

MAR 31 2023

Tax year 2022 BOR no. 2022-258
County CLARK Date received 3/31/23

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	<u>MR DEEDS LLC</u>	<u>805 N. Limestone St., Ste. B</u>	
2. Complainant if not owner		<u>Springfield, Ohio 45503</u>	
3. Complainant's agent			
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		
<u>3400700024310012</u>	<u>2528-2530 TECUMSEH AVE, SPFD OH</u>		
	<u>45503</u>		
7. Principal use of property	<u>RESIDENTIAL</u>		
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
<u>3400700024310012</u>	<u>48,300</u>	<u>82,820</u>	<u>34,520</u>
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 3/14/2023
and sale price \$ 48,300 ; 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 March 31, 2023 Complainant or agent (printed) Zachary M. Harvey Title (if agent) Member

Complainant or agent (signature) Zachary M. Harvey, Member

Sworn to and signed in my presence, this 31 day of March 2023
(Date) (Month) (Year)

Notary Rachel J. Day



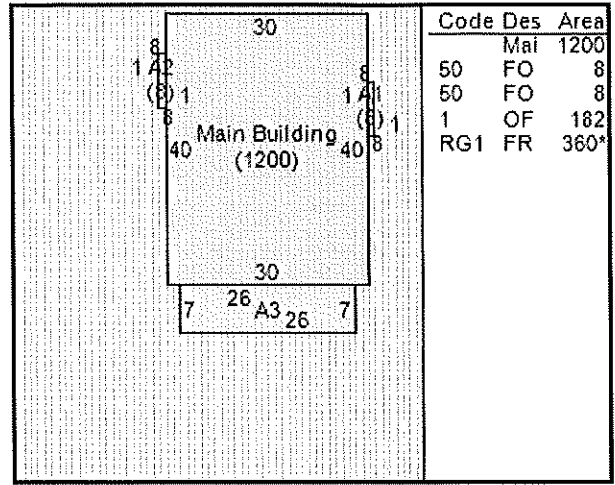
RACHEL J DAY
Notary Public
State of Ohio
My Comm. Expires
March 27, 2027



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

Report generated: Friday, March 31, 2023

Parcel Report



Base Data

Parcel Number: 3400700024310012
 Owner Name: MR DEEDS LLC
 Property Address: 2528-2530 TECUMSEH AV, SPRINGFIELD 45503
 Percent Owned %: 100

Geographic

City: SPRINGFIELD CORPORATION
 Township:
 School District: SPRINGFIELD CSD
 Mailing Address
 Mailing Name: MICHAEL E RICHARDS
 Mailing Address: 2528 TECUMSEH AVE
 City State Zip: SPRINGFIELD OH 45503

Legal

Neighborhood: 340R0057 Legal Acres: 0.00
 Legal Description: LAGONDA Land Use: 520 TWO FAMILY,
 HEIGHTS ALL PLATTED LOT
 7195; Map Number: 0024-01
 Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	\$10,730.00	\$3,760.00
Building Value:	\$72,090.00	\$25,230.00
Total Value:	\$82,820.00	\$28,990.00
CAUV Value:	\$0.00	
Taxable Value:	\$28,990.00	

Tax Credits

Homestead Exemption: No
 2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	50 * 147	50	0.169	7,350	10,730

Land Totals

Effective Total Acres 0.169
 Effective Total Square Footage 7,350
 Total Value \$10,730.00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$10,730.00	\$3,760.00
Building Value:	\$72,090.00	\$25,230.00
Total Value:	\$82,820.00	\$28,990.00
CAUV Value:	\$0.00	
Taxable Value:	\$28,990.00	

Valuation History

Tax Year	Appraised Land Value	Appraised Building Value	CAUV Value	AppraisedTotalValue
2021	\$8,250.00	\$55,920.00	\$0.00	\$64,170.00
2020	\$8,250.00	\$55,920.00	\$0.00	\$64,170.00
2019	\$8,250.00	\$55,920.00	\$0.00	\$64,170.00
2018	\$8,660.00	\$44,800.00	\$0.00	\$53,460.00
2017	\$8,660.00	\$44,800.00	\$0.00	\$53,460.00
2016	\$8,660.00	\$44,800.00	\$0.00	\$53,460.00
2015	\$8,250.00	\$42,730.00	\$0.00	\$50,980.00
2014	\$8,250.00	\$42,730.00	\$0.00	\$50,980.00
2013	\$8,250.00	\$42,730.00	\$0.00	\$50,980.00
2012	\$14,520.00	\$58,470.00	\$0.00	\$72,990.00
2011	\$14,520.00	\$58,470.00	\$0.00	\$72,990.00
2010	\$14,520.00	\$58,470.00	\$0.00	\$72,990.00
2009	\$16,500.00	\$66,440.00	\$0.00	\$82,940.00
2008	\$16,500.00	\$66,440.00	\$0.00	\$82,940.00
2007	\$16,500.00	\$66,440.00	\$0.00	\$82,940.00

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
03/14/2023	\$48,300.00	RICHARDS MICHAEL E	MR DEEDS LLC	
04/15/1999	\$69,900.00	SHELL PHILLIP R & NANCY K	RICHARDS MICHAEL E	
07/01/1984	\$19,500.00			

Property Tax

Tax Year 2022 Payable 2023.

	First Half	Second Half
Gross Charge:	\$1,309.92	\$1,309.92
Reduction Factor:	(\$504.76)	(\$504.76)
Non-Business Credit:	(\$71.69)	(\$71.69)
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$733.47	\$733.47
Special Assessments:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$0.00	\$733.47
Interest:	\$0.00	
Prior Charges:	\$0.00	
Full Year Total:	\$1,466.94	
Payments:	\$733.47	
Half Year Due:	\$0.00	
Full Year Due:	\$733.47	

Tax History

Tax Year 2007	First Half	Second Half
Gross Charge:	\$1,236.47	\$1,236.47
Reduction Factor:	(\$450.32)	(\$450.32)
Non-Business Credit:	(\$78.62)	(\$78.62)
Owner Occupancy Credit:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Net Tax Due:	\$707.53	\$707.53
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:	\$1,415.06	
Payments:	\$1,415.06	
Half Year Due:	\$0.00	
Full Year Due:	\$0.00	

Payments

Date	Amount
02/04/2023	-733.47

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RG1	1926		18 * 20	D	F	19.333	\$2,020.00	\$707.00

Improvements Totals

Total Appraised Value \$2,020.00

Total Assessed Value \$707.00

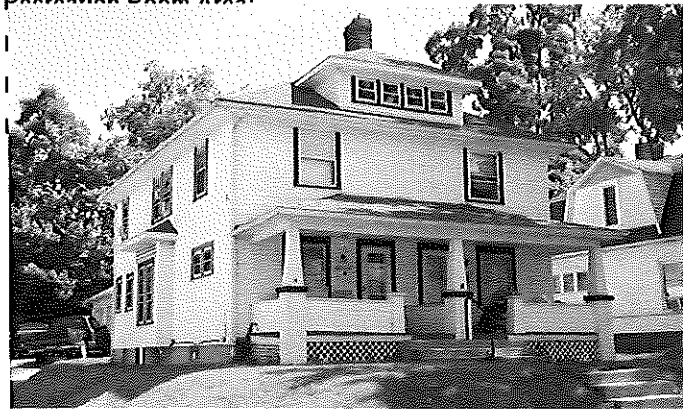
Photos



Residential

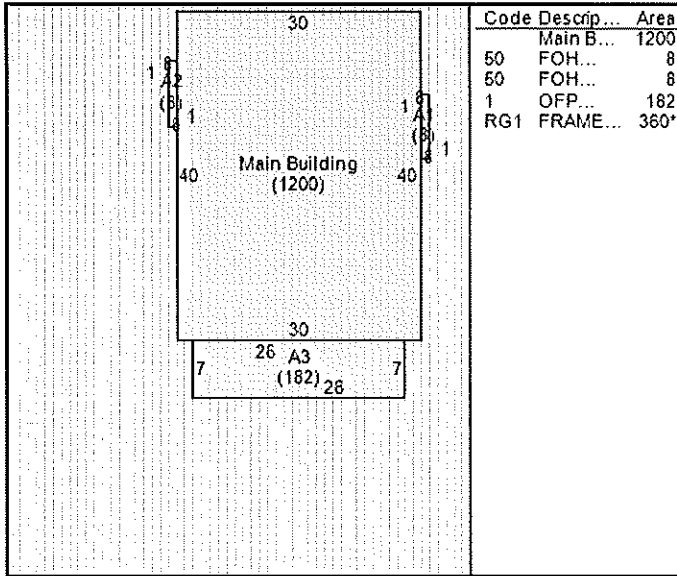
Card: 1
Style: Duplex
Year Remodeled:
Number of Bedrooms: 6
Number of Half Baths: 0
Basement: Full BSMT
Heating System Type: HOT AIR
Attic: UNFIN
Grade: C-
Total Living Area: 2,416

Number of Stories: 2
Year Built: 1944
Total Number of Rooms: 12
Number of Full Baths: 2
Number of Family Rooms: 0
Exterior Wall: AL/VINYL
Heat: CENTRAL HEAT
Heating Fuel Type: GAS
Ground Floor Area: 1,216
Unfinished Area:
Finished Basement Area:
Fireplace Stacks:
PreFab Fireplaces:



3400700024310012 06/16/2017

Sketches



Clark County, Ohio

American Land Title Association

ALTA Settlement Statement - Cash
Adopted 05-01-2015

File No./Escrow No.:

Zachary M. Harvey LLC

Phone: 937-244-2060

Print Date & Time:

Monday, March 13, 2023

Officer/Escrow Officer:

Zachary M. Harvey, Attorney At Law

Settlement Location:

805 N. Limestone St., Ste. B, Springfield, OH 45503

Property Address:	2528-2530 Tecumseh Avenue, Springfield, Ohio 45503 PPN: 340-07-0024-310-012	
Buyer:	Mr. Deeds LLC	
Seller:	Michael E. Richards	
Settlement Date:	03/13/2023	
Disbursement Date:	03/13/2023	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	48,250.00	Sales Price of Property	48,250.00	
		Prorations/Adjustments		
733.47		Buyer credit for real estate axes for 2 nd half of 2022		733.47
289.37		Buyer credit for pro-rated 2023 real estate taxes		289.37
		Other Charges		
		Appraisal Fee to <u>n/a</u>		
		Credit Report Fee to <u>n/a</u>		
		Flood Determination Fee to <u>n/a</u>		
		Flood Monitoring Fee to <u>n/a</u>		
		Tax Monitoring Fee to <u>n/a</u>		
		Tax Status Research Fee to <u>n/a</u>		

MER

[Handwritten Signature]

Seller			Buyer	
Debit	Credit		Debit	Credit
43,244.47	48,250.00	Subtotals	48,755.50	1,022.84
		Due From Buyer	47,732.66	
	5,005.53	Due To Seller		
0	0	Totals	0	0

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Zachary M. Harvey LLC to cause the funds to be disbursed in accordance with this statement.

Seller:



Michael E. Richards

Buyer: Mr. Deeds LLC



By: Zachary M. Harvey, Member