

FILED  
CLARK COUNTY AUDITOR

Tax year 2022 BOR no. 2022-235  
County Clark Date received 3/31/23

DTE 1  
Rev. 12/22

**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.  
Attach additional pages if necessary.

**JOHN S. FEDERER**  
AUDITOR

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.

		Street address, City, State, ZIP code	
1. Owner of property	CHRISTOPHER WRIGHT	320 PRENTICE Dr.	
2. Complainant if not owner		NEW CARLISLE OH 45344	
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 845 - 0402			
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	
030-05-00035-212-014		320 PRENTICE DR. 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- 212-014	\$ 40,000	\$ 94,680	\$ 54,680
9. The requested change in value is justified for the following reasons:  SEE OTHER SHEETS. (AND PICTURES) ATTACHED.			

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 3/30/2023 Complainant or agent (printed) CHRISTOPHER WRIGHT Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Christopher Wright*

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

Notary \_\_\_\_\_

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 320 PRENTICE DR

Parcel Id: 030-05-00035-212-014

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2023

Printed: 03/16/23

Dwelling Information

Story height 1  
 Exterior Walls 6-AI/Vinyl  
 Style 03-Ranch  
 Year Built 1955  
 Eff Year Built  
 Year Remodeled  
 Kitchen Remod  
 Bath Remod  
 Basement 1-None  
 Heat Type 2-Central Heat  
 Fuel Type 2-Gas  
 System Type 1-Hot Air  
 Attic 1-None  
 Phy. Condition A-Average Condition  
 Int vs Ext 2-Same

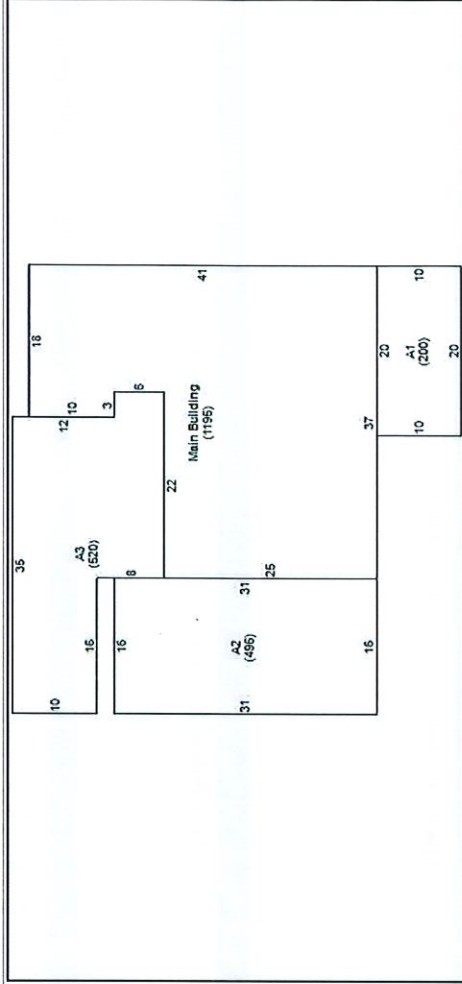
Masonry Trim 80  
 Unfinished Area  
 Rec Rm Size  
 FBLA Size  
 Openings  
 # Car Bsmt Gar

Stacks  
 Pre-Fab  
 Misc  
 Grade D+  
 X CDU AV-AVERAGE  
 Market Adj  
 % Complete  
 Cost & Design 0

Total Rooms 6  
 Bedrooms 3  
 Family Rooms 1  
 Full Baths 1  
 Half Baths 0  
 Addl. Fixtures 2  
 Total Fixtures 5

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,195						
1		25			200						2,200
2		59			496						9,400
3		25			520						5,700

Additions



*Phy. Condition And CDU NEED TO BE MARKED ⇒ POOR*

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Dwelling Computations

Base Price	86,140	% Good	49
Plumbing		Market Adj	
Basement	-11,900	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	940	C&D Factor	1.3
Subtotal	75,180	Adj Factor	8,500
Ground Floor Area	1,195	Dwelling Value	58,940
Total Living Area	1,195		

Condominium / Mobile Home Information

Complex Name  
 Condo Model  
 Unit Number  
 Unit Level

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

Misc & Gross Building Values

Misc Building No  
 Gross Building:  
 Misc Adjusted Value

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 320 PRENTICE DR

**CURRENT OWNER**  
 WRIGHT CHRISTOPHER ALLEN

CAUV  
 Field Review Flag:

Map ID: 030-05-00035-212-014

**GENERAL INFORMATION**  
 Routing No. BNW5-C1 065-00  
 Class Residential  
 Living Units 1  
 Neighborhood 030R0005  
 District  
 Zoning  
 Alternate Id  
 Tax District New Carlisle Corp Tisd

**Property Notes**

Note Codes:

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2023

Printed: 03/16/23



0300500035212014 08/07/2017

**Land Information**

Type	Influence	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	60	104		16,320

Total Acres: .1433 Legal Acres: 0.00 NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,710	16,320	16,320	0	16,320
Building	27,430	78,360	58,940	0	78,360
Total	33,140	94,680	75,260	0	94,680

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
06/27/18	JHR	R-Review	3-Other
12/07/17	GSK	10-Adv	3-Other
12/07/11	JCW	5-Occupant Not Home	3-Other
10/04/05	RS		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/15/05						WRIGHT JEFFREY L & DEBORAH L
10/16/03						

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 NORTHWOOD SUBD 1  
 158  
 Addl. Tieback:

PROBLEMS with PROPERTY

320 PRENTICE DR. NEW CARLISLE OH 45344

HOUSE in VERY POOR Condition

1. Gravel and Dirt driveway (mostly dirt)
2. NO spouting and down spouts.
3. ROOF - soffit and fascia Rotten away.
4. THE ends of the roof rafters rotten away.
5. Broken Picture window
6. Broken rear bedroom Window.
7. Large tree limb fell and PUNCHED (3) large Holes through the Roof. Can be seen from inside the house.
8. ALL inside Doors DAMAGED and RUINED.
9. ALL FLOORS in need of REPAIR or REPLACED.
10. HOLES in ceiling and ceiling Tile missing.
11. Heat Ducks Showing.
12. CLOSET sawed away. (see bed room ceiling).





