FILED
CLARK COUNTY AUDITOR

APR - 1 2024

HILLARY HAMILTON
AUDITOR

Tax year 2023 BOR no. 2023-068

County Clark Date received 4/1/2024

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.
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	NANCY Lee JANSEN	635 S. FOUNTAIN AVE., Spfld, OH 45506
2. Complainant if not owner	—	
3. Complainant's agent	—	

4. Telephone number and ~~email address~~ of contact person 937-325-0064

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
3400 7000 3430 7044	635 South Fountain Ave., Spfld., OH 45506

7. Principal use of property 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
3400 7000 3430 7044	$40,000.	$61,760	-$21,760.

9. The requested change in value is justified for the following reasons:

Please see 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 2023 and total cost $ UNKNOWN.

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 04/01/2024 Complainant or agent (printed) Nancy Lee Jansen Title (if agent) Property Owner

Complainant or agent (signature) Nancy Lee J

Sworn to and signed in my presence, this 04/01/2024 (Date) day of April (Month) 2024 (Year)

Notary Joelle Connor

NOTARY PUBLIC STATE OF OHIO

JOELLE CONNOR
Notary Public
State of Ohio
My Comm. Expires
February 7, 2027

RE: 635 S. FOUNTAIN

There is no garage.
There is a large shed which has a dirt floor, no lighting and no heat.
Because the shed is located behind the back yard, it cannot be reached by car.

- There are drain problems in the home.
- Furnace is over 25 years-old and sometimes does not work.
- There are no furnace ducts to vestibule by front door and to room by kitchen. These areas get quite cold in winter.

RE: 635 S. FOUNTAIN

There are a number of other issues.

Nancy Lee Jansen is legally blind and apologies for the messy application.

In addition water seeps through exterior walls in basement. Basement is always damp.

Sidewalks on this property are cracked and breaking apart.

Air vent in downstairs bathroom caused a fire in Feb. 2024. Three rooms were damaged.