FILED CLARK COUNTY AUDITOR	Tax year 2024	BOR no. 2014-008 DTE 1 Rev. 12/2	2
FEB - 3 2025	County (Let V) [Date received	
AUDITOR	Dlaint Against the Valuation and type or print all information. Read ins Attach additional pages if nea Il market value complaints only. All othe Original complaint Count Notices will be sent only to those na	tructions on back before completing form. cessary. er complaints should use DTE Form 2 ter complaint	_
	Name	Street address, City, State, ZIP code	
1. Owner of property	Cober Properties LLC	112 S. Main ST, Ulbara OH	43
Complainant if not owner			

			Na	ame		Street a	ddress,	City, Stat	e, ZIP cod	le
Owner of property		Cober	Prop	rtles LL	c 112	5. A	nain	ST.	Urbana	044
2. Complainant if not own	er		V					,		
3. Complainant's agent										
4. Telephone number and		Idress of conta	•		rproper	tiese	P G1	nail.c	on	
5. Complainant's relations	ship to pro	operty, if not o	wner							
	If mo	re than one j	parcel is	included, see '	Multiple Par	cels" Inst	ruction.			
6. Parcel numbers from ta	ax bill					Address of	property			
340 06 0000		037		509-5		Thir	1			
						•				
7. Principal use of proper	tv A	partment	Bu	ilding						
8. The increase or decrease	•				pporting aud	itor's value	may hav	ve -0- in C	olumn C.	
Parcel number	Co	Col omplainant's (Full Ma			Curi	olumn B ent Value arket Valu	90		Column C inge in Va	100
3400600006411037	\$ 50	00,000.0	0	,	\$750	,000,	00	-\$250	0,000.0	0
9. The requested change	in value i	s justified for t	the follow	ving reasons:	he prof	perty				
10. Was property sold with and sale price \$										
11. If property was not sold										
12. If any improvements w	ere comp	pleted in the la	ast three	years, show date	=		and tota	al cost \$ _		·
13. Do you intend to prese	ent the tes	stimony or rep	ort of a	professional appr	aiser? 🗌 Y	es 🗌 No	☑ Un	known		

	reappraisal or update of property values in the county, the reason Please check all that apply and explain on attached sheet. See R.C.
☐ The property was sold in an arm's length transaction.	
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 complainant, R.C. 5715.19(A)(8) requires this section to be comp	is an original complaint with respect to property not owned by the leted.
☐ The complainant has complied with the requirements of R adoption of the resolution required by division (A)(6)(b) of	.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the that section as required by division (A)(7) of that section.
I declare under penalties of perjury that this complaint (including knowledge and belief is true, correct and complete.	any attachments) has been examined by me and to the best of my
Date 02/03/2025 Complainant or agent (printed)	dy Smith Title (if agent) Owner
Complainant or agent (signature)	
Sworn to and signed in my presence, this(Date)	day of(Month) (Year)
Notary	



02:54:42, 09/15/2024

Springfield Fire Rescue Division 350 N. Fountain Ave, Springfield, Ohio 45504 Phone - (937)324-7605 Email - sfd@springfieldohio.gov

4	INCIDE	NT

	ncident Number Incident Date NFIRS Number Incident Type 24-FD13937 09/15/2024 0006325 (111) - Building fire								
FDID 12029		Station Station #1				Shift A Unit		District Company 1	
nitial Disp FSTRU	oatch Code					200 T	garanta da	24770 p. 17	
Alarms	Working Fire? Yes		COVID-19 was a factor No, COVID-19 was not	a factor	Critical Incid No		ritical Incide No	ent Team	
femporary None	y Resident Involve	ment	night alla yete cinterpromotory ma						
lazardous (N) - Non	s Materials Release ne	j		2 12	omen to the second seco	ennemann seeleksissä siisissa			
Action Tak (11) - Ext	en 1 tinguishment by	fire service	personnel						
Action Tak (81) - Inci	en 2 ident command					NOTICE TO THE RESIDENCE OF THE PROPERTY OF THE		encontrollation (Section 1988)	
Action Tak (86) - Inve							9500946116	auto autoria de la composició de la comp	
∳ AID									
Ald Given/ (N) - Non									
LOCAT	TION								
Location Ty (1) - Stree	ype et address	500; W/W	en e						
Address 509-511	West THIRD Stre	et, Springfie	eld, Ohio, 45504			The second se			
Cross Stree	et, USNG, or Direct	ions				Latitude 39,94428000	Longi -83.8	tude 31815800	Census Tract
Detector A (U) - Unki	vierted Occupant nown								
Property U (429) - M	Jse iultifamily dwellii	ng			namini karanami Anjajalik kabama 1945 ji 184	Mixed Use (NN) - Not mi	xed use		A least transport of the second secon
TIMES	•								
PSAP Recei	ived		Dispatch Notified Time		Alarm Time				

02:54:42, 09/15/2024

02:54:42, 09/15/2024

1 TIMES							
Arrival Time 02:59:53, 09/15/2024	Water on 03:05:21	Fire Time , 09/15/2024	10.00	At Patient Time 02:59:53, 09/15/2024	4		
Loss Stop Time	Controlle	d Time		Last Unit Cleared Time 08:45:15, 09/15/2024	4		
		lent Time mins 33 sec					
@ COUNTS	#USM/mz/mzemen/msedcocor						
Counts Include Aid Received?	MCASSONICE						
Suppression:	EMS:		Other:				
Apparatus Personnel 5 18	Apparatus !	Personnel 4	Apparatus 5	Personnel 5			
\$1 Loss							
Property:		Content:					
Estimated Property Losses \$500000		Estimated Co \$200000	ntent Losses	MT(USSSS)//rgcmm/mmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm			
Estimated Property Value \$650000	New No. of the Control of the Contro	Estimated Co \$200000	ntent Value				
A PERSON/OWNER				ACCUMUM ACCUMUM ACCUMUM (N. 1922)			
Person:							
Name	Marinio.	Business Nam		on a suite and	Phone		
Address		STEELE STEEL					
₩ AUTHORIZATION							
Report Writer:							
Name LINN, JEREMY	Employee t 1197	lumber	TOTAL DESIGNATION DESIGNATION OF THE PROPERTY	Assignment BTN		Authorization Date 09/18/2024	
Officer in Charge:					(Called Section 1)		
Name	Employee N	lumber		Assignment		Authorization Date	
LINN, JEREMY	1197		hiteseeccommunication and a	BTN		09/18/2024	individual subsequent
Quality Control:							
Name	Authorizati	on Date					

INCIDENT NARRATIVE

SFRD units dispatched on a FIRE 4 response to a possible structure fire at 511 W. 3rd St. While en-route the Fire Dispatcher reported at least 1 victim with burn injuries.

M1 arrived on scene just ahead of BTN1 and confirmed a WORKING FIRE in a 2 story apartment building and began to look for the burn victim.

INCIDENT NARRATIVE

BTN1 arrived seconds behind M8 and noted smoke throughout the area of the complex and the glow of flames visible from the "C" Charlie side of 509-511 W. 3rd St. BTN1 performed a mobile 360 of the fire building and noted heavy fire venting from a window on Division 1, exposing the window directly above on Division 2 and already extending into the soffit and common attic space. Heavy smoke was showing from several windows on Division 1 and 2 as well at along the entire roof line.

BTN1 reported a 2 story, wood-framed apartment building with a WORKING FIRE in a middle apartment. BTN1 established 3rd St COMMAND, requested a 2nd alarm and moved all communication to TAC-2. BTN1 continued a walking 360 of the fire building and confirmed a multi-unit apartment building with separate apartments on Division 1 and Division 2 accessed via a common stairway. Numerous SPD were on scene and assisting in alerting/evacuating residents from adjacent apartments. BTN1 confirmed ALL CLEAR LIFE SAFETY on Division 1, later identified as apartments 11 and 13.

R1 arrived on scene and was assigned FIRE ATTACK. R1 crew deployed their garden lay down the "D" Delta side of the structure to begin a TRANSITIONAL fire attack on the "C" Charlie side of the building. R1 flowed their handline into the fire apartment window as well as the soffit area attempting to re-set fire conditions. R1 then began INTERIOR fire attack from the common stairway located towards the "B" Bravo side of the building. R1 began to pull ceiling in the apartments located on Division 2 and reported heavy fire burning above them in the common attic space. R1 continued a direct fire attack from this location in an attempt to re-set fire conditions until a PRIMARY SEARCH could be completed in these apartments.

E7 arrived on scene and was assigned SEARCH. E7 began their search on Division 2, beginning nearest the fire apartment and working outwards. E7 reported an ALL CLEAR LIFE SAFETY in both apartments on Division 2, later identified as apartments 12 and 14. E7 continued to work on Division 2, assisting R1 with pulling ceilings to expose the attic space.

The 3rd man from E7 assisted R1 operator with establishing a positive water supply, laying 300' of supply line to the ORANGE top hydrant located at N. Yellow Springs St and W. Third St.

T4 arrived on scene and was assigned AERIAL OPERATIONS. T4 was directed to the "C" Charlie side of the building and positioned at the "C/D" Charlie/Delta corner. T4 established a positive water supply, laying 200' of supply line to the BLUE top hydrant located on N. Yellow Springs St. T4 then provided an elevated master stream for DEFENSIVE fire attack on the fire building to prevented extension into the adjacent apartment building.

T8 arrived on scene and was assigned EGRESS LADDERS. T8 crew deployed egress ladders to Division 2 windows where R1 and E7 were operating. T8 operator established a water supply from R1 and prepared for elevated master stream operations that would eventually be manned by M8 crew in the bucket of T8.

T8 crew deployed a 2.5 handline from R1 to the "A" Alpha side of the building and began to attack fire that was no visible along the soffit area and roof.

E6 arrived on scene and was assigned SEARCH. E6 performed a VEIS on Division 1, beginning nearest the fire apartment and working outwards. E6 reported an ALL CLEAR LIFE SAFETY in the only tenable apartment on Division 1, later identified as apartment 17. It was determined by BTN1 that fire conditions in all other apartments, later identified as apartment 15 on Division 1 and apartments 16 and 18 on Division 2, were too far advanced and this was not a survivable space.

Following E6's initial assignment, E6 was assigned DEDICATED RIT. M8 assisted with gathering needed RIT equipment and staged it on the "C" Charlie side of the structure for E6. M8 crew then was reassigned to T8 bucket for elevated master stream operations.

M5 arrived on scene and was assigned FIRE ATTACK. M5 was directed to connect into R1's garden lay and continue fire attack on any fire showing from the "C" Charlie side of the structure while E6 and E7 were performing targeted searches of apartments.

M7 arrived on scene and was assigned EMS. M7 gathered the needed equipment for their assignment and staged on the corner of N. Yellow Springs St and W. Third St.

Once all tenable spaces had been search for live and as the roof trusses began to fail, all companies were removed from the INTERIOR of the building and a EXTERIOR / DEFENSIVE fire attack was deployed to contain the fire to the building and prevent extension to the adjacent buildings on both the "B" Bravo and "D" Delta sides. All companies rotated to A-27 and S-27 for rehab.

Once the bulk of the fire was knocked down in the attic and apartments, E7 entered to perform an SECONDARY SEARCH in apartments 11, 12, 13, 14 and 17. E7 reported their search was ALL CLEAR.

CAPT. Cooper deployed the SFRD Drone for an elevated view of any remaining pockets of fire and a global picture of the building. The demobilization of crews began and they were returned to service. C2 and the FMB began a preliminary investigation of the exterior of the building and plans were made for B-unit personnel to relieve A-unit personnel at the scene. Command was transferred to R1 with crews continuing to monitor and extinguish remaining flare-ups. BC JLINN

INCIDENT NARRATIVE

Created By, UNN, JEREMY

Fire Module

1) SHE INFO			
Afarms 2	Acres Burned	Resident Units In Bldg 8	Buildings Involved 1
Hydrant Identifier	Estimate	d Water Usage	ACTIVATION AND ACCOUNT AND ACC
日 ON-SITE MATERIA	L \$		
Material ID 1 (NNN) - None		W3W45	Storage Use ID 1
4 IGNITION			
Area of Origin (21) - Bedroom - < 5 pe	ersons; included are jail o	or prison	
Heat Source (UU) - Undetermined			
Item First Ignited (UU) - Undetermined	NOTIFICADO DE SERVICIO DE LA CONTRACTION DEL CONTRACTION DE LA CON		Fire Confined to Item
Type of Material First Igni	ted		
Cause of Ignition (U) - Cause undetermin	ed after investigation		
Factors Contributing to Ig (UU) - Undetermined	mition 1		
Human Factors Contribut (N) - None	ing to Ignition		
Est. Age of Person Involved	d Gender of	Person Involved	
MOBILE PROPERTY	(America Caracteria)	A Control of the Cont	
Mobile Property Involved (N) - None			
Туре		300000000000000000000000000000000000000	
маке	oderstelle in neumbre commonter state staffig staff Stability for oververe consistence when beyond the	Model	Year
License Plate Number	State	VIN	Car Stolen?

TRUCTURE

Stories Above Grade 2	Stories Below Grade	Building Status (2) - In normal use		
Length	Width	Total Square Feet	Story of Fire Origin	
110 ft	30 ft	3300 sq ft	1	
Fire Spread				
(4) - Confined to build	ding of origin	2001.2001100		
tem Contributing Mos	t to Flame Spread		Type of Material	
(17) - Structural men	•		(63) - Sawn wood, in	cluding all finished lumber
			2	
PROTECTIVE SYS			2 excession con accordinabilità con montre della reconstituzione d	
Presence of Detector	Detector	* '	2	
Presence of Detector (1) - Present		* '		
Presence of Detector (1) - Present Power Supply	Detector	* '	Detector Operations	ed
Presence of Detector (1) - Present	Detector	* '		ed
Presence of Detector (1) - Present Power Supply (1) - Battery only	Detector (1) - Smo	* '	Detector Operations	ed
Presence of Detector (1) - Present Power Supply (1) - Battery only	Detector (1) - Smo	* '	Detector Operations	ed
Presence of Detector (1) - Present Power Supply (1) - Battery only	Detector (1) - Sma	* '	Detector Operations	ed
Presence of Detector (1) - Present Power Supply (1) - Battery only Effectiveness (/Fallure R (U) - Undetermined	Detector (1) - Sma	* '	Detector Operations (2) - Detector operat	ed

Application	no
Application	110.

Application for Valuation Deduction for Destroyed or Damaged Real Property

Date	Received	

	Answer all questions and type or print all information. Please read instructions on back before completing form.
1.	Owner's name Cober Properties LLC
2.	Owner's address 112 S Main Street
3.	Owner's telephone number 9372440406
	Parcel number of damaged property 3400600006411037
5.	Address of damaged property 509 - 511 W Third Street
	County where located Clark
	Date damage occurred September 15, 2024
	Cause of damage Fire
	Description of damage Complete Loss
	Estimated dollar amount of damage \$ 947,600.00
11.	If property insured, amount of insurance received \$\frac{812,000.00}{}
beli Ow	peclare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and sef, it is true, correct and complete. Date Date Date Signature
Sw	orn to and signed in my presence, this
	CRYSTAL LEIGH BAKER Notary public FILED A PIC COLLAITY A LIBETOR

CLARK COUNTY AUDITOR

FEB - 3 2025

HILLARY HAMILTON AUDITOR