

Tax year 2022 BOR no. 2022-273 FILED
 County Clark Date received 4-8-23 CLARK COUNTY AUDITOR
 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. ** postmarked 3/30/23*

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.

JOHN S. FEDERER
AUDITOR

Name		Street address, City, State, ZIP code	
1. Owner of property	WILLIAMS, RYAN A.	2916 W FIRST ST, SPRINGFIELD, OH 45504	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 936-443-7447 RYANAWILLIAMS85@GMAIL.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	
0500600018400003		2916 W FIRST ST, SPRINGFIELD, OH 45504	
7. Principal use of property Primary Residence			
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
0500600018400003	\$110,000	\$148,670	-\$38,670
9. The requested change in value is justified for the following reasons: Home purchased sight unseen via arms length private Internet auction while overseas for military deployment. Home has not been updated in several decades and requires complete remodel. All exterior doors & windows are original & single pane without proper insulation. Fireplace currently non-functional. Water damage throughout basement from busted water pipe under kitchen sink on main level. Requires water system upgrade & complete electrical rewire. Garage & Outbuilding require major foundation repairs. Please see the 4 attachments provided with some photos and explanations. Also included is the Clark County Parcel Report as evidence the property was sold to me at arms length within the past three years.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 18 October 2022
 and sale price \$ \$139,000 ; 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 30 March 2023 Complainant or agent (printed) Ryan A. Williams Title (if agent) _____

Complainant or agent (signature)  _____

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

PRESS FIRMLY TO SEAL



RDC 04



45501

PM
APO, AP
98266
MAR 30, 23
AMOUNT

\$9.65

R2304Y122305-06

**TES
VICE®**

9505 5161 0992 3089 4854 92



USPS TRACKING® #

EXPECTED DELIVERY DAY:

FROM:

Ryan A. Williams
2916 W. 1st St
Springfield, OH 45504

FILED
CLARK COUNTY AUDITOR

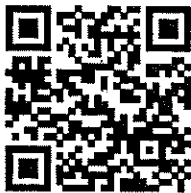
APR - 6 2023

JOHN S. FEDERER
AUDITOR

TO:

Clark County Board of Revision
31 N. Limestone Street
PO Box 1325
Springfield, OH 45501

To schedule free
Package Pickup,
scan the QR code.



USPS.COM/PICKUP

† 2018
2 x 9 1/2

This packaging is the property of the U.S. Postal Service® and is provided solely for use in sending Priority Mail® shipments.

weight is 70 lbs. For international shipments, the maximum weight is 4 lbs.

Property Address:

2916 W FIRST ST, SPRINGFIELD 45504

Attachment #1

Water Damage throughout Basement

Water damage throughout basement from busted water pipe on main floor under kitchen sink. Approximately 4 inches of standing water throughout basement for an unknown period of time.

Photo shows water damage throughout drop ceiling of basement.



Photo show water damage underneath basement stairs on left side.



Photo shows water damage in basement utility closet and on bottom of water system and water heater.

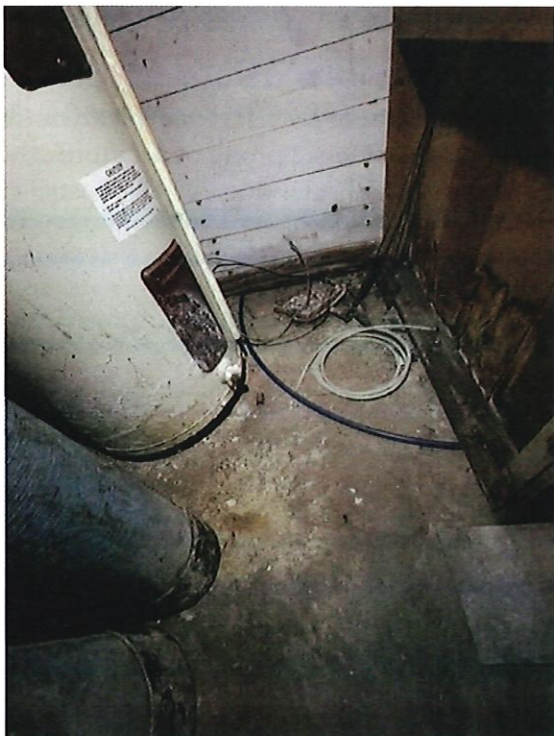
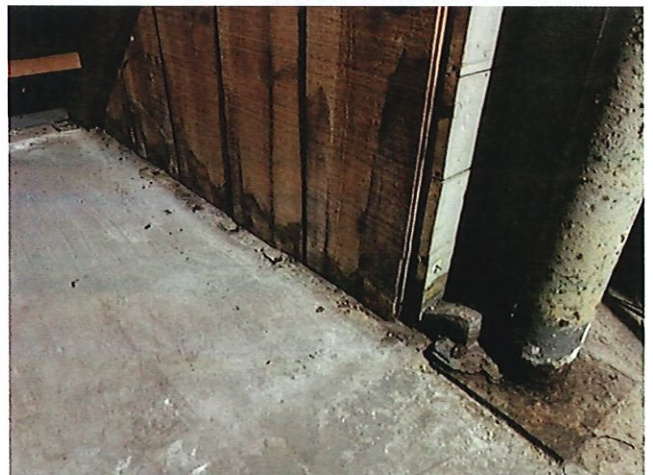


Photo show water damage underneath basement stairs on right side.



Property Address:
2916 W FIRST ST, SPRINGFIELD 45504

Attachment #2
Outdated Home Water and Electrical System

House requires updated water system.

Photo shows well house with pressure tank.



Photo shows nonfunctional water treatment system manufactured in 1986.

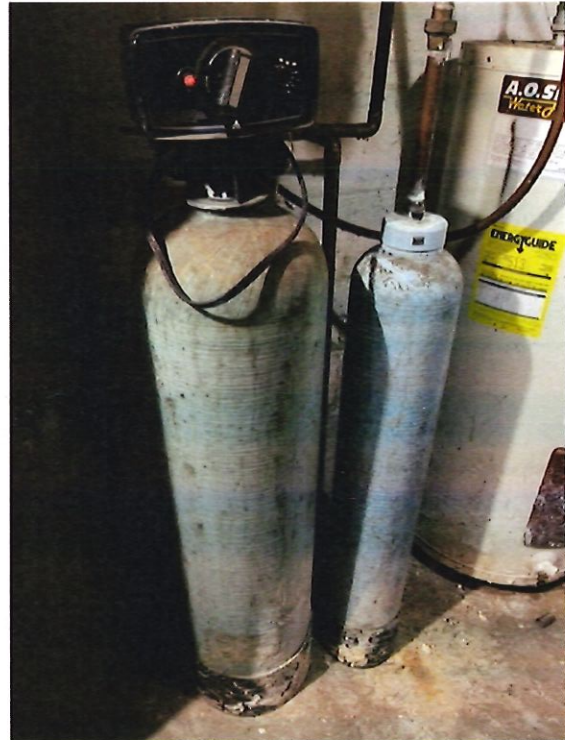


Photo shows water heater manufactured on 1989.
Also shows water damage

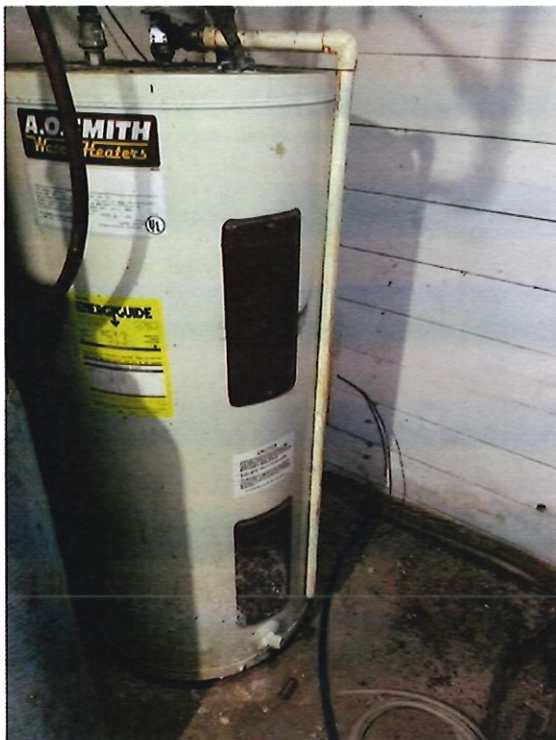


Photo shows outdated 60 amp electrical panel with outdated wiring.
Requires complete rewire. Only 2 prong outlets throughout house.
Fuse box installed for water heater due to lack of panel expansion.



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Attachment #3
RS1 Outbuilding Damaged

Photos show RS1 outbuilding with severe roof, ceiling, concrete floor, and foundation damage.

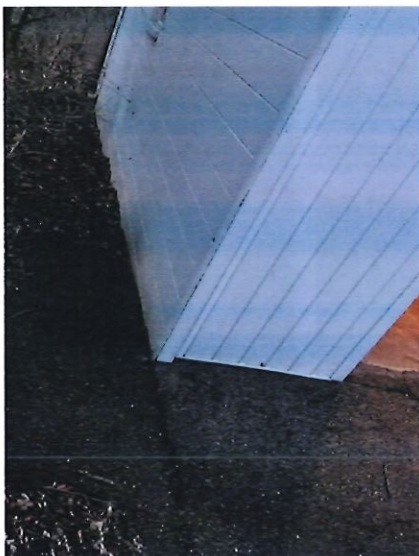


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Attachment #4
RG1 Garage Damaged

Photos show **RG1** garage with severe concrete floor, foundation, and roof decking water damage damage.

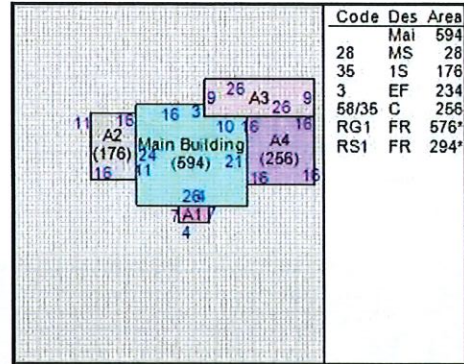
Driveway requires re-engineering to move water away from foundation of garage and outbuilding.





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

Report generated: Wednesday, March 29, 2023
 Parcel Report



Base Data

Parcel Number: 0500600018400003
 Owner Name: WILLIAMS RYAN A
 Property Address: 2916 W FIRST ST, SPRINGFIELD 45504
 Percent Owned %: 100

Legal

Neighborhood: 050R0000
 Legal Description: N PT S E QR
 Legal Acres: 1.00
 Land Use: 510 SINGLE FAMILY, PLATTED LOT
 Map Number: GSE1-G2

Valuation

	Appraised	Assessed (35%)
Land Value:	\$33,950.00	\$11,880.00
Building Value:	\$114,720.00	\$40,150.00
Total Value:	\$148,670.00	\$52,030.00
CAUV Value:	\$0.00	
Taxable Value:	\$52,030.00	

Class: R

Tax Credits

Homestead Exemption: Yes
 2.5% Reduction: Yes

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
RIGHT OF WAY			0.24	10,454	0
HOMESITE			0.76	33,106	33,950

Land Totals

Effective Total Acres 1
 Effective Total Square Footage 43,560
 Total Value \$33,950.00

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CAUV Value:	\$0.00	
Taxable Value:	\$52,030.00	

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
10/18/2022	\$139,000.00	BAKER LARRY J	WILLIAMS RYAN A	
07/26/2022		SCHMIDT JOANNE K TRUSTEE	BAKER LARRY J	
10/21/1999	\$0.00	SCHMIDT JOANNE K	SCHMIDT JOANNE K TRUSTEE	

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RS1	1939		14 * 21	C	G	10.068	\$1,630.00	\$570.50
1	RG1	1939		24 * 24	B	G	26.892	\$6,040.00	\$2,114.00

Improvements Totals

Total Appraised Value \$7,670.00
 Total Assessed Value \$2,684.50



Residential

Card: 1
 Style: Colonial
 Year Remodeled:
 Number of Bedrooms: 3
 Number of Half Baths: 1
 Basement: Full BSMT
 Heating System Type: HOT AIR
 Attic: None
 Grade: D+
 Total Living Area: 1,472
 Recreation Room Area: 400
 Brick/Stone Trim: 260
 Fireplace Openings: 1
 Percent Complete:

Number of Stories: 1.5
 Year Built: 1939
 Total Number of Rooms: 9
 Number of Full Baths: 1
 Number of Family Rooms: 0
 Exterior Wall: AL/VINYL
 Heat: CENTRAL HEAT W/ AC
 Heating Fuel Type: GAS
 Ground Floor Area: 1,026
 Unfinished Area:
 Finished Basement Area:
 Fireplace Stacks: 1
 PreFab Fireplaces:

Photos

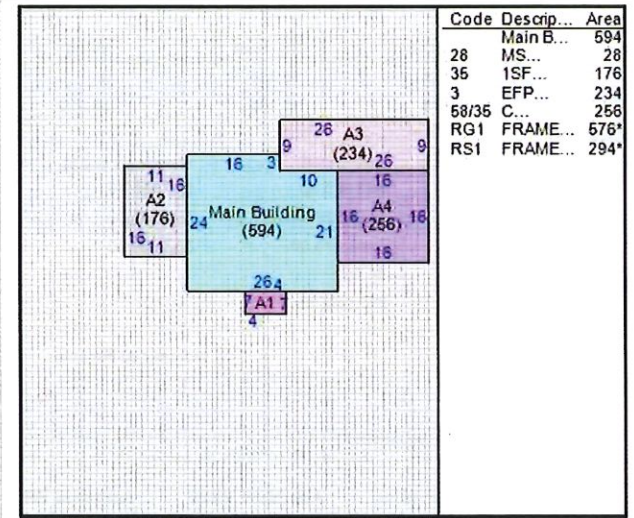


0500600018400003 08/23/2017



0500600018400003 08/23/2017

Sketches



Clark County, Ohio

v2023-03-10

