 0	HB Level 3:	HB Level 4:	HB Lower Level: 0	HB Lwr Level/Bsmt:			

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$1,411
Assessments: 1.00
Lot Dim: 100' x 288'
LConditions:
Homestead Exempt:
Public Viewable: Yes
Adaptations:
Bus Dist to Trns:
Last Remodeled:

Property Information

Occupancy: At Closing
Construction: Aluminum, Brick
Fireplace:
Heat System: Forced Air, Natural Gas
Appliances: Cooktop, Dishwasher, Microwave, Refrigerator, Rent Water Softener, Wall Oven
Style: Ranch
Garage: 3 Car, Attached, Opener
Utilities: 220 Volt Outlet, Natural Gas, Septic, Well
Inside Features: Gas Water Heater, High Speed Internet, Paddle Fans, Walk in Closet
Outside Features: Above Ground Pool, Cable TV, Deck, Patio, Storage Shed
Levels: 1 Story
Basement: Full, Semi-Finished
Zoning: Residential
Cooling: Central
Total Rooms: 8
Flood Insurance:

Selling Information

SP%LP: 100.00%
Financing: Cash
Selling Agent: Steven Crank
Selling Co-Agent:
Pending Date: 06/01/2022
Comments:
Selling Office: Keller Williams Home Town Rlty
Selling Co-Office:



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3350 Fairfield Pike Mad River Township, OH 45502

Sold 10/12/2022

County: Clark

Listing #: 873946

Cross St:

List Price: \$329,000

Sold Price: \$320,000



Prop Type: Residential
Subdivision: Mrs
Beds: 3
Baths: 2 (2 0)
Yr Built: 1968
Parcel ID: 1801100018000007
School Dist: Greenon
CDOM: 21
Agent Owned: No

Sub Type: Single Family

Appx SqFt: 2,054/Assessor's Data
Price/SqFt: 155.79
Lot SqFt: 68,824
Lot Acres: 1.58
Lot Sz Src: Assessor's Data

Remarks

Directions: Enon-Xenia Pike to left on Wilkerson Rd. to Fairfield Pike
Prop Desc: This 2054 sq ft. home offers 3 bedrooms, 2 baths and full basement surrounded by woods with gorgeous views from every direction! MANY updates to enjoy including new screened porch and deck 2022, stainless steel liners on fireplaces, beautiful hardwood flooring throughout, dishwasher and water heater to name a few... Kitchen offers oak cabinets w/pass thru to family room and is open to dining area. Huge family room offers fantastic views along with a wood-burning FB for these cold months ahead. Office has many built ins and could also be converted into a 4th bedroom. Master bedroom offers a master bath and double closets. Living room offers a 2nd wood-burning FP with gorgeous stone wall and hearth. The huge basement has lots of storage & new sump pump. Endless possibilities for this one! Extra-large 2 car garage has 2 work areas w/extra storage and new insulated garage door w/opener 2022. Large fenced-in area. Excellent location with easy commute to Dayton and Wright Patterson AFB. Three miles to I-70. Sellers took excellent care of this one! Greenon local schools.

Agt Rmrks: A completed list of updates to be provided.

Legal Desc: W PT S W QR (TRACT 7)

Listing Information

Agent: Kathleen S Jackson (jackskath109)
Agent Email: kjackson15@woh.rr.com
Office: Howard Hanna Real Estate Serv (HERL02)
Agrmnt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 09/21/2022
Original Price: \$329,000
Show Instr/Ph: Showingtime 1-800-746-9464/1-800-746-9464
LockBox
LockBox Location

Primary: (937) 864-5889 Fax:
Office Ph: (937) 376-3390 Fax: (937) 376-3359
Sub Agency:
DOM: 21 Trans Type: Sale
Entry Date: 09/21/2022 CommCode:
Expire Date:

Room Information

Table with columns: ROOM, DIMS, LEVEL. Rows include Living Room, Family Room, Bedroom, Rec Room, Dining Room, Bedroom, Study/Office, Utility Room, Kitchen, Bedroom, Screen Porch, Other. Includes FB Level and HB Level for each room.

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$1,922
Assessments: none
Lot Dim:
LConditions: No
Homestead Exempt: No
Public Viewable: Yes
Adaptations:
Bus Dist to Trns:
Last Remodeled:

Property Information

Age: 20+ Years
Occupancy: At Closing
Construction: Brick, Other, Wood
Fireplace: Insert, Two, Woodburning
Heat System: Forced Air, Oil
Appliances: Dishwasher, Dryer, Refrigerator, Washer, Water Softener
Style: Ranch
Garage: 2 Car, Attached, Opener, Storage
Utilities: Septic, Well
Easements: Of Record
Inside Features: Electric Water Heater, Paddle Fans
Kitchen Features: Open to Family Room
Outside Features: Partial Fence
Avail Financing: Conventional, FHA, VA
Levels: 1 Story
Basement: Full, Unfinished
Zoning: Residential
Cooling: Central
Total Rooms: 12 Flood Insurance: No
Windows: Casement

Selling Information

SP%LP: 97.26%
Financing: Cash
Selling Agent: Ashley Estridge
Selling Co-Agent:
Pending Date: 09/27/2022
Comments:
Selling Office: Bella Realty Group
Selling Co-Office: