

Tax year 2022 BOR no. 2022 234
County Clark Date received 3/31/23

MAR 31 2023

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

JOHN S. FEDERER
AUDITOR

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	WILLIAM H. MORROW		322 N. SCOTT ST.
2. Complainant if not owner			NEW CARLISLE OH
3. Complainant's agent			45344
4. Telephone number and email address of contact person			
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	
030-05-00035-414-001		322 N. SCOTT ST.	
		NEW CARLISLE OH 45344	
7. Principal use of property			
SINGLE FAMILY, PLATTED			
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
030-05-00035	65,000 $\frac{00}{100}$	91,150 $\frac{00}{100}$	26,150 $\frac{00}{100}$
414-001			
9. The requested change in value is justified for the following reasons:			
1. PHYSICAL CONDITION		4. SEE OTHER PAGES AND PICTURES	
2. OLD TYPE OF FRAMING AND SIDING			
3. DIFFERENT PROPERTY TO COMPARE			

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 3/29/2023 Complainant or agent (printed) WILLIAM H. MORROW Title (if agent) _____

Complainant or agent (signature) William H. Morrow

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

Notary _____

FRAMING HOUSES

BEFORE 1950

AFTER 1950

SINGLE 2X4 PLATE
TOP & BOTTOM ALL WALLS

DOUBLE 2X4 PLATE
TOP BUT SINGLE BOTTOM
ALL WALLS

NO TEES OR CORNERS
IN OUTSIDE WALL
TO TIE INSIDE WALL TO
THE OUTSIDE WALL

ALL WAY TEES & CORNERS
IN OUTSIDE WALL
TO TIE INSIDE WALL
TO OUTSIDE WALL

ALL WALLS - ROOF RAFTER
AND FLOOR JOICE WERE
24" CENTERS APART FROM
EACH OTHER

ALL WALLS - ROOF RAFTER
AND FLOOR JOICE ARE
16" CENTER APART FROM
EACH OTHER
EXCEPT FOR ^{ROOF} TRUSSES 24"

BUILDINGS BUILT BEFORE 1950 SHOULD NOT
BE VALUED ~~WITH~~ ^{THE SAME AS} BUILDINGS BUILT AFTER 1950
BECAUSE BEFORE 1950 THEY WERE NOT
TIED TOGETHER HALF AS WELL AS AFTER 1950

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNT

Situs : 322 N SCOTT ST

Map ID: 030-05-00035-414-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2023

Printed: 02/10/23

CURRENT OWNER

MORROW WILLIAM H

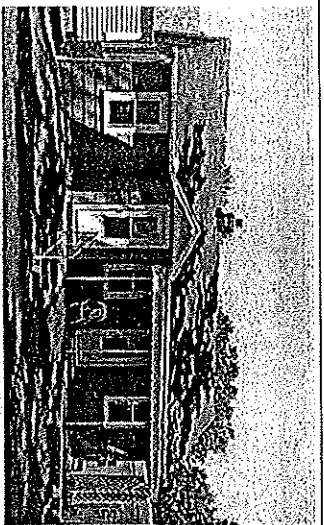
GENERAL INFORMATION

Routing No. BNW5-H1 150-00
 Class Residential
 Living Units 1
 Neighborhood 030R0009
 District
 Zoning
 Alternate Id
 Tax District New Carlisle Corp Tisd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 66 110			21,940

Total Acres: .1667

Legal Acres: 0.00

NBHD Fact: 1.1800

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 7,680	21,940	21,940	0	21,940
Building 24,220	69,210	35,060	0	69,210
Total 31,900	91,150	57,000	0	91,150

Value Flag 2-MARKET APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
06/28/18	RVT	R-Review	3-Other
12/08/17	GSK	10-Adv	3-Other
10/20/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
08/14/15	LA	7-Quality Check	3-Other
12/08/11	ABC	2-Information At Door	2-Tenant

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/03/15	27,000	2-Land & Building	R-Related
09/06/12			
02/11/91	43,000		

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Sidewalk

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/16/15	COUNTY	FD CK	Nvc		Closed Permit

Legal Description

Deed Reference
 Deed Type
 GW-General Warranty
 CE-Certificate Of Transfer (I)
 Grantor
 WADDLE BONNIE
 WAITE GLADYS
 MC CLAY MILDRED H

Addl. Tieback:

Parcel Tieback:
 Range - Township - Section:
 Legal Descriptions:
 STOCKSTILL N PT
 225

RESIDENTIAL PROPERTY RECORD CARD

Situs : 322 N SCOTT ST

Parcel Id: 030-05-00035-414-001

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2023

CLARK COUNTY

Printed: 02/10/23

Dwelling Information

Story height 1
 Exterior Walls 8-Asbestos
 Style 04-Old Style
 Year Built 1937
 Eff Year Built
 Year Remodeled
 Kitchen Remod
 Bath Remod
 Basement 4-Full Bsmt
 Heat Type 3-Central Heat W/ Ac.
 Fuel Type 2-Gas
 System Type 1-Hot Air
 Attic 1-None
 Phys. Condition A-Average Condition
 Int vs Ext 2-Same
 Stacks
 Pre-Fab
 Misc
 Total Rooms 5
 Bedrooms 2
 Family Rooms 0
 Full Baths 1
 Half Baths 0
 Addl. Fixtures 2
 Total Fixtures 5
 Masonry Trim
 Unfinished Area
 Rec Rm Size
 FBLA Size
 Openings
 # Car Bsmt Gar
 Qty
 Grade D+
 CDU FR-FAIR
 Market Adj
 % Complete
 Cost & Design 0
 Functional
 Economic
 % Good Ovr
 NBHD Fact 1.18

34	20	20	34	6	20	A1	(120)	20	6
Main Building (680)									

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					680						1,500
1		26	54		120						

BOTH Phys. Condition And CDU NEED TO BE MARKED POOR

Dwelling Computations

Base Price 60,140
 Plumbing
 Basement 0
 Heating 2,270
 Attic 0
 Other Features 0
 Subtotal 62,410
 Ground Floor Area 680
 Total Living Area 680
 Dwelling Value 33,230

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1964		14x22	308	D	1		F	F			1,830

Building Notes

Condominium / Mobile Home Information

Complex Name
 Condo Model
 Unit Number
 Unit Level

Misc & Gross Building Values
 Misc Adjusted Value

Number
 Unit Type
 Unit View
 Model (MH)
 Model Make (MH)

COMPARE PROPERTY TO MY PROPERTY

SALE PRICE

1ST 322 N. SCOTT ST. MY HOUSE

BUILT IN 1937 I PAID \$27,000⁰⁰

IN MAY 2015

2ND 400 W. LAKE AVE NEW CARLISLE

ACROSS SCOTT ST FROM ME

BUILT IN 1920 Sold For: \$63,800 IN NOV 2019

3RD 523 N. CHURCH ST. NEW CARLISLE

BUILT IN 1954 Sold For \$15,000⁰⁰ IN FEB 2021

4TH 420 KENNEDY DR. MEDWAY (CLARK Co.)

BUILT IN 1946 Sold For \$10,500⁰⁰ IN 4/2019

5TH 300 N. CHURCH ST NEW CARLISLE

(BUILT IN 1881? Sold For \$70,000 DEC 2021

(1154^{sq} ft) (MY HOUSE 680^{sq} ft) DIFFERENCE 474^{sq} ft
(TWO STORY) (ONE STORY)

THIS HOUSE IS IN POOR CONDITION

322 N. SCOTT ST. NEW CARLISLE

1ST I HAVE A HALF BASEMENT THAT LEAKS

2ND BASEMENT WINDOW BROKE OUT

3RD FRONT DOOR WAS BROKEN INTO (LOOKS BAD)

4TH BASEMENT DOOR NEED SANDED AND PAINTED
A. 30 HOLES IN TRIM AROUND THE DOOR

5TH KITCHEN CEILING IS BOWING DOWN
A HAS CRACKS IN CEILING

6TH CARPET ARE OLD AND STAINED AND WRINKLED

7TH ALL CEILINGS & WALLS SAME SINCE 1937

8TH BATH: NEEDS NEW SHOWER

9TH HOUSE OUTSIDE NEED TO BE PAINTED

10TH GARAGE REMOVE PAINT CHIPS
AND APPLY NEW PAINT

11TH REPLACE BROKEN GARAGE WINDOW

12 CLOSETS ARE 20" DEEP & 20" WIDE (OLD STYLE)

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RG1	1920		14 * 20	D	F	21.357	\$1,730.00	\$605.50

Improvements Totals

Total Appraised Value \$1,730.00

Total Assessed Value \$605.50

Residential

Card: 1

Style: Cape Cod

Year Remodeled:

Number of Bedrooms: 2

Number of Half Baths: 0

Basement: Full BSMT

Heating System Type: HOT AIR

Attic: PF - FIN

Grade: D

Total Living Area: 720

Recreation Room Area:

Brick/Stone Trim:

Fireplace Openings:

Percent Complete:

Number of Stories: 1

Year Built: 1920

Total Number of Rooms: 6

Number of Full Baths: 1

Number of Family Rooms: 0

Exterior Wall: STUCCO

Heat: CENTRAL HEAT

Heating Fuel Type: GAS

Ground Floor Area: 600

Unfinished Area:

Finished Basement Area:

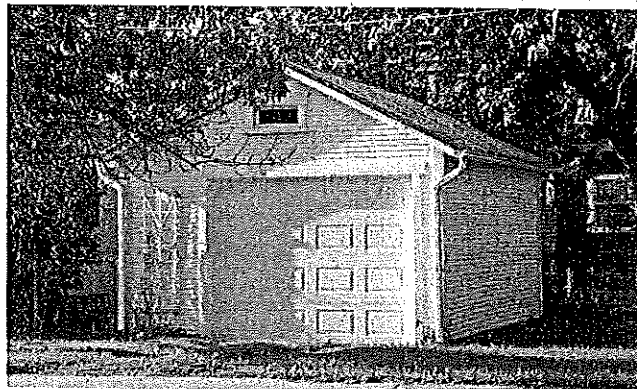
Fireplace Stacks:

PreFab Fireplaces:

Photos

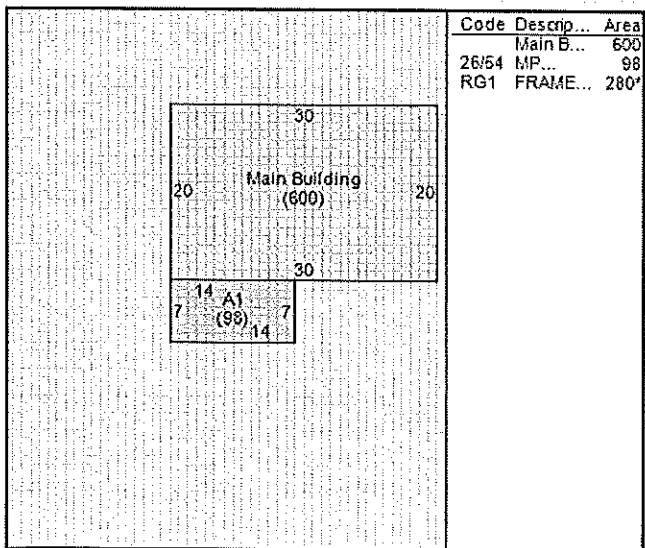


0300500035413010 08/09/2017



0300500035413010 08/09/2017

Sketches

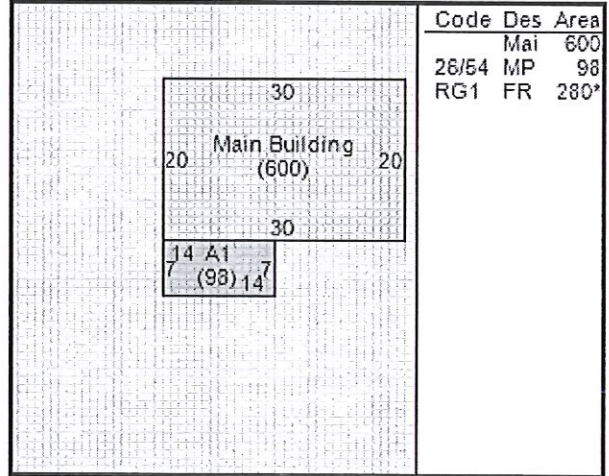
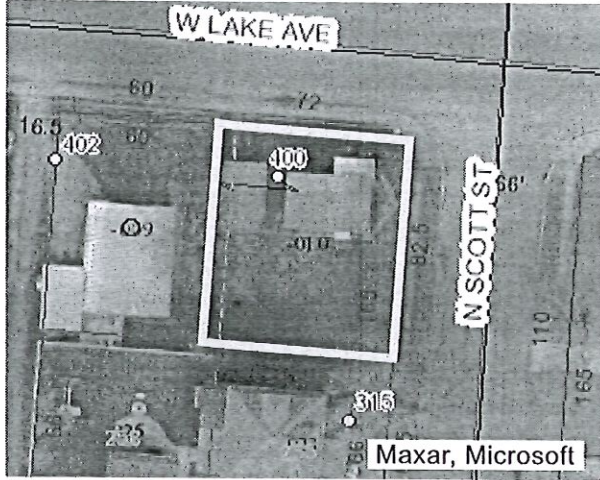




Clark County GIS -
John S. Federer
 (937) 521-1860 -
 gis@clarkcountyohio.gov

Report generated: Monday, March 6, 2023

Parcel Report



Base Data

Parcel Number: 0300500035413010
 Owner Name: TYREE ROBERT M
 Property Address: 400 W LAKE AVE, NEW CARLISLE 45344
 Percent Owned %: 100

Legal

Neighborhood: 030R0009 Legal Acres: 0.00
 Legal Land Use: 510 SINGLE
 Description: STOCKSTILL N FAMILY, PLATTED LOT
 1/2 255 & STRIP E SI 256
 255 & 256; Map Number: BNW5-H1
 Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	\$20,010.00	\$7,000.00
Building Value:	\$65,730.00	\$23,010.00
Total Value:	\$85,740.00	\$30,010.00
CAUV Value:	\$0.00	
Taxable Value:	\$30,010.00	

Tax Credits

Homestead Exemption: No
 2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	83 * 72	82.5	0.137	5,976	20,010

Land Totals

Effective Total Acres 0.137
 Effective Total Square Footage 5,976
 Total Value \$20,010.00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$20,010.00	\$7,000.00
Building Value:	\$65,730.00	\$23,010.00
Total Value:	\$85,740.00	\$30,010.00
CAUV Value:	\$0.00	
Taxable Value:	\$30,010.00	

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
09/11/2019	\$63,800.00	MORLEY WANDA J	TYREE ROBERT M	
11/03/1992	\$45,000.00	HINES CHARLES E & DIANIA S	MORLEY WANDA J	
07/08/1987	\$34,000.00			

Valuation History

Tax Year	Appraised Land Value	Appraised Building Value	CAUV Value	AppraisedTotalValue
2021	\$14,560.00	\$23,090.00	\$0.00	\$37,650.00
2020	\$14,560.00	\$42,860.00	\$0.00	\$57,420.00
2019	\$14,560.00	\$42,860.00	\$0.00	\$57,420.00
2018	\$17,980.00	\$27,840.00	\$0.00	\$45,820.00
2017	\$17,980.00	\$27,840.00	\$0.00	\$45,820.00
2016	\$17,980.00	\$27,840.00	\$0.00	\$45,820.00
2015	\$18,930.00	\$27,000.00	\$0.00	\$45,930.00
2014	\$18,930.00	\$27,000.00	\$0.00	\$45,930.00
2013	\$18,930.00	\$27,000.00	\$0.00	\$45,930.00
2012	\$16,170.00	\$34,420.00	\$0.00	\$50,590.00
2011	\$16,170.00	\$34,420.00	\$0.00	\$50,590.00
2010	\$16,170.00	\$34,420.00	\$0.00	\$50,590.00
2009	\$16,170.00	\$34,420.00	\$0.00	\$50,590.00
2008	\$21,060.00	\$33,500.00	\$0.00	\$54,560.00
2007	\$21,060.00	\$33,500.00	\$0.00	\$54,560.00

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
02/25/2021	\$15,000.00	MANTEL BRICE C III	PACIFIC PREMIER TRUST	
01/20/2021		YOUNG MARIANNE	MANTEL BRICE C III	
01/13/2010	\$0.00	MANTEL BRICE C III & MARIANNE YOUNG	YOUNG MARIANNE	
06/19/2001	\$0.00	MANTEL MARY FRANCES GILL	MANTEL BRICE C III & MARIANNE YOUNG	

Property Tax

Tax Year 2022 Payable 2023.

	First Half	Second Half
Gross Charge:	\$632.52	\$632.52
Reduction Factor:	(\$160.52)	(\$160.52)
Non-Business Credit:	(\$43.93)	(\$43.93)
Owner Occupancy Credit:	(\$10.97)	(\$10.97)
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$417.10	\$417.10
Special Assessments:	\$20.28	\$20.28
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$437.38
Interest:	\$98.66	
Prior Charges:	\$1,925.16	
Full Year Total:	\$3,283.94	
Payments:	\$921.40	
Half Year Due:	\$1,925.16	
Full Year Due:	\$2,362.54	

Tax History

Tax Year 2007	First Half	Second Half
Gross Charge:	\$665.37	\$665.37
Reduction Factor:	(\$126.59)	(\$126.59)
Non-Business Credit:	(\$53.88)	(\$53.88)
Owner Occupancy Credit:	(\$13.07)	(\$13.07)
Homestead Reduction:	(\$215.97)	(\$215.97)
Net Tax Due:	\$255.86	\$255.86
Special Assessments:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$0.00
Interest:	\$0.00	
Prior Charges:	\$0.00	
Full Year Total:	\$546.20	
Payments:	\$546.20	
Half Year Due:	\$0.00	
Full Year Due:	\$0.00	

Payments

Date	Amount
02/22/2023	-48.74
02/22/2023	-38.55
02/22/2023	-19.5
02/22/2023	-0.78
02/22/2023	-2.03
02/22/2023	-1.6
02/22/2023	-115.41
02/22/2023	-257.41
02/22/2023	-417.1
02/22/2023	-19.5
02/22/2023	-0.78

Special Assessments

Project Number	Project Name	undefined
3BA3	CITY OF NEW CARLISLE STREET LI	

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RG1	1954		20 * 14	D	F	21.357	\$1,730.00	\$605.50

Improvements Totals

Total Appraised Value \$1,730.00
 Total Assessed Value \$605.50

Permits

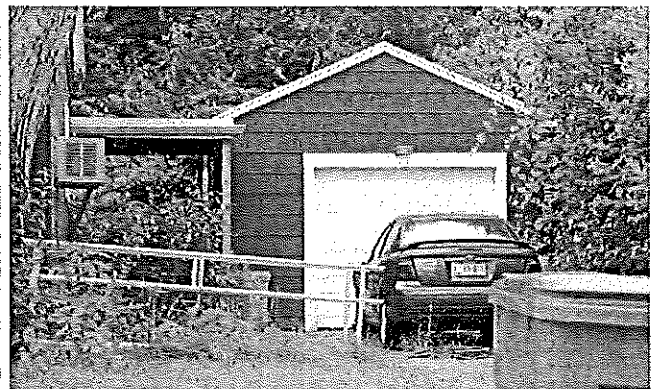
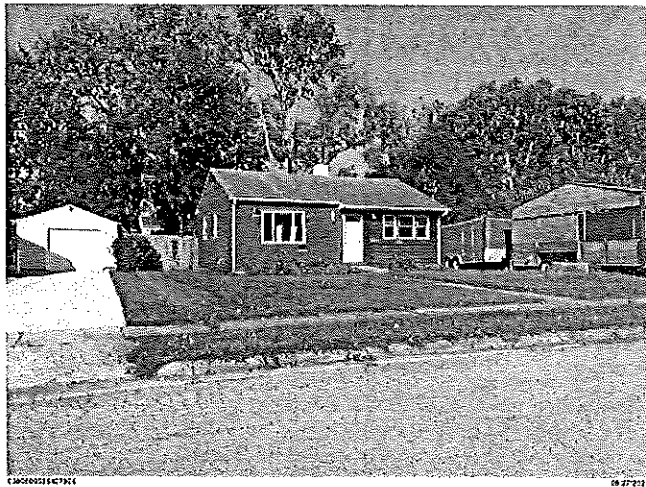
Permit Number	Permit Date	Purpose	Price
COUNTY-21	06/28/2021	FD CK	

Residential

Card: 1
 Style: Ranch
 Year Remodeled:
 Number of Bedrooms: 2
 Number of Half Baths: 0
 Basement: Crawl
 Heating System Type: HOT AIR
 Attic: None
 Grade: D+
 Total Living Area: 725
 Recreation Room Area:
 Brick/Stone Trim:
 Fireplace Openings:
 Percent Complete:

Number of Stories: 1
 Year Built: 1954
 Total Number of Rooms: 4
 Number of Full Baths: 1
 Number of Family Rooms: 0
 Exterior Wall: FRAME
 Heat: CENTRAL HEAT
 Heating Fuel Type: GAS
 Ground Floor Area: 725
 Unfinished Area:
 Finished Basement Area:
 Fireplace Stacks:
 PreFab Fireplaces:

Photos



0300500035407024 08/07/2017

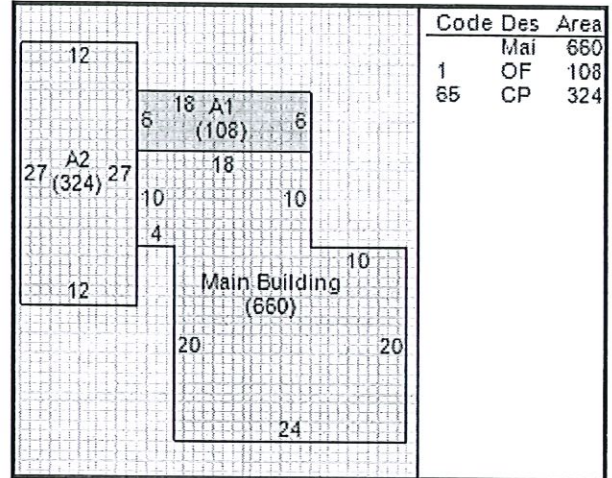
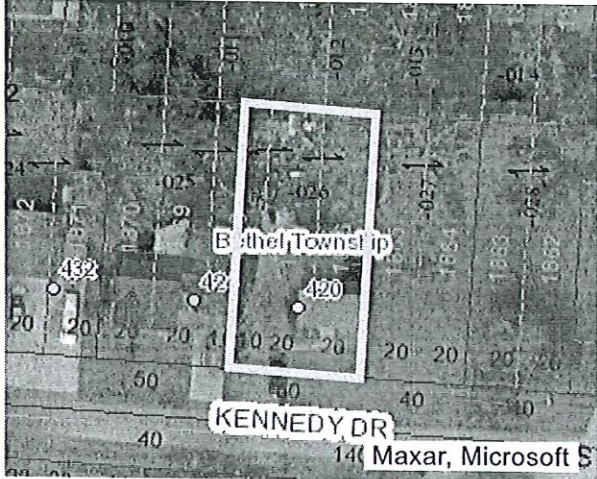
Sketches



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Report generated: Monday, March 6, 2023

Parcel Report



Base Data

Parcel Number: 0100500025102026
Owner Name: KAIN JEREMY ROBERT
Property Address: 420 KENNEDY DR, MEDWAY 45341
Percent Owned %: 100

Legal

Neighborhood: 010R0005 Legal Acres: 0.00
Legal Description: CRYSTAL LAKES ALL 1866 & 1867 & E 1/2 1868
FAMILY, PLATTED LOT
1866 TO 1868; Map Number: BSW4-A1
Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	\$13,210.00	\$4,620.00
Building Value:	\$19,320.00	\$6,760.00
Total Value:	\$32,530.00	\$11,380.00
CAUV Value:	\$0.00	
Taxable Value:	\$11,380.00	

Tax Credits

Homestead Exemption: No
2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	50 * 100	50	0.115	5,000	13,210

Land Totals

Effective Total Acres 0.115
Effective Total Square Footage 5,000
Total Value \$13,210.00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$13,210.00	\$4,620.00
Building Value:	\$19,320.00	\$6,760.00
Total Value:	\$32,530.00	\$11,380.00
CAUV Value:	\$0.00	
Taxable Value:	\$11,380.00	

Sales

Sale Date	Sale Price	Seller
04/18/2019	\$10,500.00	KAIN RANDAL & RICHARD
11/15/2017	\$7,200.00	GROFF JOHN DANIEL JR TRUSTEE
04/27/2000	\$0.00	GROFF JOHN D JR
12/10/1998	\$0.00	

Buyer	Number of Parcels
KAIN JEREMY ROBERT	
KAIN RANDAL & RICHARD	
GROFF JOHN DANIEL JR TRUSTEE	

Permits

Permit Number	Permit Date	Purpose	Price
COUNTY 1	06/07/2019	FD CK	
COUNTY	12/06/2017	FD CK	

Residential

Card: 1

Style: Cape Cod

Year Remodeled:

Number of Bedrooms: 2

Number of Half Baths: 0

Basement: None

Heating System Type: HOT AIR

Attic: Full - FIN

Grade: C-

Total Living Area: 924

Recreation Room Area:

Brick/Stone Trim:

Fireplace Openings:

Percent Complete:

Number of Stories: 1

Year Built: 1946

Total Number of Rooms: 5

Number of Full Baths: 1

Number of Family Rooms: 0

Exterior Wall: AL/VINYL

Heat: CENTRAL HEAT

Heating Fuel Type: GAS

Ground Floor Area: 660

Unfinished Area:

Finished Basement Area:

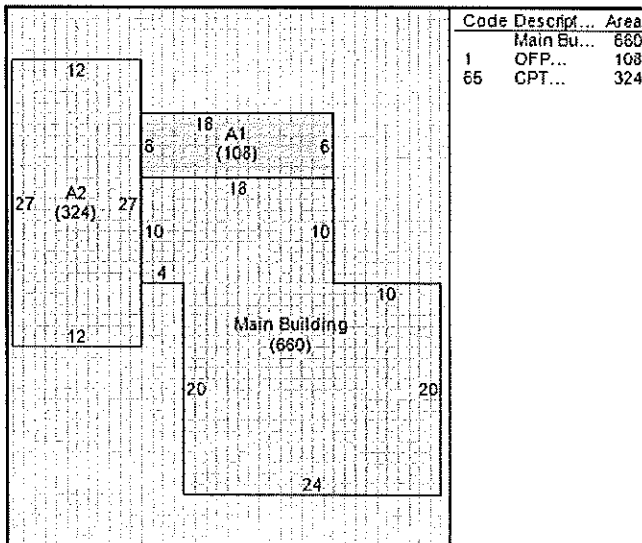
Fireplace Stacks:

PreFab Fireplaces:

Photos



Sketches



Residential

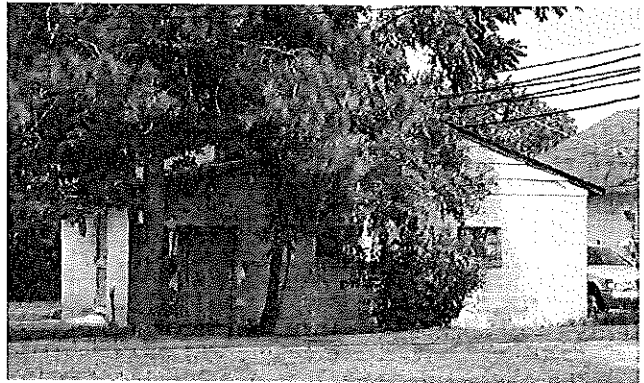
Card: 1
 Style: Old Style
 Year Remodeled:
 Number of Bedrooms: 3
 Number of Half Baths: 0
 Basement: Crawl
 Heating System Type: HOT AIR
 Attic: PF - FIN
 Grade: D
 Total Living Area: 1,154
 Recreation Room Area:
 Brick/Stone Trim:
 Fireplace Openings: 1
 Percent Complete:

Number of Stories: 1
 Year Built: 1881
 Total Number of Rooms: 6
 Number of Full Baths: 1
 Number of Family Rooms: 0
 Exterior Wall: ASBESTOS
 Heat: CENTRAL HEAT W/ AC
 Heating Fuel Type: GAS
 Ground Floor Area: 1,040
 Unfinished Area:
 Finished Basement Area:
 Fireplace Stacks: 1
 PreFab Fireplaces:

Photos

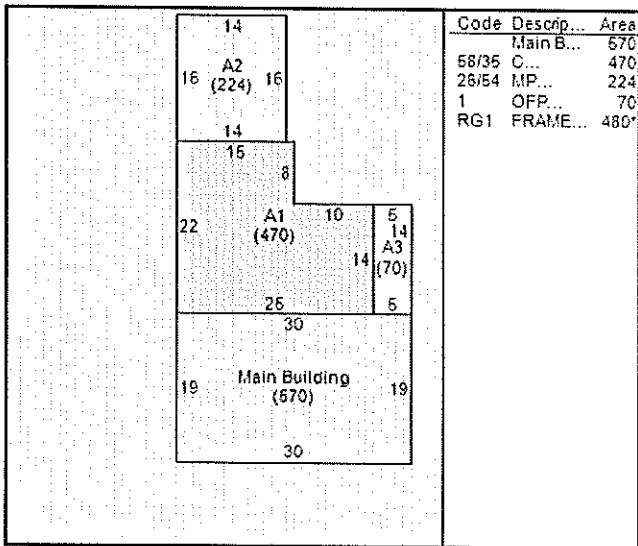


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0300500035416008 08/14/2017

Sketches



Clark County, Ohio

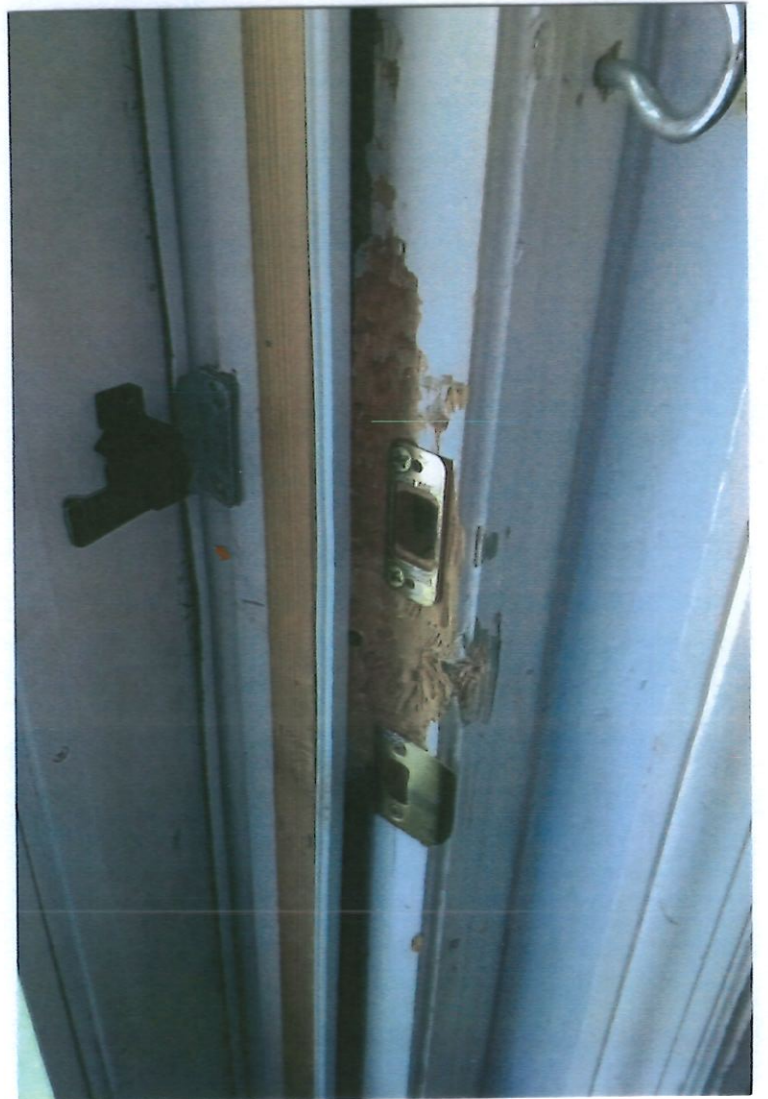
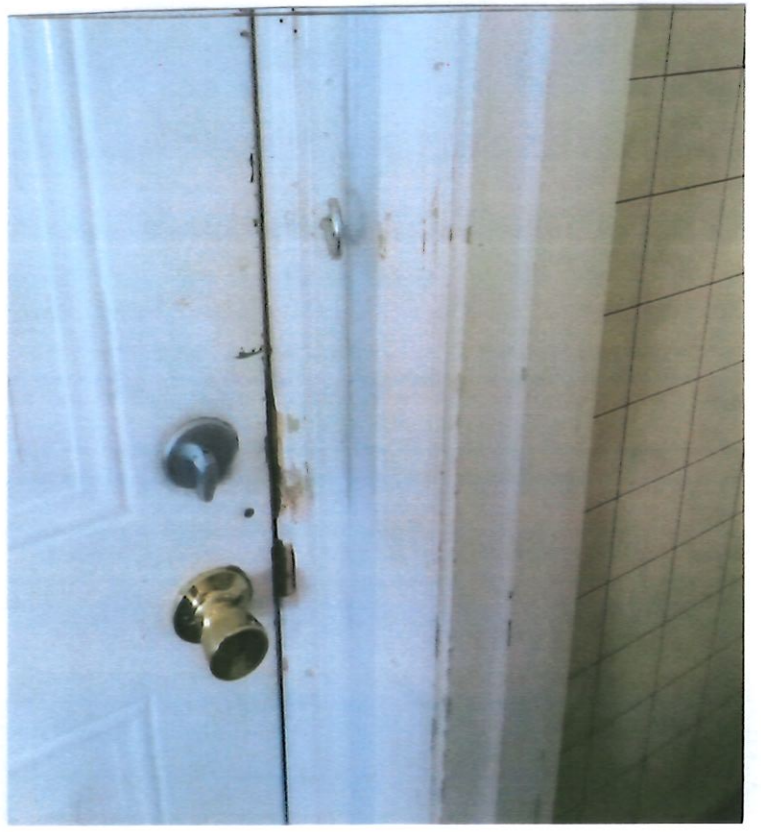
v: 1/12/2023

20" DEEP AND 20" WIDE CLOSETS



PLANT VINE GROW
BEHIND
ASBESTOS SIDING AND
BENT OUT CORNER





KITCHEN CEILING



OUTSIDE SIDING DAMAGE

LIVING ROOM CEILING
(OLD STYLE)





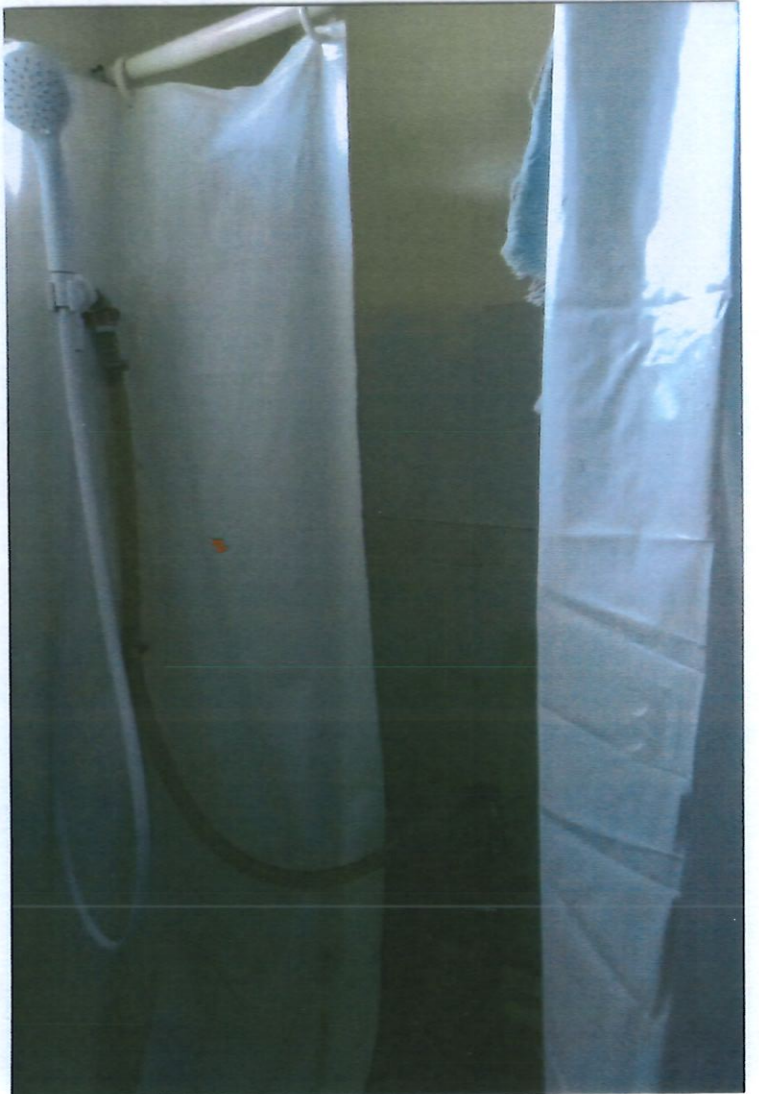
400 W, LAKE AVE
HOUSE ACROSS THE STREET
SOLD FOR \$63,800⁰⁰
SEPT 2019



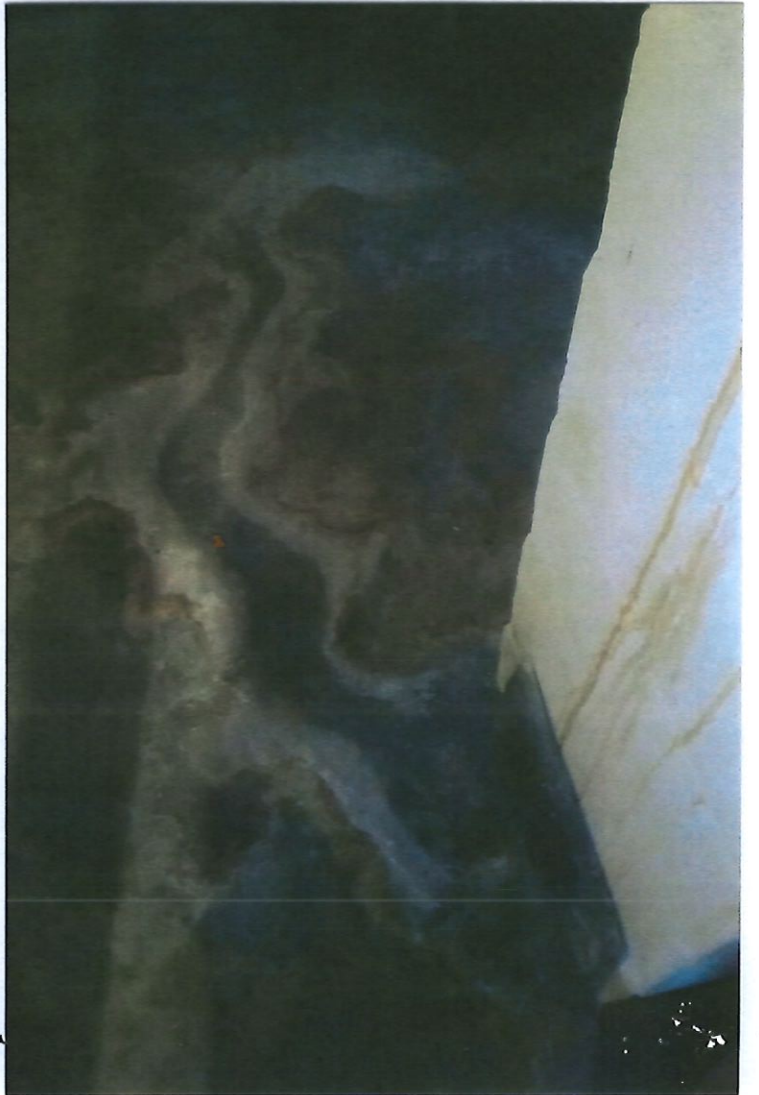
ALL AROUND THE
HOUSE

SO FIT
IN BAD
SHAPE









HALF CRAWL SPACE



BASEMENT WINDOW BROKE OUT





GARAGE WINDOW BROKE OUT

